

Transaction Timeline and Process

(Photo of Your NEW Property Here)	Property:		
	Buyer(s):		
	Seller(s):		
	Sales Price:		
	Contract Acceptance Date:		
Escrow #	Updated:		<input checked="" type="checkbox"/>
Process		Date	<input checked="" type="checkbox"/>
Inspection Period Begins (10 days)			<input checked="" type="checkbox"/>
Buyer's Earnest Money Deposit Received (Due within 3 business days after contract acceptance)		TBD	<input checked="" type="checkbox"/>
Seller's Property Disc. Statement (Due within 3 days after contract acceptance)			<input checked="" type="checkbox"/>
Insurance History Due (Due 5 days after acceptance)			<input checked="" type="checkbox"/>
Home Inspection			<input checked="" type="checkbox"/>
Termite Inspection			<input checked="" type="checkbox"/>
Radon Cannister Drop-off and Pick-up			<input checked="" type="checkbox"/>
Buyer's Receipt of Title Commitment & CC&R'S (5 Day Review Period)		TBD	<input checked="" type="checkbox"/>
Buyer's Receipt of HOA Docs if Applicable (5 Day Review Period)		TBD	<input checked="" type="checkbox"/>
Buyer's Loan Status Update Due (Due 10 Days After Acceptance)			<input checked="" type="checkbox"/>
End of Inspection Period, *BINSR Due to Seller			<input checked="" type="checkbox"/>
Seller's Response on *BINSR Due (Max 5 Days Review)			<input checked="" type="checkbox"/>
Buyer's Final Response on *BINSR Due (MAX 5 Days Review)			<input checked="" type="checkbox"/>
Earnest Money Non-Refundable Per *BINSR			<input checked="" type="checkbox"/>
Septic Pumping & Inspection		TBD	<input checked="" type="checkbox"/>
Septic Inspection Report Due (Due 20 Days after Contract Acceptance)			<input checked="" type="checkbox"/>
Appraisal Date (ORDERED: TBD)		TBD	<input checked="" type="checkbox"/>
Appraisal Received & Reviewed		TBD	<input checked="" type="checkbox"/>
Buyer and Seller Notify Utility Companies of Transfer			<input checked="" type="checkbox"/>
Repair Receipts and Invoices Due to Buyer if Applicable (Due 3 FULL days prior to COE)			<input checked="" type="checkbox"/>
Buyer's Loan Closing Disclosure Reviewed or Loan Approval Due (Due 3 FULL days prior to COE)			<input checked="" type="checkbox"/>
Buyer's Funds to Title Co (Wired or by certified check)			<input checked="" type="checkbox"/>
Buyer's Final Walk Through		TBD	<input checked="" type="checkbox"/>
Close of Escrow (COE)			<input checked="" type="checkbox"/>
<i>*BINSR (Document "Buyer's Inspection Notice & Seller's Response") dates subject to change if submitted earlier than deadline</i>			
Contacts	Phone	Email	Address
Buyer's Agent: Melinda Morfin, Realty ONE Group Mountain Desert	(928) 853-6315	Melinda@MelindaMorfin.com	2076 S. Woodlands Village Blvd., Ste 100, Flagstaff, AZ 86001
Seller's Agent:			
Escrow Agent: Janel Miller, Pioneer Title Co	(928) 255-1989	Janel.Miller@PTAAZ.com	1750 S. Woodlands Village Blvd., Ste 100, Flagstaff, AZ 86001
Lender:			
Home Inspector: Bill Branch, 121 Pro Home Inspections	(928) 856-0327	Bill@one2one.pro	
Termite Inspector: Good Bros Pest Control	(928) 525-4195	GoodBrosPest@gmail.com	
Radon Inspector: Drew Ramsey, AEA Inc	(928) 214-0005	Drew@AEAPower.com	
Appraiser: TBD			



Docs to Be Completed: EM & Receipt, SPDS, ICH, Title Commitment, LSU, BINSR, Appraisal, Loan Docs, Final Walk Through
Docs Completed: Purchase Contract Docs,