**PA Hotlist**
How days are calculated **(lines 227-230)**

How many days to turn in earnest money **(lines 19-22)** 3 days (listing agent has a TOTAL of 5 banking days to turn in)

Buyer not closing timely/getting final loan commitment **(lines 35-40)** 5 day notice (we are working on a standard notice!)

Cash offer is not contingent upon receiving such funds **(lines 45-47)**

Sellers right to ask to verification of cash funds **(line 47-48)** within 5 days

Appraisal problem **(lines 49-51)**

Off the market once PA accepted **(lines 240-241)**

Sellers disclosure becomes part of the PA **(lines 114-115)**

Seller to preserve property condition until closing  **(lines 115-117)**

Damage to property prior to closing **(lines 180-185)**

Inspection deficiencies reported within the inspection period **(lines 130-133)**

Sellers response to inspection deficiencies time frame **(lines 131-133)** 3 days

Buyers acceptance or decline of sellers remedies **(lines 135-136)** 2 days

Provision to end PA based on non-acceptance of sellers proposed remedies of defective **(lines 138-142)** (Insp addendum becomes release)

If buyer doesn't schedule inspection or report deficiencies within inspection period **(lines 144-146)**

Walk through provision **(lines 65-67)**

If termites found **(lines 169-171)**

Buyer selects title examination attorney **(lines 188-189)**

Delay because of sellers inability to provide marketable title **(line 191-193)** 7 day notice

If sellers default **(lines 193-196)**

If buyers default **(lines 165-168) 167 “OR”**

If initialed mediation must do prior to suit **(lines 253-254)**

Acceptance after date/time of offer expiration **(lines 280-281)**

**BE SURE YOU ARE ONLY ACCEPTING DMAAR VERSION 3.0 – 3/14/2023**

**and we will update you when it changes and type a new PA HOTLIST**