

You're Under Contract! ♥

UNDERSTANDING YOUR CONTRACT DEADLINES

KNOW THE TIMELINE. MEET THE DEADLINES. CLOSE WITH CONFIDENCE.

Congratulations! You've found your perfect home and are now under contract.

Deadlines are calculated from the **EFFECTIVE DATE** and requirements can differ between Collier County and Lee County contracts.

I'm here to simplify, guide, and keep everything on track for a smooth closing!



THE EFFECTIVE DATE = DAY 0

The effective date is the day the last party signs the contract.

Example: If the buyer signs on May 1 and the seller signs on May 2, the contract is effective on May 2.

All deadlines are calculated from that day.

Remember!

- ✓ Initiate wire transfers early—banks have
- ✓ cut-off times and processing delays.
- ✓ Don't risk being late!



7 KEY DEADLINES TO KNOW



1 EARNEST DEPOSIT(S)

DEADLINE: As stated in your contract

- Submit **ALL** deposits required by the contract by the deadline.
- Follow wiring instructions exactly.
- Processing time from your bank can take time—initiate well in advance.



TIP:
Don't wait until the last day!



2 INSPECTIONS & REQUESTS

DEADLINES: As stated in your contract

- Schedule and complete inspections by the deadline.
- Submit your written requests by the deadline.
- Seller's response deadline is also stated in the contract.

Inspection timelines and response obligations differ between Collier County and Lee County contracts. We'll review the specifics for your contract.



3 FULL MORTGAGE APPLICATION

DEADLINE: Within 5 days of contract

- Complete your full loan application within 5 days.
- Procrastination can delay loan approval and closing.
- If you miss this deadline and delay closing, it could have financial and contractual consequences.



4 HOA / CONDO ASSOCIATION APPLICATION

DEADLINE: Within 10 days of contract

- Submit a **COMPLETE** application—not just the form.
- Include everything required: application, fee/check, copy of contract, and any other requested documents.
- If anything is missing, it's not **complete**, and the deadline is not met.



Read the application instructions carefully to know exactly what is required.



5 FINANCING CONTINGENCY DEADLINE

DEADLINE: As stated in your contract

- Very important—missing this deadline could risk your deposit and the entire deal.
- **Collier County:** You may be required to submit a signed form to waive the contingency.
- **Lee County:** If the deadline passes, you lose the right to terminate.
- Follow the requirement in **YOUR** contract.



A missed deadline can have serious financial and contractual consequences.



6 CLOSING DEADLINE

DEADLINE: As stated in your contract

- The contract clearly states the closing date.
- We must be ready to close by that date.
- Failure to close on time can lead to contract cancellation or other consequences.



Let's hit the Finish Line together!



7 CONDO DOCUMENT REVIEW & RESCISSION PERIOD

DEADLINE: 7 Business Days

Buyers purchasing a condominium generally have a 7-business-day rescission period to receive and review the required condominium documents. This important due diligence period gives you time to evaluate the association, financial information, rules, restrictions, and other required documents before deciding whether to proceed.



The timing and start of the rescission period depend on the circumstances and delivery of the required documents. We will carefully track the applicable deadline for your purchase.



USE THIS TIME WISELY!

Review the condo documents carefully and raise any questions or concerns before your rescission deadline expires.

COLLIER COUNTY vs. LEE COUNTY

Deadlines Can Differ!

- ✓ How deadlines are calculated
- ✓ When inspections, requests & responses are due
- ✓ How financing contingency deadlines are handled
- ✓ Other contract requirements

We will review the details that apply to **YOUR** contract.



COLLIER COUNTY

LEE COUNTY

IMPORTANT REMINDERS



Deadlines start on the effective date (last one to sign).



Banks have cut-off times—initiate wires early.



Incomplete submissions do **NOT** satisfy the deadline.



I'll send reminders and keep everything on track for you!



I'm Your Guide Every Step of the Way!

I monitor all deadlines and requirements—for you and for myself—so we can achieve a smooth closing.

You focus on the excitement. I'll handle the details.



RENEE HAHN

YOUR NAPLES REAL ESTATE EXPERT

239.287.2576

Renee@YourNaplesExpert.com

YourNaplesExpert.com



ALFRED ROBBINS
— REALTY GROUP —

*Questions?
I'm here for you!*



Text, email, or call anytime.
I'm just a message away!



GOOD COMMUNICATION ♥ ON-TIME ACTION ♥ A SMOOTH CLOSING ♥