

2025 RESCISSION DATES



Sunday or Holiday

JANUARY		W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F
	Consummation	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
	Rescission Ends	4	6	7	8	8	9	10	11	13	14	15	15	16	17	18	21	22	23	23	23	24	25	27	28	29	29	30	31	1	3	4
FEBRUARY		S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F			
	Consummation	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28			
	Rescission Ends	5	5	6	7	8	10	11	12	12	13	14	15	18	19	20	20	20	21	22	24	25	26	26	27	28	1	3	4			
MARCH		S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M
	Consummation	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
	Rescission Ends	5	5	6	7	8	10	11	12	12	13	14	15	17	18	19	19	20	21	22	24	25	26	26	27	28	29	31	1	2	2	3
APRIL		T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	
	Consummation	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
	Rescission Ends	4	5	7	8	9	9	10	11	12	14	15	16	16	17	18	19	21	22	23	23	24	25	26	28	29	30	30	1	2	3	
MAY		Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S
	Consummation	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
	Rescission Ends	5	6	7	7	8	9	10	12	13	14	14	15	16	17	19	20	21	21	22	23	24	27	28	29	29	29	30	31	2	3	4
JUNE		Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	
	Consummation	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
	Rescission Ends	4	5	6	7	9	10	11	11	12	13	14	16	17	18	18	20	21	23	23	24	25	25	26	27	28	30	1	2	2	3	
JULY		T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th
	Consummation	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
	Rescission Ends	5	7	8	8	9	9	10	11	12	14	15	16	16	17	18	19	21	22	23	23	24	25	26	28	29	30	30	31	1	2	4
AUGUST		F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su
	Consummation	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
	Rescission Ends	5	6	6	7	8	9	11	12	13	13	14	15	16	18	19	20	20	21	22	23	25	26	27	27	28	29	30	2	3	4	4
SEPTEMBER		M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	
	Consummation	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
	Rescission Ends	4	5	6	8	9	10	10	11	12	13	15	16	17	17	18	19	20	22	23	24	24	25	26	27	29	30	1	1	2	3	
OCTOBER		W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F
	Consummation	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
	Rescission Ends	4	6	7	8	8	9	10	11	14	15	16	16	16	17	18	20	21	22	22	23	24	25	27	28	29	29	30	31	1	3	4
NOVEMBER		S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	
	Consummation	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
	Rescission Ends	5	5	6	7	8	10	12	13	13	14	14	15	17	18	19	19	20	21	22	24	25	26	26	28	29	1	1	2	3	3	
DECEMBER		M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W
	Consummation	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
	Rescission Ends	4	5	6	8	9	10	10	11	12	13	15	16	17	17	18	19	20	22	23	24	24	26	27	29	29	30	31	31	2	3	5

2025 Rescission Calendar Holidays (follows Federal Holidays):

New Year's Day 1/1, Martin Luther King, Jr. Day 1/20, President's Day 2/17,
 Memorial Day 5/26, Juneteenth 6/19, Independence Day 7/4, Labor Day 9/1,
 Columbus Day 10/13, Veterans Day 11/11, Thanksgiving Day 11/27, Christmas Day 12/25

[CW is open 10/13]

2025 IMPORTANT DATES AND CLOSURES



2025 COUNTY CLOSURES

Closure dates for CW Title and Escrow and the counties we serve. Please keep these dates in mind when planning your closings throughout the year:

DAY	MONTH	CLOSURE
Wed.	January 1	New Year's Day 2025
Mon.	January 20	Martin Luther King Jr. Day
Mon.	February 17	Presidents Day
Mon.	May 26	Memorial Day
Thu.	June 19	Juneteenth
Fri.	July 4	Independence Day
Mon.	September 1	Labor Day
Mon.	October 13*	Columbus Day/Indigenous Peoples Day
Tue.	November 11	Veterans Day
Thu.	November 27	Thanksgiving Day
Fri.	November 28	Day after Thanksgiving
Thu.	December 25	Christmas Day

**CW Title is open, however, local county observances may vary. Check with your county's recording office for more information.*

LAST DAY TO REFI

January 27	July 25
February 24	August 25
March 26	September 25
April 25	October 27
May 23	November 21
June 25	December 26

PROPERTY TAX PAYMENT SCHEDULE

Property tax payments are normally due after accruing interest for 30 days or one month after closing. Taxes in Washington State are due in April and October. They are delinquent in May and November. Payment of taxes in April pays taxes through June 30, and the payment in October pays through December. Most lenders will require additional funds to be held in an escrow account. Check with your lender for specific requirements.

CLOSING MONTH	FIRST PAYMENT DUE DATE	MONTHS OF TAXES COLLECTED
January	March	6
February	April	7
March	May	2 (pay 1st half)
April	June	3
May	July	4
June	August	5
July	September	6
August	October	1 (pay 2nd half)
September	November	2
October	December	3
November	January	4
December	February	5