



Earnest Money & Option Fee Delivery Date

sample timeline

(per TREC contract form 20-15, effective 04/01/2021)

FROM THE CONTRACT:

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

IMPORTANT TO NOTE:

- Earnest money and option fee cannot be delivered on a Saturday, Sunday or legal holiday. However, you do count Saturday, Sunday and legal holidays as effective days when counting the three days, but not as the delivery date. The delivery date is the next business day.
- While earnest money and option fee are not required to be delivered until the 3rd day, it is recommended to deliver the checks during business hours to obtain a receipt for the delivery.

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