

Time-Line Reminder Sheet

REFERENCES ARE TO THE LINE NUMBERS ON THE "AGREEMENT TO PURCHASE AND SELL" PRE-PRINTED FORM
 LABELED, © COPYRIGHT JANUARY 1, 2005 GREATER BATON ROUGE ASSOCIATION OF REALTORS®, INC.

Fill-in date	Deadlines and Time Lines	Description	Line Nos.
	Definition	Business day	17-18
	Definition	Time is of the essence in this agreement	178-185
	Pre-Acceptance	Attach property condition disclosure	96-100
	Pre-Acceptance	Same for lead-based paint info	102-106
	Pre-Acceptance	Same for mold info	107-109
	Pre-Acceptance	This "offer" is "irrevocable" until _____	200
	Acceptance (execution)	Fax title order to Bob at 667-2581	
	Acceptance (execution)	Sale includes items "in place" then	14-18
	Acceptance (execution)	Binding contract	26-28
	Acceptance (execution)	Seller gives immediate access for inspection	121
	Acceptance (execution)	Maintain present property condition	149
	Within ___ days after acceptance	Place deposit with listing broker	26-28
	Within 5 days after acceptance	Verify enough "cash" and order appraisal or lose right to appraise on cash deal	41-43
	Within 5 days after acceptance	Conventional financing: apply (order and pay for appraisal and credit report)	44-50
	Within 5 days after acceptance	Same for FHA or VA financing	53-60
	After 5 days from notice to seller of low appraisal contract is void unless	Seller agrees to reduce the price or both may otherwise agree	23-25
	On or before _____	Conventional financing: give seller copy of lender's approval	44-50
	On or before _____	Same for FHA or VA financing	
	Within 10 calendar days starting day after acceptance	Do inspection and give written notice of "deficiencies" or void contract if unacceptable	121-126
	Within 10 calendar days starting day after acceptance	Seller may agree within 3 days of notice to repair "deficiencies" or else "offer" to repair some or none which gives buyer 2 more business days to cancel the agreement	126-130
	After 10 calendar days starting day after acceptance	Pest inspection may take place	166
	On or before _____ (closing)	Execute act of sale	84-85
	On or before _____ (closing)	Extend closing date 15 calendar days if lender requires title curative work	88-91
	On or before _____ (closing)	Extend closing date 15 calendar days if lender requires repairs	92-93
	On or before _____ (closing)	Walk through prior to closing	151-152
	On or before _____ (closing)	Access and utilities for walk through	152-153
	On or before _____ (closing)	Provide at closing a wood-destroying insect inspection report issued within 30 calendar days of sale	160-161
	On or before _____ (closing)	Seller may either fix damage or offer that buyer accept damage within 5 calendar days of buyer's receipt of report	163-165
	On or before _____ (closing)	Occupancy at sale or in ___ calendar days	94-95
	On or before _____ (closing)	149-150	150

R. J. (Bob) Calongne, Jr., Attorney at Law, Commerce Title Company

Phone 225.667.3686 / Fax 225.667.2581 / Email Bob@CommerceTitle.com / website trust-counsel.com