**CRITICAL DATE LIST Updated: October 2018**

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**SELLER BUYER**

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**PREMISES ADDRESS City, AZ Zip Code**

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**Escrow Officer Escrow Number**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ­­­­­­­­­­­­­­­­­­­­­­­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Escrow Company escrow officer Phone**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ­­­­­­­­­­­­­­­­­­­­­­­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Escrow officer email Escrow officer fax**

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**Listing Agent Name listing agent Phone**

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**listing agent Company listing agent email**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ­­­­­­­­­­­­­­­­­­­­­­­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Selling Agent Name selling agent Phone**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ­­­­­­­­­­­­­­­­­­­­­­­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**selling agent Company Selling agent email**

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**Loan officer loan officer Phone**

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**Lender Company name loan officer EMAIL**

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

**Date**

**ACTIONS: Due Date: Completed:**

1. **Mutual Acceptance of Purchase Contract:** \_\_\_\_ /\_\_\_\_ /\_\_\_\_

 2. **Buyer** to deposit Earnest Money with Escrow Company: Upon Acceptance \_\_\_\_ /\_\_\_\_ /\_\_\_\_

 3. **Buyer** to provide lender with Loan Application (3 days after Contract acceptance): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_­ /\_\_\_\_\_

 4. **Buyer** to grant lender permission to access Credit Report (3 days after Contract acceptance): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

 5. **Seller** to deliver SPDS (3 days after Contract acceptance): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

 6. **Seller** to deliver Insurance Claims History (5 days after Contract acceptance): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_­ /\_\_\_\_\_

7. **Buyer** to receive Loan Estimate (LE):  \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

 8. **Seller** to notify HOA of pending sale if over 50 units (5 days after Contract acceptance): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_­ /\_\_\_\_\_

 9. **Buyer** 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): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

 10. **Buyer** to supply LSU (10 days after Contract acceptance): \_\_\_\_ /\_\_\_\_ /\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

11. **Buyer** to provide notice of any items disapproved within the SPDS

(5 days after receipt/Inspection Period): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

12. **Buyer** to provide notice of any items disapproved within the Insurance Claims History

(5 day after receipt/Inspection Period): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

13. **Buyer** to apply for Homeowners Insurance (Inspection Period): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

14. **Buyer** to order Termite or Insect Inspection (Inspection Period): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

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

**Date**

**ACTIONS: Due Date: Completed:**

15. **Buyer** to deliver Inspection Notice (Inspection Period): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

16. **Seller** to deliver response to Buyer’s Inspection Notice (5 days after receipt): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

17. **Buyer** to deliver reply to Seller’s Inspection Notice response (5 days after receipt): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

 18. **Buyer** to provide lender with Notice of Intent to Proceed with loan (10 days after receipt of LE):\_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

 19. **Buyer** to provide lender all requested signed disclosures and documentation listed in LSU   
 at lines 32-35 (10 days after receipt of LE): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

20. **Buyer’s** disapproval of Title Commitment/Sch. B, etc. (5 days after receipt): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

21. **Buyer’s** disapproval of HOA documents (5 days after receipt): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

22. **Buyer** may cancel in the event of low appraisal (5 days after notice): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

23. **Buyer’s** Homeowners Insurance in place (COE): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

24. **Buyer** to perform Walkthrough(s): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

25. **Buyer** to receive Closing Disclosure (CD) (no later than 3 business days prior to signing): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

 26a. **Buyer** to sign Loan Documents (no later than 3 days prior to COE): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_   
 **-OR-**

 26b. **Buyer** 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-**

 26c. **Buyer** to deliver Notice of Inability to Obtain Loan Approval without PTD conditions

(no later than 3 days prior to COE): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

 27. **Buyer** to have funds in Escrow to allow COE on COE Date: \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

 28. **Seller** to complete repairs (if any) / receipts to Buyer (3 days prior to COE): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

29. **Recordation of Documents (COE):** \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

 30. **Seller** to deliver possession, existing keys, security system/alarms, mailbox, etc. (COE): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

**other ACTIONs required Date**

**SPECIFIC TO TRANSACTION: Due Date: Completed:**

 31. **Seller** to deliver AAR DWWA SPDS (5 days after Contract acceptance): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

 32. **Buyer** to provide notice of any items disapproved within the DWWA SPDS (5 days after receipt): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

 33. **Seller** to deliver Solar System Documents as described in Solar Lease / Solar Loan Assumption

Addendum (3 days after Contract acceptance): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

 34. **Buyer** to provide notice of disapproved items related to Solar System Documents   
 (5 days after receipt/Inspection Period): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

 35. **Buyer** to receive Assumption Approval for Solar System lease/loan   
 (no later than 3 days prior to COE): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

 36. **Seller** to deliver ADWR Registration of Existing Well (5 days after Contract acceptance): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

 37. **Buyer** to respond to ADWR Registration of Existing Well (5 days after receipt): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

 38. **Seller** to have On-Site Wastewater Treatment Facility inspected

(20 days after Contract acceptance): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

 39. **Seller** to deliver On-Site Wastewater Facility Documents (20 days after Contract Acceptance): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

 40. **Buyer** to deliver notice of any items disapproved within the On-site Wastewater Facility

Documents (5 days after receipt/Inspection period): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

 41. **Buyer** to deliver On-Site Wastewater Treatment Facility Ownership Transfer Doc (prior to COE): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

 42. **Seller** to deliver Lead Based Paint Information (5 days after Contract acceptance): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

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

**other ACTIONs required Date**

**SPECIFIC TO TRANSACTION: Due Date: Completed:**

43. **Buyer** to respond to Lead Based Paint Disclosure (5 days after receipt): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_



44. **Seller** to deliver Affidavit of Disclosure (5 days after Contract acceptance): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

45. **Buyer** to provide notice of any Affidavit of Disclosure items disapproved (5 days after receipt): \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

46. **Buyer** to receive Flood Status Report: \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

47. □ **Buyer □ Seller**  to order Home Warranty Plan: \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

48. Other: \_\_\_\_ /\_\_\_\_ /\_\_\_\_ \_\_\_\_ /\_\_\_\_ /\_\_\_\_

**CURE NOTICE ACTIVATED**

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

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

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

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

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

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

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

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

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