

## CALENDAR—Home Purchase Timeline

*For Client Information on Home Purchase Process*

### Sample 30 Day ESCROW with Contingency Periods

Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
	<u>Offer made</u>		<u>Offer accepted</u>	<b>1</b> Escrow opens -- Deposit check with title co.	2	3
4	5 <u>Buyer</u> schedule inspections*	6 <u>Seller</u> provide disclosure documents	7 <u>Lender</u> schedule appraisal	8 Preliminary Title Report distributed	9 <u>Buyer</u> reviews & returns disclosure documents	10
11	12 <b>e.g., 12 day appraisal &amp; loan contingency limits</b>	13 <u>Buyer</u> Lifts Loan/ Appraisal contingency	14	15 <b>e.g., 15 day inspection contingency limit</b>	16 <u>Buyer</u> Lifts all contingencies (optional: Increases deposit )	17
18	19 <u>Buyer</u> obtains insurance	20	21	22	23 Sign papers; pay remaining down payment	24
25	26	27 Property walk through	28	29 Funds transferred from lender to title company	30 Record property; get keys; <b>Close Escrow -30 days</b>	31.

**Notes:**

Title Co.:

Escrow Officer:

- \* Inspections include pest report, physical inspection, and other inspections desired (e.g., roof, electrical, pool, chimney, etc.).
- The above is a sample calendar is for discussion purposes only.