



TAX PRORATIONS

CLOSING DATE:

JUL 1	NO PRORATIONS
AUG 1	Charge Seller 1 month Credit Buyer 1 month
SEP 1	Charge Seller 2 months Credit Buyer 2 months
OCT 1	Charge Seller 3 months Credit Buyer 3 months
NOV 1	<u>Collect 1st Installment Taxes From Sellers Account</u> Credit Seller 2 months Charge Buyer 2 months
DEC 1	Charge Buyer 1 month Credit Seller 1 month

CLOSING DATE:

JAN 1	NO PRORATIONS
FEB 1	<u>Collect 2nd Installment Taxes From Sellers Account</u> Charge Buyer 5 months Credit Seller 5 months
MAR 1	Charge Buyer 4 months Credit Seller 4 months
APR 1	Charge Buyer 3 months Credit Seller 3 months
MAY 1	Charge Buyer 2 months Credit Seller 2 months
JUN 1	Charge Buyer 1 month Credit Seller 1 month

TAX CALENDAR

JUL	July 1	Beginning of fiscal year Owners to be informed of new values
AUG		
SEP	September	In mid September tax rates set
OCT	October	Tax bills mailed last week
NOV	November 1	First Installment Due
DEC	December 10	First Installment Delinquent, if not paid by
JAN	January 1	Assessment Date
FEB	February 1	Second Installment Due
MAR	March 1	Taxes On Unsecured Roll Due
APR	April 10 April 15	Second Installment Delinquent, if not paid by Last day to file Homeowners, Veterans and Senior Citizens Exemptions
MAY		
JUN	June 8	Publication date for delinquent taxes

Deemed Reliable But Not Guaranteed.