

CRITICAL DATE LIST

Updated: October 2018

SELLER

PREMISES ADDRESS

ESCROW OFFICER

ESCROW COMPANY

ESCROW OFFICER EMAIL

LISTING AGENT NAME

LISTING AGENT COMPANY

SELLING AGENT NAME

SELLING AGENT COMPANY

LOAN OFFICER

LENDER COMPANY NAME

BUYER

CITY, AZ ZIP CODE

ESCROW NUMBER

ESCROW OFFICER PHONE

ESCROW OFFICER FAX

LISTING AGENT PHONE

LISTING AGENT EMAIL

SELLING AGENT PHONE

SELLING AGENT EMAIL

LOAN OFFICER PHONE

LOAN OFFICER EMAIL

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

ACTIONS:	DUE DATE:	DATE COMPLETED:
1. Mutual Acceptance of Purchase Contract:		___/___/___
<input type="checkbox"/> 2. Buyer to deposit Earnest Money with Escrow Company:	<u>Upon Acceptance</u>	___/___/___
<input type="checkbox"/> 3. Buyer to provide lender with Loan Application (3 days after Contract acceptance):	___/___/___	___/___/___
<input type="checkbox"/> 4. Buyer to grant lender permission to access Credit Report (3 days after Contract acceptance):	___/___/___	___/___/___
<input type="checkbox"/> 5. Seller to deliver SPDS (3 days after Contract acceptance):	___/___/___	___/___/___
<input type="checkbox"/> 6. Seller to deliver Insurance Claims History (5 days after Contract acceptance):	___/___/___	___/___/___
7. Buyer to receive Loan Estimate (LE):	___/___/___	___/___/___
<input type="checkbox"/> 8. Seller to notify HOA of pending sale if over 50 units (5 days after Contract acceptance):	___/___/___	___/___/___
<input type="checkbox"/> 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):	___/___/___	___/___/___
<input type="checkbox"/> 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):	___/___/___	___/___/___

CURE NOTICE

Premises Address: _____

ACTIONS:	DUE DATE:	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):	___/___/___	___/___/___
<input checked="" type="checkbox"/> 18. Buyer to provide lender with Notice of Intent to Proceed with loan (10 days after receipt of LE):	___/___/___	___/___/___
<input checked="" type="checkbox"/> 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):	___/___/___	___/___/___
<input checked="" type="checkbox"/> 26a. Buyer to sign Loan Documents (no later than 3 days prior to COE):	___/___/___	___/___/___
-OR-		
<input checked="" type="checkbox"/> 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-		
<input checked="" type="checkbox"/> 26c. Buyer 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. Buyer to have funds in Escrow to allow COE on COE Date:	___/___/___	___/___/___
<input checked="" type="checkbox"/> 28. Seller to complete repairs (if any) / receipts to Buyer (3 days prior to COE):	___/___/___	___/___/___
<input checked="" type="checkbox"/> 29. Recordation of Documents (COE):	___/___/___	___/___/___
<input checked="" type="checkbox"/> 30. Seller to deliver possession, existing keys, security system/alarms, mailbox, etc. (COE):	___/___/___	___/___/___
OTHER ACTIONS REQUIRED SPECIFIC TO TRANSACTION:	DUE DATE:	DATE COMPLETED:
<input checked="" type="checkbox"/> 31. Seller to deliver AAR DWWA SPDS (5 days after Contract acceptance):	___/___/___	___/___/___
<input checked="" type="checkbox"/> 32. Buyer to provide notice of any items disapproved within the DWWA SPDS (5 days after receipt):	___/___/___	___/___/___
<input checked="" type="checkbox"/> 33. Seller to deliver Solar System Documents as described in Solar Lease / Solar Loan Assumption Addendum (3 days after Contract acceptance):	___/___/___	___/___/___
<input checked="" type="checkbox"/> 34. Buyer to provide notice of disapproved items related to Solar System Documents (5 days after receipt/Inspection Period):	___/___/___	___/___/___
<input checked="" type="checkbox"/> 35. Buyer to receive Assumption Approval for Solar System lease/loan (no later than 3 days prior to COE):	___/___/___	___/___/___
<input checked="" type="checkbox"/> 36. Seller to deliver ADWR Registration of Existing Well (5 days after Contract acceptance):	___/___/___	___/___/___
<input checked="" type="checkbox"/> 37. Buyer to respond to ADWR Registration of Existing Well (5 days after receipt):	___/___/___	___/___/___
<input checked="" type="checkbox"/> 38. Seller to have On-Site Wastewater Treatment Facility inspected (20 days after Contract acceptance):	___/___/___	___/___/___
<input checked="" type="checkbox"/> 39. Seller to deliver On-Site Wastewater Facility Documents (20 days after Contract Acceptance):	___/___/___	___/___/___
<input checked="" type="checkbox"/> 40. Buyer to deliver notice of any items disapproved within the On-site Wastewater Facility Documents (5 days after receipt/Inspection period):	___/___/___	___/___/___
<input checked="" type="checkbox"/> 41. Buyer to deliver On-Site Wastewater Treatment Facility Ownership Transfer Doc (prior to COE):	___/___/___	___/___/___
<input checked="" type="checkbox"/> 42. Seller to deliver Lead Based Paint Information (5 days after Contract acceptance):	___/___/___	___/___/___

CURE NOTICE

Premises Address: _____

**OTHER ACTIONS REQUIRED
SPECIFIC TO TRANSACTION:**

DUE DATE: _____ **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: _____ / _____ / _____