

Property Tax Payment Information

If your transaction is in Escrow, it is most important that you read the following information concerning payment of real property taxes, which will be delinquent after **DECEMBER 10th**.

1. To verify whether real property taxes are open or paid on your subject property, you may contact your Guardian Title Sales Representative. They will be aware of the tax status and will be able to help you take the necessary steps to see that the taxes are paid.
2. If the current installment of taxes has **NOT** been paid, it **SHOULD NOT** be paid directly to the tax collector. **A CASHIER'S CHECK** in the amount of the installment due payable to the appropriate county tax collector should be forwarded to Escrow (at least five (5) business days before delinquent). This procedure will allow us to verify payment of the taxes and will avoid a possible four to six week delay for such verification, as well as possible double payments.
3. Either installment of a new tax bill can be paid from the proceeds at the close of escrow. It is important to understand, however, should the escrow close after the DELINQUENCY DATE, there will be at least a 10% penalty paid by you, if item (2.) is not followed.
4. If either or both installments of taxes have been paid, but cannot be verified, you should be prepared to provide CANCELLED CHECKS or CREDIT CARD STATEMENTS for such payments.
5. If an impound account exists with the lender, taxes will be paid from it prior to the delinquency date. If escrow is to close prior to the due date, verification of payment from the lender in writing will be required. If the loan is paid off prior to the tax's due date, the lender may apply the tax money they are holding to the payoff amount rather than pay the taxes.

PLEASE NOTE: If a SEPARATE SUPPLEMENTAL tax bill has been received recently, the above procedures should be followed and **BOTH HALVES SHOULD BE PAID.**

If you have an escrow closing between now and the beginning of

December, we hope this will assist in keeping you informed of procedures that may need to be completed during the course of your escrow.



This information is provided to make you aware of the actions Guardian Title is taking to ensure your transactions close efficiently during tax time.

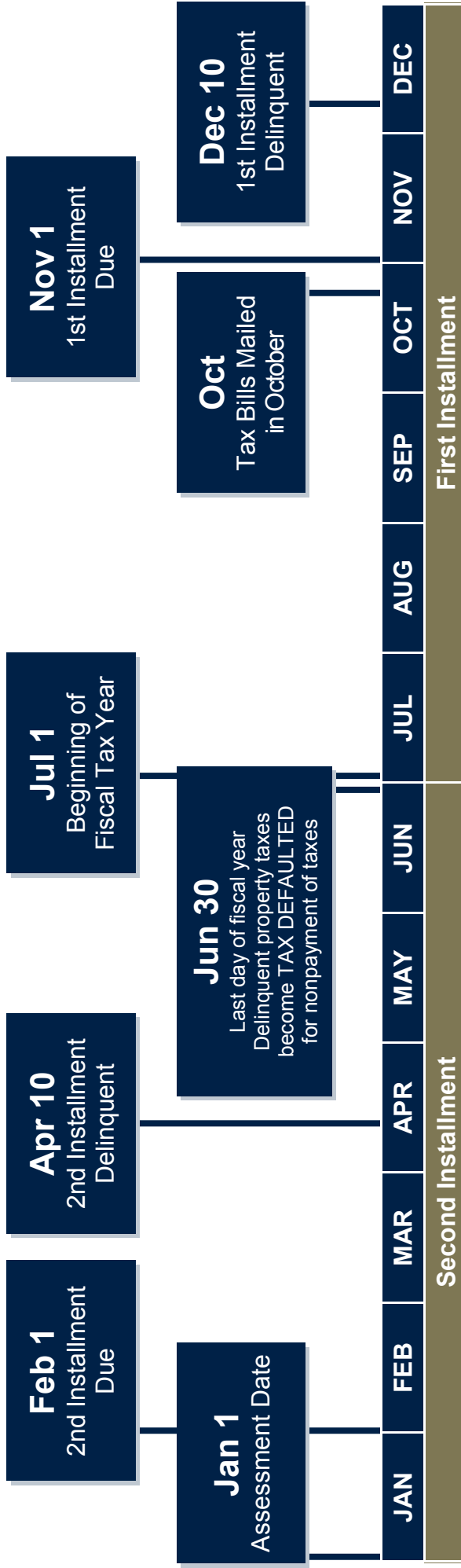
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T I T L E C O M P A N Y

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(888) 485-3565

California Property Tax Calendar



TAX CALENDAR NOTES:

- Penalties for delinquency are 10% on date of delinquency, plus costs for delinquent 2nd Installment. Thereafter, 1.5% (may vary) per month of original tax amount plus penalties and costs until paid.
- Residential property may be sold at public auction after 5 years of delinquency.

Paying taxes in accordance with escrow's and lender's instructions is part of the closing process. Guardian Title Company provides tax information on the title report.

Closing Month	1st Payment	In Escrow Pay 1st	Pay 2nd	Estimated No. of Mos. Lender to Impound*
January	March	~	Yes	2
February	April	~	Yes	2
March	May	~	Yes	3
April	June	~	Yes	4
May	July	~	~	5
June	August	~	~	6
July	September	~	~	7
August	October	No	~	8
September	November	No	~	9
October	December	Yes	~	4
November	January	Yes	~	5
December	February	Yes	~	6



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