

Tax Calendar, Escrow Tax Proration Chart & Impounds Table

Prorations of these charges are crucial to the escrow process. Information is reliable but not guaranteed.



JANUARY	Calendar Year Begins.
FEBRUARY	February 1st - 2nd Installment of Current Taxes Become Due.
MARCH	
APRIL	April 10th- 5:00PM Second Installment Becomes Delinquent. 10% penalty attaches plus \$10.00 delinquent list charge.
MAY	
JUNE	
JULY	July 1st- All Property with Delinquent Taxes "Goes to Sale" 1.5% per month for the next 12 months is charged on delinquent taxes, plus \$10.00.
AUGUST	
SEPTEMBER	
OCTOBER	Nov. 1st — 1st Installment of Current Taxes Become Due.
NOVEMBER	
DECEMBER	Dec. 10th- 5:00 PM 1st Installment Becomes Delinquent. 10% penalty attaches.

Title Tip: If you have a transaction in escrow... Have your Sellers pay the 1st installment property taxes in the form of a cashier's check, payable to the Tax Collector and deliver to the Title Company to avoid the Title Company from holding funds at close of escrow in order to verify the taxes have been paid. The check once delivered to the Title Company will be documented in their file and then forwarded to the Tax Collector.

If the taxes were already paid, the Title Company may have to hold funds until they can verify payment.

Please contact your title representative to ensure the taxes are taken care of correctly during your transaction to avoid any delays or holding of funds at close of escrow.

Ist Payment Date	Months Reserved	PROPERTY TAX IMPOUNDS TABLE
January	3	
February	4	
March	5	
April	3	
May	4	
June	5	
July	6	
August	7	
September	8	
October	9	
November	3	
December	4	

TAX PRORATIONS			
CLOSING DATE	July 1	No Prorations	
	August 1	Charge Seller 1 Month	Credit Buyer 1 Month
	September 1	Charge Seller 2 Months	Credit Buyer 2 Months
	October 1	Charge Seller 3 Months	Credit Buyer 3 Months
		Collect 1st Installment Taxes From Sellers Account	
	November 1	Credit Seller 2 Months	Charge Buyer 2 Months
	December 1	Credit Seller 1 Month	Charge Buyer 1 Month
	January 1	No Proration	
		Collect 2nd Installment Taxes From Sellers Account	
	February 1	Charge Buyer 5 Months	Credit Seller 5 Months
	March 1	Charge Buyer 4 Months	Credit Seller 4 Months
	April 1	Charge Buyer 3 Months	Credit Seller 3 Months
	May 1	Charge Buyer 2 Months	Credit Seller 2 Months
June 1	Charge Buyer 1 Month	Credit Seller 1 Month	