

# EARNEST MONEY DEADLINES



The One to Four Family Residential Contract (Resale) (TAR 1601, TREC 20-14) now has a strict three-day deadline to deliver earnest money. Unlike other deadlines in the contract, though, if the deadline falls on a weekend or legal holiday, the deadline is extended to the next business day. Here are three scenarios that show how to determine the earnest money deadline.

## EXAMPLE 1 No weekends or holidays fall on Day 3.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Contract Effective Date	Day 1	Day 2	Day 3 Due by end of the day.			

## EXAMPLE 2 Weekend and legal holiday fall on Day 3.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			Contract Effective Date	Day 1	Day 2	Deadline extended to next business day.
Deadline extended to next business day.	Legal Holiday Deadline extended to next business day.	Day 3 Due by end of the day.				

## EXAMPLE 3 Legal holidays and weekends on Day 1 and 2 do not extend deadline.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				Contract Effective Date	Day 1/Holiday Since this is not the last day to deliver Earnest Money, this holiday still counts as Day 1.	Day 2 Since this is not the last day to deliver Earnest Money, this day still counts as Day 2.
Deadline extended to next business day.	Day 3 Due by end of the day.					