

Key Dates Calendar: residential purchase

Missives stage

Closing Date		Offer time limit	
Dates of interim missives (Theirs/Ours)		Time limit	
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Missives concluded		Date of Entry	
Deposit due		Suspensive conditions longstop date	

Pre-Settlement

Pre-Settlement		Anticipated Settlement Date	
Mortgage offer received		Mortgage offer expiry	
COT to be submitted (usually at least five working days before settlement)		Funds to be requested (usually at least five working days before settlement)	
Title report to be sent to client (allow at least ten working days before settlement)		Security to be sent to client (at least five working days before settlement)	
Deposit due		Suspensive conditions longstop date	

Help to Buy/Low-cost Initiative for First Time Buyers

COT to be submitted (usually at least five working days before settlement)		Funds to be requested (usually at least five working days before settlement)	
First Time Buyer declaration needed from client		Help to Buy ISA closure letter required	

Settlement

Settlement		Agreed Settlement Date	
Advance Notice expiry (must allow sufficient time to submit registration application)		Updated legal report (should be no more than three days old and must show Advance Notice)	
Search expires		Date of Settlement	

Post-Settlement

Post-Settlement		Actual Settlement Date	
Expiry of Advance Notice		Registration to be submitted (check missives for time limit for doing so)	
LBTT return due (within thirty days of settlement)		LBTT return submitted	
Companies House registration due (within twenty-one days of creation of charge)		Companies House registration submitted	