

CRITICAL DATE LIST

Updated: September 2024

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):	___/___/___	___/___/___
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 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):	___/___/___	___/___/___
<input checked="" type="checkbox"/> 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):	___/___/___	___/___/___
<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):	___/___/___	___/___/___
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 provide notice of any Lead Based Paint Disclosure items disapproved (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: ____/____/____