



05/2026

Earnest Money & Option Fee Delivery Date

sample timeline

(Per contract TREC NO. 9-18 effective 05-04-2026)

FROM THE CONTRACT:

If the last day to deliver the earnest money, option fee, or additional earnest money falls on a Saturday, Sunday, or Legal Holiday, the time to deliver the earnest money, option fee, or additional earnest money, as applicable, is extended until the end of the next day that is not a Saturday, Sunday, or Legal Holiday.

The contract defines "Legal Holiday" as a legal holiday described in Sections 662.003(a) & 662.003(b)(4) & (6) of the Texas Government Code.

IMPORTANT TO NOTE:

- Earnest money, option fee, & additional earnest money are not required to be delivered on a Saturday, Sunday, or Legal Holiday. However, Saturdays, Sundays, & Legal Holidays are still counted when calculating the delivery deadline. If the final day falls on a Saturday, Sunday, or Legal Holiday, the deadline extends to the next day that is not a Saturday, Sunday, or Legal Holiday.

- TREC recently added a formal definition of "Legal Holiday" to include New Year's Day, Martin Luther King Jr. Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, Christmas Day, Juneteenth, & the Friday after Thanksgiving. (Sections 662.003(a) & 662.003(b)(4) & (6) of the Texas Government Code)

- While earnest money & option fee are not required to be delivered until the deadline provided in the contract, it is recommended that funds be delivered during business hours & that a receipt confirming delivery be obtained from the escrow agent.

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
1 CONTRACT EFFECTIVE DATE	2 DAY 1	3 DAY 2	4 LEGAL HOLIDAY	5 DAY 3- DELIVER BY END OF DAY	6	7
-----SAMPLE #1-----						
8	9	10	11 CONTRACT EFFECTIVE DATE	12 DAY 1	13 DAY 2	14
-----SAMPLE #2-----						
15 DAY 3- DELIVER BY END OF DAY	16	17	18	19	20 CONTRACT EFFECTIVE DATE	21 DAY 1
-----SAMPLE #3-----						
DAY 2	DAY 3- DELIVER BY END OF DAY	24	25	26	27	28
29	30	31 CONTRACT EFFECTIVE DATE	1 DAY 1	2 DAY 2	3	4
-----SAMPLE #4-----						
5 DAY 3- DELIVER BY END OF DAY	6	7	8	9	10	11

SAMPLE MONTH

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