



**Annual Property Tax Bills are Collected in Two Installments**

<b>1st Installment</b>	<b>2nd Installment</b>
July thru December	January thru June
Due: November 1st	Due: February 1st
Late: December 10th	Late: April 10th

<b>Buyer</b>			<b>Seller</b>		
<b>If you close...</b>	<b>Buyer will owe</b>	<b>If taxes are current</b>	<b>If you close...</b>	<b>Seller will owe</b>	<b>If taxes are current</b>
January 1	6 months	of 2nd Installment	January 1	6 months	of 1st Installment
February 1	5 months	of 2nd Installment	February 1	1 months	of 2nd Installment
March 1	4 months	of 2nd Installment	March 1	2 months	of 2nd Installment
April 1	3 months	of 2nd Installment	April 1	3 months	of 2nd Installment
May 1	2 months	of 2nd Installment	May 1	4 months	of 2nd Installment
June 1	1 month	of 2nd Installment	June 1	5 months	of 2nd Installment
July 1	6 months	of 1st Installment	July 1	6 months	of 2nd Installment
August 1	5 months	of 1st Installment	August 1	1 months	of 1st Installment
September 1	4 months	of 1st Installment	September 1	2 months	of 1st Installment
October 1	3 months	of 1st Installment	October 1	3 months	of 1st Installment
November 1	2 months	of 1st Installment	November 1	4 months	of 1st Installment
December 1	1 month	of 1st Installment	December 1	5 months	of 1st Installment

<b>Lender Required Prepaid Impounds</b>			
<b>Month Recorded</b>	<b>1st Pmt. Due</b>	<b>Est. Tax Reserve</b>	<b>Status of Taxes</b>
January	March 1	5 months	1st Installment paid
February	April 1	1 month	Both Installments pd.
March	May 1	1 month	Both Installments pd.
April	June 1	2 months	Both Installments pd.
May	July 1	3 months	Both Installments pd.
June	August 1	4 months	Both Installments pd.
July	September 1	5 months	Paid thru June 30
August	October 1	6 months	Paid thru June 30
September	November 1	7 months	Paid thru June 30
October	December 1	6 months	2 mo. if 1st paid
November	January 1	3 months	1st Installment paid
December	February 1	4 months	1st Installment paid