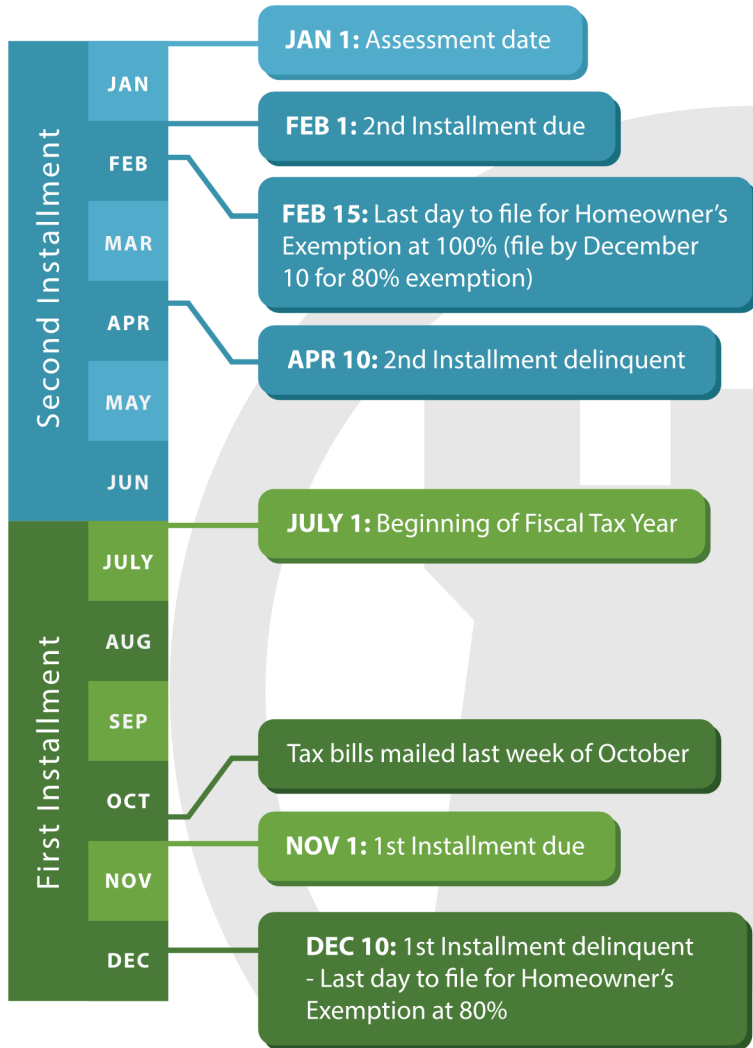




Property Tax Calendar



Closing Month	1st Payment	In Escrow Pay 1st	Pay 2nd	Est no. of mos. required by Lender to impound
Jan	Mar	~	Yes	0
Feb	Apr	~	Yes	0
Mar	May	~	Yes	1
Apr	Jun	~	Yes	2
May	July	~	~	3
Jun	Aug	~	~	4
July	Sep	~	~	5
Aug	Oct	No	~	6
Sep	Nov	No	~	7
Oct	Dec	Yes	~	2
Nov	Jan	Yes	~	3
Dec	Feb	Yes	~	4

Note: Add one month for government loans

Tax Calendar Notes

Penalties for delinquency are 10% on date of delinquency, plus \$10.00 for delinquent 2nd installment. Thereafter, 1.5% per month of original tax amount until paid.

Property may be sold at public auction after 5 years of delinquency.

Tax Impound Reserve Schedule Notes

The Impound Reserve Schedule shows "minimum" months required by lenders to collect a sufficient amount to pay the next tax installment. The listed months are approximate and to be used as an example only. Please refer to your Lender for specific requirements and conditions on impounds on your loan(s).

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