

PROPERTY TAX PRORATION CHART

CLOSING MONTH	AMOUNT OF TAXES TO PRORATE BETWEEN BUYERS AND SELLERS	NUMBER OF MONTHS * REQUIRED IN RESERVES LENDER REQUIRED IMPOUNDS
January	Buyer pays 5 months plus # of days January	7 months
February	Buyer pays 4 months plus # of days in February	8 months
March	Buyer pays 3 months plus # of days in March	3 months
April	Buyer pays 2 months plus # of days in April	4 months
May	Buyer pays 1 month plus # of days in May	5 months
June	Buyer pays # of days in possession in June	6 months
July	Seller pays # of days in possession in July	7 months
August	Seller pays mo./days from July 1st to present	8 months
September	Seller pays mo./days from July 1st to present	9 months
October	Seller pays mo./days from July 1st to present	10 months
November	If not paid yet, Seller pays mo./days from July to present	5 months
December	Buyer pays 6 months plus # of days in December	6 months

* # of months in reserves include two extra months generally required by lenders.

First Installment Taxes must be paid for any loan funded after November 1.

Second Installment Taxes must be paid for any loan funded after March 1.

First Installment Due: November 1 Delinquent: December 10

Second Installment Due: February 1 Delinquent: April 10

Information contained is for reference only. Please verify figures during escrow.

Example only, information deemed reliable, but accuracy is not guaranteed.