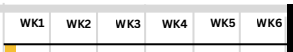
CHICAGO TITLE® OF COLORADO®

2026 CREC

CONTRACT DATE GUIDE

ITEM	REFERENCE	DEADLINE	DAYS FROM MEC
1	§ 3	Time of Day	6-10 PM
2	§ 4	Alternative Earnest Money	1 - 3
TITLE			
3	§ 8	Record Title	7-9*
4	§ 8	Record Title Objection	10-12
5	§ 8	Off-Record Title	7-9
6	§ 8	Off-Record Title Objection	10-12
7	§ 8	Title Resolution	13-15
8	§ 8	Third Party Right to Purchase	N/A+
OWNER'S ASSOCIATION			
9	§ 7	Association Documents	7-10
10	§ 7	Association Documents Termination	11-13
SELLER'S PROPERTY DISCLOSURE			
11	§ 10	Seller's Property Disclosure	1-3
12	§ 10	Lead-Based Paint Disclosure	1-3
LOAN AND CREDIT			
13	§ 5	New Loan Application	1-3
14	§ 5	New Loan Terms	7-10
15	§ 5	New Loan Availability	30-40
16	§ 5	Buyer's Credit Information	N/A‡
17	§ 5	Disapproval of Buyer's Credit Information	N/A‡
18	§ 5	Existing Loan	N/A‡
19	§ 5	Existing Loan Termination	N/A‡
20	§ 5	Loan Transfer Approval	N/A‡
21	§ 4	Seller or Private Financing	30-40**
APPRAISAL			
22	§ 6	Appraisal (at least 1 day before Appraisal Objection)	18-22
23	§ 6	Appraisal Objection	20-24
24	§ 6	Appraisal Resolution (2 days after Appraisal Objection)	32-42
SURVEY			
25	§ 9	New ILC or New Survey	14-18
26	§ 9	New ILC or New Survey Objection	18-21
27	§ 9	New ILC or New Survey Resolution	21-24
INSPECTION AND DUE DILIGENCE			
28	§ 2	Water Rights Examination	14-18
29	§ 8	Mineral Rights Examination	14-18
30	§ 10	Inspection Termination	14-18
31	§ 10	Inspection Objection	14-18
32	§ 10	Inspection Resolution	19-21
33	§ 10	Property Insurance Termination	14-18
34	§ 10	Due Diligence Documents Delivery	14-18
35	§ 10	Due Diligence Documents Objection	18-21
36	§ 10	Due Diligence Documents Resolution	21-24
37	§ 10	Conditional Sale	25-40
38	§ 10	Lead-Based Paint Termination	14-18
CLOSING AND POSSESSION			
39	§ 12	Closing Date	30-45
40	§ 17	Possession Date	Delivery of Deed++
41	§ 17	Possession Time	Delivery of Deed++
42	§ 28	Acceptance Deadline Date	1-2 Days
43	§ 28	Acceptance Deadline Time	Choose Time of Day



Mutual Execution of Contract (MEC) is the date that the contract or if applicable, counterproposal is signed by all of the parties. Make sure to calculate the deadlines after MEC is determined. It is a good idea to verify MEC with the other broker by email to ensure there are no misunderstandings.

* The record title deadline is a seller deadline if 8.1.1 is checked or a buyer deadline 8.1.2 is checked.

+ Determine if there is a Right of First Refusal, if so fill date accordingly.

‡ Rarely used deadlines that only apply when an existing loan will not be released (ex: assumable loans or wrap-around deeds of trust.) Brokers should contact their employing broker or real estate attorney before completing.

** Seller should check with an attorney about potential MOL licensing requirements.

++ If possession is to be after closing, brokers should help negotiate Post-Closing Occupancy Agreement at the time of contract.

Information provided by Damian L. Cox, Esq. is for informational purposes only and does not constitute legal advice. Completing contract deadlines and provisions on behalf of clients has legal consequences. Brokers should consult with their employing broker or real estate attorney with questions prior to submitting contracts to their clients for review and signature.

While this Contract Date Guide is to help brokers with suggested/customary deadlines, deadlines should be ultimately decided based on the client's needs. Deadlines are often determined based on the bargaining power of the buyer/seller.

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