



Sophisticated Escrow Service, Anytime...Anywhere™

Property Taxes 2003-2004

The first half of the 2003-2004 property taxes will be due and payable on November 1, 2003, and delinquent after December 10, 2003 at 5:00 p.m.

The second half taxes are due and payable on February 1, 2004, and delinquent after April 10, 2004 at 5:00 p.m.

If you have any transactions in escrow, please check with your Seller's to see how their taxes are paid:

If their existing Lender of record pays their taxes directly from their Impound Account, your Title Company will require verification in writing showing that the Lender has paid the taxes. If the Seller's pay their taxes themselves, your Title Company will require a copy of the cancelled check, (front and back side).

As a service to you, if the Seller brings to the Title Company, prior to the delinquent date, a cashier's check for the amount of the taxes owed, your Title Company will pay them directly for the Seller and document that the taxes have been paid.

If the above procedures are not followed, it is possible that the Title Company may have to hold from the closing proceeds that amount of taxes due until proof of payment can be provided.

January	February	March
<u>January 1st</u> - Assessment Due Date	<u>February 1st</u> - 2 nd Installment Property Taxes Due Date	<u>March 1st</u> - Taxes on Unsecured Roll Due

April	June	July
<u>April 10th</u> - 2 nd Installment Property Taxes Delinquent Date <u>April 15th</u> - Last day to file Homeowner's, Veterans, and Senior Citizen Exemptions	<u>June 1st</u> - Beginning of Fiscal Year to June 30 th of the following year.	<u>July 1st</u> - Properties with Delinquent Taxes Sole to the State <u>July 1st</u> - Homeowner's to be informed of New Values <u>July (First Monday)</u> - Assessment Appeals Board <u>July 30th</u> - Last day to advise Homeowner's of New Values

September	October	November
<u>September (mid-month)</u> - Tax Rates set	<u>October (last week)</u> - Tax Bills are mailed	<u>November 1st</u> - First Installment Property Taxes Due

Log on to www.SterlingEscrow.net to
view your transaction status and obtain escrow documents,
anytime... anywhere!



Kimberley Levreau
Escrow Officer