

Property taxes could affect expenses when closing escrow. See below on how this can impact your transaction.

JAN 1ST Lien Date			APR 10TH 2nd Installment Delinquent			JUL 1ST Beginning of Fiscal Tax Year			LAST WEEK OF OCT Tax Bill Mailed for Current Fiscal Year		DEC 10TH 1st Installment Delinquent *		
FEB 1ST 2nd Installment Due			APR 15TH Last Day to File for Homeowners Exemption - 100% File by Dec 1st for 80%						NOV 1ST 1st Installment Due				
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec		
2nd Installment January 1-June 30						1st Installment July 1-December 31							

*Tax amounts will be prorated through escrow based on closing date and next installment due

NOTES

1. Owner must own and occupy property on the 1st of March to be eligible for applicable exemptions.
2. Penalties for delinquency are 10% on the date of delinquency plus \$10.00 costs for delinquent 2nd Installment. Thereafter, 1.5% per month of original tax amount until paid.
3. Property may be sold at public auction after 5 years of delinquency.

Tax Impound Reserve Schedule

Closing Month	1st Payment	Pay 1st in Escrow	Pay 2nd in Escrow	Number of Months Required By Lender to Impound
JANUARY	March			6
FEBRUARY	April		Yes	1
MARCH	May		Yes	2
APRIL	June		Yes	3
MAY	July			4
JUNE	August			5
JULY	September			6
AUGUST	October			7
SEPTEMBER	November			9
OCTOBER	December	Yes		4
NOVEMBER	January	Yes		5
DECEMBER	February	Yes		6

The number of months shown above are estimates and may vary according to individual lender requirements.