



POTENTIAL CURES

If a party fails to comply with any provisions of the Contract, the other party shall deliver a notice ("Cure Period Notice") to the non-complying party specifying the non-compliance. If the non-compliance is not cured within three (3) days after delivery of such notice, the failure to comply shall become a breach of Contract.

CAUTION:

TALK TO YOUR BROKER FIRST BEFORE YOUR CLIENT ISSUES A CURE NOTICE!

Buyer's earnest money deposited with Escrow Company upon acceptance of the Contract

- ✘ Buyer to Complete loan application within five (5) days after Contract acceptance.
- ✘ Seller shall deliver a completed AAR SPDS to the Buyer within five (5) days after Contract acceptance
- ✘ Seller shall deliver to Buyer a Claims History (i.e. C.L.U.E.) report within five (5) days after Contract acceptance.
- ✘ Seller shall deliver a completed Affidavit of Disclosure within five (5) days after Contract acceptance.
- ✘ Seller shall notify Buyer of any known lead-based paint ("LBP") or LBP hazards within five (5) days after Contract acceptance.
- ✘ Seller shall deliver to Buyer copies of all documents pertaining to the On-Site Wastewater Treatment Facility in Seller's possession or notice that Seller has no such documents within five (5) days after Contract acceptance.
- ✘ Seller shall provide in writing to Buyer a copy of HOA information per the HOA Addendum within ten (10) days after Contract acceptance, if HOA has less than 50 units.
- ✘ Seller shall furnish notice of pending sale that contains the name and address of the Buyer to the homeowner's association within five (5) days after Contract acceptance, if HOA has 50 or more units.
- ✘ Seller shall immediately notify Buyer of any changes in the Premises or disclosures.
- ✘ Seller shall make the Premises available for all inspections and walkthroughs upon reasonable notice by Buyer.
- ✘ Seller shall, at Seller's expense, have all utilities on until COE.
- ✘ Seller shall maintain and repair the Premises so that it will be in substantially the same condition at the earlier of possession or COE.
- ✘ Seller shall maintain and repair all warranted items so they will be in working condition at the earlier of possession or COE.
- ✘ Seller shall maintain all additional existing personal property included in the sale so they will be (present and) in substantially the same condition at the earlier of possession or COE.
- ✘ Seller shall remove all personal property not included in the sale by the earlier of possession or COE.
- ✘ Seller shall remove all debris by the earlier of possession or COE.
- ✘ Seller shall have the On-Site Wastewater Treatment Facility inspected as required by law at Seller's expense prior to COE date.
- ✘ Seller shall pay any repairs required by the On-Site Wastewater Treatment Facility inspector but not to exceed 1% of the purchase price or \$_____.
- ✘ Seller shall deliver possession and occupancy to Buyer at COE.
- ✘ Seller shall deliver access to keys, etc. to Buyer at COE.
- ✘ Buyer shall return a signed copy of the Disclosure of Information on LBP and LBP Hazard to Seller prior to COE.

- ⌘ Buyer to immediately notify Seller of any changes in the loan program even if they do not adversely affect the Buyer's ability to obtain loan approval, increase Seller's closing costs, or delay COE.
- ⌘ Buyer to obtain Seller's prior written consent if Buyer changes the loan program and it adversely affects the Buyer's ability to obtain loan approval, increase Seller's closing costs, or delay COE.
- ⌘ Buyer shall repair all damages arising from inspections.
- ⌘ Buyer shall provide Seller and Brokers copies of all inspection reports obtained by Buyer.
- ⌘ Seller shall correct any agreed-upon items, and complete any repairs in a workmanlike manner three (3) days prior to COE.
- ⌘ Seller shall deliver any paid receipts of items repaired to Buyer three (3) days prior to COE.
- ⌘ Buyer and Seller shall deliver to escrow company any certification and/or documentation required for transfer of ownership of the On-Site Wastewater Treatment Facility no later than three (3) days prior to COE date.
- ⌘ Buyer shall sign all loan documents no later than three (3) days prior to the COE Date.
- ⌘ Buyer shall deliver a notice of the inability to obtain loan approval without conditions to Seller or Escrow Company by COE Date.
- ⌘ Buyer shall deliver a notice of Premise's failure to appraise five (5) days after notice of value if Buyer wishes to cancel contract with the refund of earnest money.
- ⌘ Buyer shall deliver funds to Escrow Company in time to allow COE to occur on COE date.
- ⌘ Buyer shall close escrow without correction of those items that Seller has not agreed to in writing to correct (less seller warranted items).
- ⌘ All closing documents necessary to close the transaction to be executed promptly by Seller and Buyer.
- ⌘ Close of Escrow ("COE")

LOAN DOCS MUST BE IN BY:	IF COE IS ON:
MONDAY	FRIDAY
SUNDAY (should be in Friday)	THURSDAY
SATURDAY (should be in Friday)	WEDNESDAY
FRIDAY	TUESDAY
THURSDAY	MONDAY
WEDNESDAY	SUNDAY (rolls to Monday)
TUESDAY	SATURDAY (rolls to Monday)