

► FLOW CHART ◄
FOR RESIDENTIAL USE ONLY

Subject Property: _____ *Acceptance Date:* _____ *Close of Escrow Date:* _____

Days from Acceptance	Due Date	Ordered	Received/ Completed	Responsible Party	CONTINGENCIES
3				BUYER:	Deposit of funds in escrow
3				SELLER:	Request from HOA required documents and disclosures
7				BUYER:	Lender letter stating Buyer is pre-qualified for the new loan ~ must include review of Buyer's written application and credit report.
7				BUYER:	Pre-Qualify or Pre-Approval letter, based on Buyers written application and credit report.
				SELLER:	
7					Pest Inspection, Water, Septic report, etc.
7					Delivery of all Inspections and Reports
7					Delivery of Statutory Disclosures (TDS, NHD, SSD, SDS, WHS, Lead, etc.)
7					Delivery of Booklets/Guides - Environmental Hazards, etc.
7					Delivery of Preliminary Title Report
17				BUYER:	Buyer to remove contingencies.
17				BUYER:	Complete all investigations; approve all disclosures and reports received from Seller (including lead-based paint and insurability). Within the time frame Buyer may request that Seller may make repairs or take other actions.
5 Days After Receipt				BUYER:	If Seller does NOT provide the following with the time specified above, Buyer has 5 days after receipt or until _____, or the time frame specified in 14 (B1) whichever is later, to remove the contingency; government-mandated reports Common Interest Disclosures (HOA Docs).
5 Days Before the COE				BUYER:	Final verification of condition (walk-through).