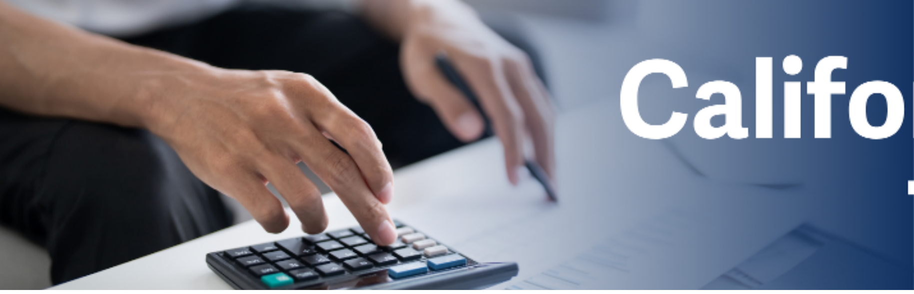

California Property Tax Calendar

ESTIMATED MONTHS REQUIRED BY LENDER TO IMPOUND

Close Month	First Payment	In Escrow Pay 1st	Pay 2nd	Estimated No. of Months Required by Lender to Impound*
JAN	MAR	-	Yes	2
FEB	APR	-	Yes	2
MAR	MAY	-	Yes	3
APR	JUN	-	Yes	4
MAY	JUL	-	-	5
JUN	AUG	-	-	6

Close Month	First Payment	In Escrow Pay 1st	Pay 2nd	Estimated No. of Months Required by Lender to Impound*
JUL	SEP	-	-	7
AUG	OCT	No	-	8
SEP	NOV	No	-	9
OCT	DEC	Yes	-	4
NOV	JAN	Yes	-	5
DEC	FEB	Yes	-	6

It is the lender's responsibility to determine the specific number of months to impound.
The amounts listed above are estimates only. Check with the lender for specific details.

TAX CALENDAR NOTES:

Penalties for delinquency apply as follows:

1. First Installment (1^{st} half): A 10% penalty is added if payment is not made by the delinquency date.
2. Second Installment (2^{nd} half): A 10% plus a $10 cost is added upon delinquency.
3. Ongoing delinquency: Thereafter interest accrues at 1.5% per month (rate may vary) on the original unpaid tax amount, including penalties and costs, until the balance is paid in full.
4. Residential Property may be sold at public auction after five years of delinquency, vacant land can be sold three years after delinquency.

TAX CALENDAR TIMELINE

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC

2nd Installment Period (Jan-Jun)

JAN 1: Assessment Date

FEB 1: 2nd Installment Due

APR 10: 2nd Installment **Delinquent**

JUN 30: Last Day of Fiscal Year Delinquent Property Taxes Become **TAX DEFAULTED** for Nonpayment of Taxes

1st Installment Period (Jul-Dec)

JUL 1: Beginning of Fiscal Tax Year

OCT: Tax Bills Mailed

NOV 1: 1st Installment Due

DEC 10: 1st Installment **Delinquent**

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

PROGRESSIVE
TITLE COMPANY, INC.