



PROPERTY TAX PRORATE CHART

CLOSING MONTH	# OF MONTHS* REQ'D IN RESERVES	AMOUNT OF TAXES TO PRORATE BETWEEN BUYERS & SELLERS
JANUARY	7 months	Buyer pays 5 months plus # of days in January
FEBRUARY	8 months	Buyer pays 4 months plus # of days in February
MARCH	3 months	Buyer pays 3 months plus # of days in March
APRIL	4 months	Buyer pays 2 months plus # of days in April
MAY	5 months	Buyer pays 1 month plus # of days in May
JUNE	6 months	Buyer pays # of days in possession for June
JULY	7 months	Seller pays # of days in possession for July
AUGUST	8 months	Seller pays mo/days from July 1st to Present
SEPTEMBER	9 months	Seller pays mo/days from July 1st to Present
OCTOBER	10 months	Seller pays mo/days from July 1st to Present
NOVEMBER	5 months	If not paid yet, Seller pays mo/days from July 1st to Present
DECEMBER	6 months	Buyer pays 6 months plus # of days in December

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*** # 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: Nov. 1, **Delinquent:** Dec. 10

Second Installment Due: Feb. 1, **Delinquent:** April 10.

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