



# TIMELINE OF EVENTS

**NABOR Sales Contract (Residential Improved Property) Dated: January 1, 2025**



Buyer(s): \_\_\_\_\_ Seller(s) \_\_\_\_\_

Property Address: \_\_\_\_\_

Effective Date: \_\_\_\_\_ Closing Date (Line 50): \_\_\_\_\_

Event Reference	Responsible Party	Contract Deadline	Date Completed
Buyer's Initial Deposit (Line 31)	B	See contract	
Listing Licensee change A to PC or P	LL	3 business days after Effective Date	
Condominium Document Delivery (See Condominium Addendum)	S	At time of or immediately after contract execution	
Condominium Document Rescission Expires (See Condominium Addendum)	B	7 business days after condominium document delivery date	
Condo Fire Sprinkler Retrofit Review Contingency (Line 228)	B	7 business days after condominium document delivery date	
Homeowners' Association Disclosure Summary (Line 425)	B	Prior to or at contract execution	
Buyer's Additional Deposit (Line 35)	B	See contract	
Buyer's Loan Application (Line 65)	B	5 days after Effective Date if left blank	
Buyer's Financing Contingency Deadline (Line 68)	B	45 days after Effective Date if left blank	
Buyer Application for Association Approval (Line 439)	B	10 days after receipt of Association application(s)	
Seller Title Evidence (Line 127)	CAS	10 days after Effective Date	
Seller Survey (Line 153)	S	10 days after Effective Date	
Buyer's Inspection Period (Line 243)	B	15 days after Effective Date if left blank	
Buyer's Election of Defective Inspection Items (Line 273)	B	5 days after expiration of Buyer's Inspection Period	
Seller's Response to Buyer's Election (Line 285)	S	10 days after receipt of Buyer's Election AND inspection reports	
Buyer's Right to Terminate for Inspection Items (Line 295)	B	5 days after Seller's rejection or counter as to Defective Inspection Items	
Buyer's Titling Instructions (Line 121)	CAB	15 days prior to Closing Date	
Buyer's Survey Review & Objection Period (Line 156)	B	5 days prior to Closing Date	
Buyer's Title Examination Period (Line 128)	CAB	30 days after Effective Date	
Condo/Homeowners' Association Estoppel (Line 447)	CAS	5 days prior to Closing Date	
Buyer's Walk-through Inspection (Line 344)	B	Prior to Closing Date or possession if earlier	
Listing Licensee change MLS info to CS	LL	Not later than 3 business days after Closing	

Note: B = Buyer; S = Seller; CA = Closing Agent; LL = Listing Licensee

\* Quick closing timelines (Line 485)

\*\*Calendar Days (Line 508)

\*\*\*Following business day (Line 510)

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