



Know before you close.

2026 TRID Calendar

JANUARY

Dates in red represent Sundays and Observed Holidays

CD delivery date	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
Signing Date (Hand)	-	6	7	-	8	9	10	12	13	14	-	15	16	17	20	21	22	-	-	23	24	26	27	28	-	29	30	31	2	3	4
Signing Date (Mail)	-	9	10	-	12	13	14	15	16	17	-	20	21	22	23	24	26	-	-	27	28	29	30	31	-	2	3	4	5	6	7

FEBRUARY

CD delivery date	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
Signing Date (Hand)	-	5	6	7	9	10	11	-	12	13	14	17	18	19	-	-	20	21	23	24	25	-	26	27	28	2	3	4
Signing Date (Mail)	-	9	10	11	12	13	14	-	17	18	19	20	21	23	-	-	24	25	26	27	28	-	2	3	4	5	6	7

MARCH

CD delivery date	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
Signing Date (Hand)	-	5	6	7	9	10	11	-	12	13	14	16	17	18	-	19	20	21	23	24	25	-	26	27	28	30	31	1	-	2	3
Signing Date (Mail)	-	9	10	11	12	13	14	-	16	17	18	19	20	21	-	23	24	25	26	27	28	-	30	31	1	2	3	4	-	6	7

APRIL

CD delivery date	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
Signing Date (Hand)	4	6	7	8	-	9	10	11	13	14	15	-	16	17	18	20	21	22	-	23	24	25	27	28	29	-	30	1	2	4
Signing Date (Mail)	8	9	10	11	-	13	14	15	16	17	18	-	20	21	22	23	24	25	-	27	28	29	30	1	2	-	4	5	6	7

MAY

CD delivery date	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
Signing Date (Hand)	5	6	-	7	8	9	11	12	13	-	14	15	16	18	19	20	-	21	22	23	26	27	28	-	-	29	30	1	2	3	-
Signing Date (Mail)	8	9	-	11	12	13	14	15	16	-	18	19	20	21	22	23	-	26	27	28	29	30	1	-	-	2	3	4	5	6	-

JUNE

CD delivery date	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
Signing Date (Hand)	4	5	6	8	9	10	-	11	12	13	15	16	17	-	18	20	22	23	-	24	-	25	26	27	29	30	1	-	2	3
Signing Date (Mail)	8	9	10	11	12	13	-	15	16	17	18	20	22	-	23	24	25	26	-	27	-	29	30	1	2	3	6	-	7	8

JULY

CD delivery date	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
Signing Date (Hand)	6	7	8	-	-	9	10	11	13	14	15	-	16	17	18	20	21	22	-	23	24	25	27	28	29	-	30	31	1	3	4
Signing Date (Mail)	9	10	11	-	-	13	14	15	16	17	18	-	20	21	22	23	24	25	-	27	28	29	30	31	1	-	3	4	5	6	7

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Disclaimer: This tool provides general information to real estate professionals and others in determining when transactions involving an applicable loan may be consummated. The CFPB Rule that determines the time periods for consummation used in this tool also provides circumstances under which these time periods may be shortened or extended. Each transaction is different and the final authority and responsibility for determining the actual consummation date resides with the lender. Please consult your Escrow or Loan Officer for the actual consummation date for your transaction. **DISCLAIMER OF LIABILITY:** This content is for informational purposes only. Fidelity National Financial specifically disclaims liability for incidental or consequential damages and assumes no responsibility or liability for any loss or damage suffered by any person as a result of the use, misuse or reliance of any of the information or content contained herein.



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AUGUST

CD delivery date	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
Signing Date (Hand)	5	-	6	7	8	10	11	12	-	13	14	15	17	18	19	-	20	21	22	24	25	26	-	27	28	29	31	1	2	-	3
Signing Date (Mail)	8	-	10	11	12	13	14	15	-	17	18	19	20	21	22	-	24	25	26	27	28	29	-	31	1	2	3	4	5	-	8

SEPTEMBER

CD delivery date	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
Signing Date (Hand)	4	5	8	9	10	-	-	11	12	14	15	16	-	17	18	19	21	22	23	-	24	25	26	28	29	30	-	1	2	3
Signing Date (Mail)	9	10	11	12	14	-	-	15	16	17	18	19	-	21	22	23	24	25	26	-	28	29	30	1	2	3	-	5	6	7

OCTOBER

CD delivery date	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
Signing Date (Hand)	5	6	7	-	8	9	10	13	14	15	-	-	16	17	19	20	21	-	22	23	24	26	27	28	-	29	30	31	2	3	4
Signing Date (Mail)	8	9	10	-	13	14	15	16	17	19	-	-	20	21	22	23	24	-	26	27	28	29	30	31	-	2	3	4	5	6	7

NOVEMBER

CD delivery date	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
Signing Date (Hand)	-	5	6	7	9	10	12	-	13	14	-	16	17	18	-	19	20	21	23	24	25	-	27	28	30	-	1	2	-	3
Signing Date (Mail)	-	9	10	12	13	14	16	-	17	18	-	19	20	21	-	23	24	25	27	28	30	-	1	2	3	-	4	5	-	7

DECEMBER

CD delivery date	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
Signing Date (Hand)	4	5	7	8	9	-	10	11	12	14	15	16	-	17	18	19	21	22	23	-	24	26	28	29	-	30	-	31	2	4	5
Signing Date (Mail)	8	9	10	11	12	-	14	15	16	17	18	19	-	21	22	23	24	26	28	-	29	30	31	2	-	4	-	5	6	7	8

2026 Dates Impacting Your Signing Date:

JAN 1	NEW YEAR'S DAY	SEPT 7	LABOR DAY
JAN 19	MARTIN LUTHER KING, JR. DAY	OCT 12	COLUMBUS DAY
FEB 16	PRESIDENT'S DAY	NOV 11	VETERANS DAY
MAY 25	MEMORIAL DAY	NOV 26	THANKSGIVING DAY
JUNE 19	JUNETEENTH INDEPENDENCE DAY	DEC 25	CHRISTMAS DAY
JUL 4	INDEPENDENCE DAY		

NOTE: Our Company is open for business Columbus Day and Veterans Day and can sign eligible borrowers.

NOTE:

- The three-day period is measured by days, not hours. Thus, disclosure must be delivered three days before closing, and not 72 hours prior to closing.
- Disclosures may also be delivered electronically to start the Delivery Period and may be signed in compliance with E-Sign requirements.

Reference by day of the week

