

CONTRACT DATE GUIDE

2026 Colorado Real Estate



Refer- ence	Event	Date or Deadline
1	Time of Day Deadline	Specified by agent or defaults to 11:59pm
2	Alternative Earnest Money Deadline	2 Business Days from MEC
Title		
3	Record Title Deadline (and Tax Certificate)	10 Days from MEC
4	Record Title Objection Deadline	2-3 Days after title deadline
5	Off-Record Title Deadline	5-8 Days from MEC
6	Off-Record Title Objection Deadline	2-3 Days after off record title deadline
7	Title Resolution Deadline	5-7 Days after title objection
8	Third Party Right to Purchase/Approve Deadline	14 Days from MEC
Owner's Association		
9	Association Documents Deadline	10-14 Days from MEC
10	Association Documents Termination Deadline	2-4 Days after Association Document Deadline
Seller's Disclosures		
11	Seller's Property Disclosure Deadline	1-3 Days from MEC
12	Lead-Based Paint Disclosure Deadline	1-3 Days from MEC
Loan and Credit		
13	New Loan Application Deadline	1-3 Days from MEC
14	New Loan Terms Deadline	3-7 Days after New Loan Application Deadline
15	New Loan Availability Deadline	30-35 Days from MEC
16	Buyer's Credit Information Deadline	5-7 Days from MEC
17	Disapproval of Buyer's Credit Information Deadline	10-13 Days from MEC
18	Existing Loan Deadline	7-10 Days from MEC
19	Existing Loan Termination Deadline	11-13 Days from MEC
20	Loan Transfer Approval Deadline	25-30 Days from MEC
21	Seller or Private Financing Deadline	30-40 Days from MEC
Appraisal		
22	Appraisal Deadline	20-25 Days After MEC
23	Appraisal Objection Deadline	1-2 Days After Appraisal Deadline
24	Appraisal Resolution Deadline	2-3 Days After Appraisal Objection Deadline
Survey		
25	New ILC or New Survey Deadline	14-18 Days from MEC
26	New ILC or New Survey Objection Deadline	2-3 Days after New ILC or New Survey Deadline
27	New ILC or New Survey Resolution Deadline	2-3 Days after New ILC or New Survey Objection Deadline
Inspection and Due Diligence		
28	Water Rights Examination Deadline	14-18 Days from MEC
29	Mineral Rights Examination Deadline	14-18 Days from MEC
30	Inspection Termination Deadline	5-10 Days from MEC
31	Inspection Objection Deadline	5-10 Days from MEC
32	Inspection Resolution Deadline	2-3 Days after Inspection Objection Deadline
33	Property Insurance Termination Deadline	14-18 Days from MEC
34	Due Diligence Documents Delivery Deadline	14-18 Days from MEC
35	Due Diligence Documents Objection Deadline	1-3 Days from Due Diligence Documents Delivery Deadline
36	Due Diligence Documents Resolution Deadline	2-3 Days from Due Diligence Documents Objection Deadline
37	Conditional Sale Deadline	25-40 Days from MEC
38	Lead-Based Paint Termination Deadline	14-18 Days from MEC
Closing and Possession		
39	Closing Date	30-45 Days from MEC
40	Possession Date	Closing Date
41	Possession Time	Closing Date or Delivery of Deed
42	Acceptance Deadline Date	1-2 days from Offer date
43	Acceptance Deadline Time	5:00-8:00 PM

MEC =
Mutual Execution of Contract

Earnest Money may be made payable to and held by First Integrity Title Company.

The information provided hereon does not, and is not intended to, constitute legal advice; instead, all information and content are for general information only.

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2026 CALENDAR

JANUARY

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

MARCH

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

APRIL

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MAY

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

JUNE

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

JULY

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SEPTEMBER

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

DECEMBER

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

January 1: New Year's Day
January 19: MLK Day
February 16: President's Day
April 5: Easter Sunday
May 25: Memorial Day

July 4: Independence Day
September 7: Labor Day
October 12: Columbus Day
November 11: Veteran's Day
November 26: Thanksgiving

December 24: Christmas Eve
December 25: Christmas Day
December 31: New Year's Eve

Note: See section 18.1 and 18.2 for computation of days with holidays.