



## PROPERTY TAX PRORATE CHART

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