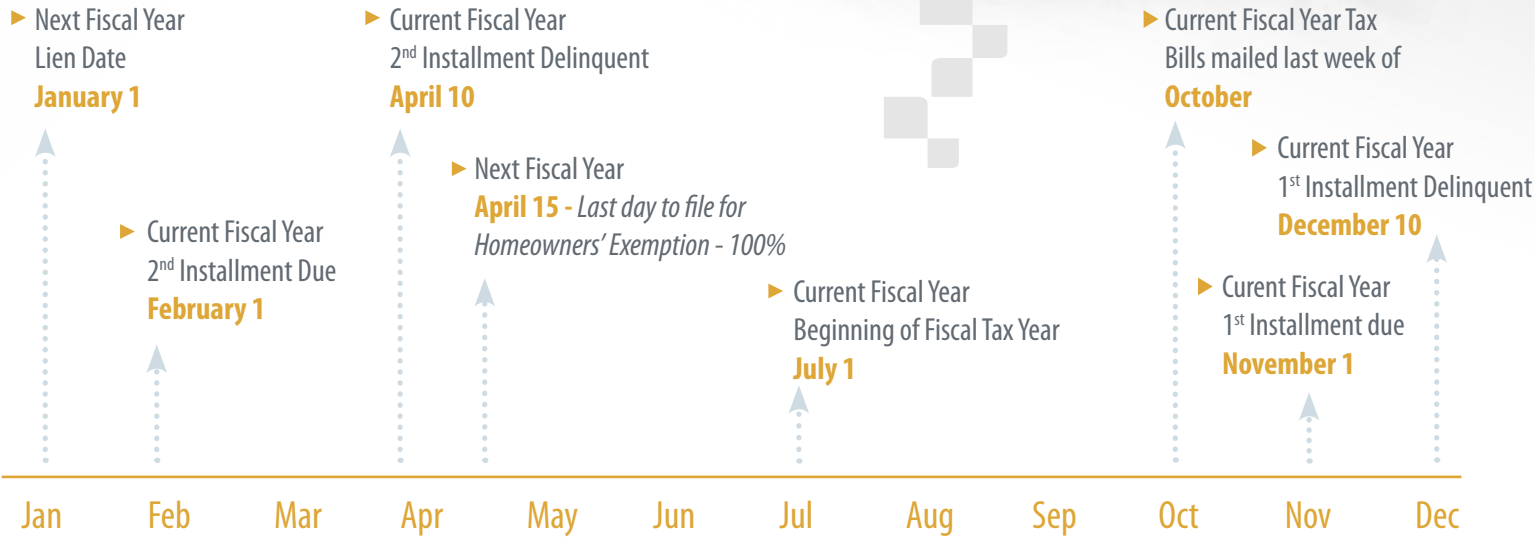


Quick Guide to Property Taxes

Property Tax Timeline



Tax Impound Reserve Schedule

Closing Month	First Payment	Pay 1 st in Escrow	Pay 2 nd in Escrow	Months required by Lender to impound
January	March		Yes*	5
February	April		Yes*	0
March	May		Yes	1
April	June		Yes	2
May	July		Yes	3
June	August		Yes	4
July	September		Yes	5
August	October	?		6
September	November	Yes		7
October	December	Yes		2
November	January	Yes		3
December	February	Yes		4

Notes: Owner must own and occupy property on the first of March to be eligible for applicable exemptions. Penalties for delinquency are 10% on the date of delinquency plus \$10 costs for delinquent second installments. Property may be sold at public auction after five years of delinquency. The above excludes payment requirements for supplement taxes.

*Lender may or may not require payment