

Important Deadlines

Not All Deadlines — Statutory & Contractual Only

DAY	DUE	EVENT OR DOCUMENT	DONE
0		Residential Purchase Agreement ("RPA"), including Counter-offers, signed by and delivered to all parties. ("Acceptance"). RPA, Sec. 23.	
0		Cash Transaction: Buyer to provide Seller written evidence from bona fide financial institution of sufficient cash to complete transaction. RPA, Sec. 2D.	
1 Business		Open Escrow. Buyer to deposit Earnest Money Deposit ("EMD") with title company. RPA, Sec. 5A; NAC 645.657.	
2 Business		Seller shall turn on necessary utilities for Buyer's home inspection. RPA, Sec. 7.	
2 Business		Deadline for Seller to request from CIC/HOA required CIC documents per NRS 116.4109 ("Resale Package"). RPA, Sec. 10.	
___ Business		Buyer to submit a completed loan application, authorize ordering appraisal, and furnish pre-approval letter to Seller. RPA, Sec. 2A	
___ Calendar		Deadline for Buyer to complete appraisal contingency. RPA, Sec. 2B. This time frame starts "following the date of Acceptance."	
___ Calendar		Deadline for Buyer to complete loan contingency. RPA, Sec. 2C. This time frame starts "following the date of Acceptance."	
5 Calendar		Deadline: Seller to provide Buyer-requested disclosures. RPA, Sec. 11.	
___ Calendar		Deadline: Buyer to complete due diligence. RPA, Section 7. This time frame starts "following the date of Acceptance."	
10 Business		Within 10 business days of Opening of Escrow, Title Company shall provide Buyer with a Preliminary Title Report ("Prelim") to review. RPA, Section 8C.	
___ Calendar		CIC/HOA has 10 calendar days from receipt of Seller's request to provide Resale Package to Seller. NRS 116.4109(3).	
___ Calendar		Buyer may cancel Agreement without penalty until midnight of the 5th calendar day following the date of receipt of the Resale Package. NRS 116.4109(2), RPA, Sec. 10. As of July 1, 2017, cancellation may be sent via electronic means.	
15 Calendar		If Buyer does not receive CIC Resale Package from Seller within 15 calendar days of Seller's acceptance, RPA may be canceled. RPA, Sec. 10.	
15 Business		Buyer must accept or reject Preliminary Title Report within 5 business days of the receipt thereof. If Buyer makes any objections to the Prelim, Seller has 5 business days to correct or address objection. RPA, Sec. 8C.	
___ Calendar		Buyer entitled to a walk-through of the property prior to COE. RPA, Sec. 13.	
Per RPA		COE ("Close of Escrow"). RPA, Sec. 5C.	