



Real Estate Tax Impound / Payment Schedule

Closing/Funding Month	First Payment Due Date	Reserve for Taxes & Insurance (Taxes Paid 4/30 & 10/30)	Escrow Instruction for Real Property Taxes
January	March 1	6 months	Previous year must be paid in full
February	April 1	7 months if current year's tax amount is not available	Previous year must be paid in full
		1 month if current year's tax amount is available	Pay first 1/2 of the year
March	May 1	2 months	Pay first 1/2 of the year
April	June 1	3 months	Pay first 1/2 of the year
May	July 1	4 months	Pay first 1/2 of the year
June	August 1	5 months	First 1/2 taxes should be paid
July	September 1	6 months	First 1/2 taxes should be paid
August	October 1	1 month	Pay second 1/2 of the year
September	November 1	2 months	Pay second 1/2 of the year
October	December 1	3 months	Pay second 1/2 of the year
November	January 1	4 months	Full year taxes should be paid
December	February 1	5 months	Full year taxes should be paid

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