

RPA Timelines

Keeping track of the many dates, times and obligations in a real estate transaction can be challenging. C.A.R. offers several ways to help members track the RPA timelines:

- Use **C.A.R.'s Legal Q &A**, [RPA Timeline of Events](#) for a comprehensive identification of contingencies and contractual obligations in the RPA, the default time within which actions must be taken, the paragraph number where each item is found, and other essential details.
- Create a template of timelines using the **Checklist feature in zipForm®**. Then you may automatically track dates in the RPA and receive reminders of what's coming. As circumstances change, you can alter the default or pre-established dates.
- Use this **Quick Guide**. Remember, **days** = calendar days, unless otherwise specified, **DAA** = days after acceptance, and **DBC** = days before close of escrow.

3 DAA	-Buyer prequalification or pre-approval. -Buyer proof of down payment. -Buyer deposit to escrow (business days). -Buyer or seller evidence to act in representative capacity. -Seller request to HOA for common interest disclosures.
7 DAA	-Seller disclosures and reports to buyer, including TDS and SPQ. -Seller notice if property located in common interest development or in HOA. -Seller delivery of preliminary report. -Seller disclosure if any items transferred are leased. -Seller delivery of affidavit of non-foreign status (FIRPTA form) or notice that substitute form (form QS) to come from title or escrow.
17 DAA	-Buyer removal of appraisal, disclosures, inspection and title contingencies. -Buyer to return signed statutory disclosures.
21 DAA	-Buyer removal of loan contingencies.
15 DAA	-Earliest time that seller may give buyer a notice to perform for failure to remove contingency for 17-day items.
19 DAA	-Earliest time that seller may give a notice to perform for failure to remove loan contingency.
5 DBC	-Seller to complete repairs. -Buyer to conduct final verification of condition (within 5 DBC). -Seller to remove tenants not authorized to stay after close of escrow.
3 DBC	-Earliest time that seller or buyer may give the other a demand to close escrow.