BUYER CHECKLIST · VIRGINIA

Don't lose your deposit: the deadlines checklist

Your offer got accepted. Here's how to keep your exits open.

The 3 rules for backing out the right way

1. **A contingency has to allow it.**
   Inspection, financing, appraisal, and HOA documents are the common ones. If it isn't written in your contract, you can't lean on it later.

2. **Act before the deadline.**
   Each contingency has its own date. Once it passes, that exit usually closes.

3. **Give written notice the way the contract says.**
   A phone call or a text to the listing agent usually isn't enough.

Write your dates here the day your contract is ratified

Earnest money due	Date: _____	Pay on time. A late deposit can give the seller a reason to call you in default.
Inspection deadline	Date: _____	Your window to ask for repairs or a credit, or walk away.
Appraisal	Date: _____	Only if your contract has an appraisal contingency.
Financing deadline	Date: _____	Stay in touch with your lender every week.
HOA resale certificate	Received: _____	Virginia gives you 3 days after you receive it to cancel, unless your contract sets a different time (Code of Virginia § 55.1-2312).
Final walk-through	Date: _____	Check the home is in the condition the contract requires.

Your contract's dates are the ones that count. This checklist is general information, not legal advice. For loan questions, talk with your lender; for legal questions, a real estate attorney. Full guide: christinecaserealtor.com/blog/can-buyer-back-out-after-offer-accepted-virginia

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