THE SUN CITY AGENT

Under Contract for Buyers

Once the El Paso home you're buying is under contract, use your signed contract and addenda to track each deadline.

Record deadlines and confirm delivery

- ☐ Confirm the effective date with your agent. Use the signed contract and addenda to calendar your deadlines.
- ☐ Confirm the escrow agent received the earnest money and option fee on time. Save the receipt and track any additional earnest money separately. (TREC Paragraph 5A)

Book your inspection early

- ☐ Hire an independent inspector and schedule the inspection early in your option period, if you have one. Leave time to review the report, get estimates, and put any agreed repairs or credits in writing.
- ☐ If you decide to terminate under your option, follow the contract's notice instructions. The option notice deadline is 5 p.m. local time on the due date. (TREC Paragraphs 5B, 7A, 21)

Track the Seller's Disclosure Notice

- ☐ Record when the notice arrives. If this termination right applies, the deadline is seven days after receipt or before closing, whichever comes first. If the required notice never arrives, the buyer may terminate before closing under this provision. (TREC Paragraph 7B2)

Review title and survey

- ☐ Review the title commitment, exception documents, and survey with your agent and title company. Record the objection deadline. It's the earlier of the closing date or the number of days in the contract after receipt of all three. (TREC Paragraphs 6B–6D)

Keep financing and closing on track

- ☐ Check appraisal and loan progress with your lender, arrange insurance, and review HOA documents if applicable. Confirm closing and possession dates. (TREC Paragraphs 9A, 10A, 22)

Property address _____ **Effective date** _____
Earnest money due _____ **Option fee due** _____ **Receipt confirmed** _____
Additional earnest money due _____ **Option notice deadline** _____
Inspection date _____ **Seller's Disclosure Notice received** _____
Disclosure termination deadline, if applicable _____ **Title and survey objections due** _____
Survey due _____ **Buyer approval deadline, if applicable** _____
Closing _____ **Possession** _____

One to Four Family Residential Contract (Resale)

This is the standard Texas contract buyers and sellers use to put the price, terms, and deadlines in writing when buying an existing single-family home, duplex, triplex, or fourplex.

Matthew Maldonado · St. Rogers Realty
(915) 329-7089 · www.TheSunCityAgent.com