


The Bremner Group's Contingency Timeline (All dates start from the acceptance of offer)

Escrow Info



Address _____

Escrow _____

Title _____

Lender _____

Acceptance Date _____

Close Date _____

Buyer _____

Seller _____

The Bremner Group 310-571-1364

Complete ✓	Usual Time	My Date	Contingency	Notes
			FOR THE BUYER:	
	3 Days		Deposit to Escrow	Be sure to deposit funds to cover
	7 Days		Pre-Qualification or Pre-Approval letter to Seller	
	7 days		Verification of Down Payment, Proof of Funds	If all cash, sufficient funds to close
	17 Days		Investigation of Property	
	17 Days		Conduct all inspections	
	17 Days		Review Seller Disclosures	
	17 Days		Review all reports (termite, title, etc)	
	17 Days		Confirm Insurability	
	17 Days		Make request for repairs to Seller	
	As Received		Government Mandated Inspections	5 days from receipt for approval
	As Received		Homeowner's Association Docs (if applicable)	5 days from receipt for approval
	As Received		Any other reports, disclosures, etc.	5 days from receipt for approval
	17 Days		Buyer to return all signed disclosures	
	17 Days		Approval of Preliminary Title Report	
	17-21 Days		Loan Approval	
	17-21 Days		Appraisal Approval	
	5 Days/ Close		Final Verification of Condition/ Walk through	
			FOR THE SELLER:	
	ASAP		Order Property I.D. 888-347-2567	
	ASAP		Order Preliminary Title Report	
	ASAP		Order Termite Report	
	3 Days		Order HOA Docs (if applicable)	
	ASAP		Deliver HOA Docs (if applicable) to Buyer	
	7 Days		Condo or PUD Disclosure	
	7 Days		Deliver all disclosures, reports, and inspections	
	7 Days		Deliver all known insurance claims/ last 5 yrs.	
	5 Days/ Close		If tenant occupied, property to be vacant	

Please consult your contract for exact contingencies and length of time provided
for each. (All dates start from the acceptance of offer. For example only.)