

# CRITICAL DATE LIST

Updated: October 2017

SELLER \_\_\_\_\_

BUYER \_\_\_\_\_

PREMISES ADDRESS \_\_\_\_\_

CITY, AZ ZIP CODE \_\_\_\_\_

ESCROW OFFICER \_\_\_\_\_

ESCROW NUMBER \_\_\_\_\_

ESCROW COMPANY \_\_\_\_\_

ESCROW OFFICER PHONE \_\_\_\_\_

ESCROW OFFICER EMAIL \_\_\_\_\_

ESCROW OFFICER FAX \_\_\_\_\_

LISTING AGENT NAME \_\_\_\_\_

LISTING AGENT PHONE \_\_\_\_\_

LISTING AGENT COMPANY \_\_\_\_\_

LISTING AGENT EMAIL \_\_\_\_\_

SELLING AGENT NAME \_\_\_\_\_

SELLING AGENT PHONE \_\_\_\_\_

SELLING AGENT COMPANY \_\_\_\_\_

SELLING AGENT EMAIL \_\_\_\_\_

LOAN OFFICER \_\_\_\_\_

LOAN OFFICER PHONE \_\_\_\_\_

LENDER COMPANY NAME \_\_\_\_\_

LOAN OFFICER EMAIL \_\_\_\_\_

This is a Critical Date List for the transaction listed above as of this date: \_\_\_\_\_

ACTIONS:	DUE DATE:	DATE COMPLETED:
1. <b>Mutual Acceptance of Purchase Contract:</b>		
<input type="checkbox"/> 2. <b>Buyer</b> to deposit Earnest Money with Escrow Company:	<u>Upon Acceptance</u>	
<input type="checkbox"/> 3. <b>Buyer</b> to provide lender with Loan Application (within 3 days after Contract acceptance):		
<input type="checkbox"/> 4. <b>Buyer</b> to grant lender permission to access Credit Report (within 3 days after Contract acceptance):		
<input type="checkbox"/> 5. <b>Seller</b> to deliver SPDS (within 3 days after Contract acceptance):		
<input type="checkbox"/> 6. <b>Seller</b> to deliver Insurance Claims History (within 5 days after Contract acceptance):		
7. <b>Buyer</b> to receive Loan Estimate (LE):		
<input type="checkbox"/> 8. <b>Seller</b> to notify HOA of pending sale if over 50 units (5 days after Contract acceptance):		
<input type="checkbox"/> 9. <b>Buyer</b> to receive required HOA disclosures (10 days after Contract acceptance if less than 50 units) (10 days after HOA's receipt of notice if 50 or more units):		
<input type="checkbox"/> 10. <b>Buyer</b> to supply LSU (within 10 days after Contract acceptance):		
11. <b>Buyer</b> to provide notice of any items disapproved within the SPDS (5 days after receipt/Inspection Period):		
12. <b>Buyer</b> to provide notice of any items disapproved within the Insurance Claims History (5 day after receipt/Inspection Period):		
13. <b>Buyer</b> to apply for Homeowners Insurance (Inspection Period):		
14. <b>Buyer</b> to order Termite or Insect Inspection (Inspection Period):		

CURE NOTICE

Premises Address: \_\_\_\_\_

<b>ACTIONS:</b>	<b>DUE DATE:</b>	<b>DATE COMPLETED:</b>
15. <b>Buyer</b> to deliver Inspection Notice (Inspection Period):	_____	_____
16. <b>Seller</b> to deliver response to Buyer's Inspection Notice (5 days after receipt):	_____	_____
17. <b>Buyer</b> to deliver reply to Seller's Inspection Notice response (5 days after receipt):	_____	_____
<input checked="" type="checkbox"/> 18. <b>Buyer</b> to provide lender with Notice of Intent to Proceed with loan (within 10 days of receipt of LE):	_____	_____
<input checked="" type="checkbox"/> 19. <b>Buyer</b> to provide lender all requested signed disclosures and documentation listed in LSU at lines 32-35 (within 10 days of receipt of LE):	_____	_____
20. <b>Buyer's</b> disapproval of Title Commitment/Sch. B, etc. (5 days after receipt):	_____	_____
21. <b>Buyer's</b> disapproval of HOA documents (5 days after receipt):	_____	_____
22. <b>Buyer</b> may cancel in the event of low appraisal (5 days after notice):	_____	_____
23. <b>Buyer's</b> Homeowners Insurance in place (COE):	_____	_____
24. <b>Buyer</b> to perform Walkthrough(s):	_____	_____
25. <b>Buyer</b> to receive Closing Disclosure (CD) (no later than 3 business days prior to signing):	_____	_____
<input checked="" type="checkbox"/> 26a. <b>Buyer</b> to sign Loan Documents (no later than 3 days prior to COE):	_____	_____
-OR-		
<input checked="" type="checkbox"/> 26b. <b>Buyer</b> to deliver Notice of Loan Approval without PTD conditions AND date(s) of CD receipt from lender (no later than 3 days prior to COE):	_____	_____
-OR-		
<input checked="" type="checkbox"/> 26c. <b>Buyer</b> to deliver Notice of Inability to Obtain Loan Approval without PTD conditions (no later than 3 days prior to COE):	_____	_____
<input checked="" type="checkbox"/> 27. <b>Buyer</b> to have funds in Escrow to allow COE on COE Date:	_____	_____
<input checked="" type="checkbox"/> 28. <b>Seller</b> to complete repairs (if any) / receipts to Buyer (3 days prior to COE):	_____	_____
<input checked="" type="checkbox"/> 29. <b>Recordation of Documents (COE):</b>	_____	_____
<input checked="" type="checkbox"/> 30. <b>Seller</b> to deliver possession, existing keys, security system/alarms, mailbox, etc. (COE):	_____	_____
<b>OTHER ACTIONS REQUIRED SPECIFIC TO TRANSACTION</b>	<b>DUE DATE:</b>	<b>DATE COMPLETED:</b>
<input checked="" type="checkbox"/> 31. <b>Seller</b> to deliver AAR DWWA SPDS (5 days after Contract acceptance):	_____	_____
<input checked="" type="checkbox"/> 32. <b>Buyer</b> to provide notice of any items disapproved within the DWWA SPDS (5 days after receipt):	_____	_____
<input checked="" type="checkbox"/> 33. <b>Seller</b> to deliver Solar System Documents as described in Solar Lease / Solar Loan Assumption Addendum (within 3-days after Contract acceptance):	_____	_____
<input checked="" type="checkbox"/> 34. <b>Buyer</b> to provide notice of disapproved items related to Solar System Documents (5 days after receipt/Inspection Period):	_____	_____
<input checked="" type="checkbox"/> 35. <b>Buyer</b> to receive Assumption Approval for Solar System lease/loan (no later than 3 days prior to COE):	_____	_____
<input checked="" type="checkbox"/> 36. <b>Seller</b> to deliver ADWR Registration of Existing Well (5 days after Contract acceptance):	_____	_____
<input checked="" type="checkbox"/> 37. <b>Buyer</b> to respond to ADWR Registration of Existing Well (5 days after receipt):	_____	_____
<input checked="" type="checkbox"/> 38. <b>Seller</b> to have On-Site Wastewater Treatment Facility inspected (3 days prior to COE):	_____	_____
<input checked="" type="checkbox"/> 39. <b>Seller</b> to deliver completed On-Site Wastewater report of inspection (upon receipt):	_____	_____
<input checked="" type="checkbox"/> 40. <b>Buyer</b> to deliver On-Site Wastewater Treatment Facility Ownership Transfer Doc (prior to COE):	_____	_____
<input checked="" type="checkbox"/> 41. <b>Seller</b> to deliver Lead Based Paint Information (5 days after Contract acceptance):	_____	_____
<input checked="" type="checkbox"/> 42. <b>Buyer</b> to respond to Lead Based Paint Disclosure (5 days after receipt):	_____	_____
<input checked="" type="checkbox"/> 43. <b>Seller</b> to deliver Affidavit of Disclosure (5 days after Contract acceptance):	_____	_____

**CURE NOTICE**

- 44. **Buyer** to provide notice of any Affidavit of Disclosure items disapproved (5 days after receipt): \_\_\_\_\_
- 45. **Buyer** to receive Flood Status Report: \_\_\_\_\_
- 46.  **Buyer**  **Seller** to order Home Warranty Plan: \_\_\_\_\_
- 47. Other: \_\_\_\_\_

**CURE NOTICE ACTIVATED**

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Date: \_\_\_\_\_

Reason: \_\_\_\_\_

Cure Deadline: \_\_\_\_\_ Date Cured: \_\_\_\_\_ or Date Cancelled: \_\_\_\_\_

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Date: \_\_\_\_\_

Reason: \_\_\_\_\_

Cure Deadline: \_\_\_\_\_ Date Cured: \_\_\_\_\_ or Date Cancelled: \_\_\_\_\_

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Date: \_\_\_\_\_

Reason: \_\_\_\_\_

Cure Deadline: \_\_\_\_\_ Date Cured: \_\_\_\_\_ or Date Cancelled: \_\_\_\_\_