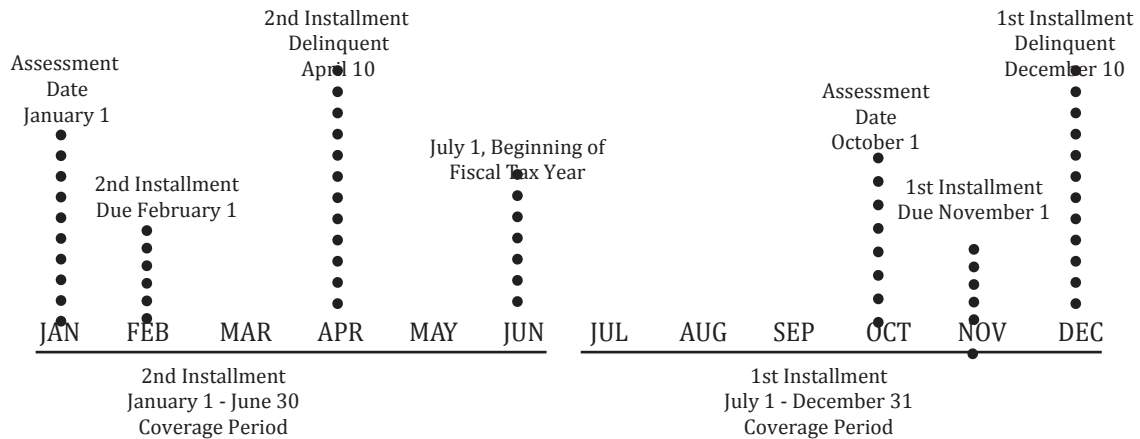




Useful Tax Information

Tax Calendar



Tax Impound Reserve Schedule

CLOSING MONTH	1ST PAYMENT	PAID IN ESCROW		ESTIMATED NUMBER OF MONTHS REQUIRED BY LENDER TO IMPOUND
		PAY 1ST	PAY 2ND	
January	March	-----	Yes	0
February	April	-----	Yes	1
March	May	-----	Yes	2
April	June	-----	Yes	3
May	July	-----	-----	4
June	August	-----	-----	5
July	September	-----	-----	6
August	October	No	-----	7
September	November	No	-----	8
October	December	Yes	-----	3
November	January	Yes	-----	4
December	February	Yes	-----	5

*Standard formula for estimating monthly taxes: 1.25% of purchase price divided by 12
Actual number of months prepaid in escrow varies by Lender*

Notes:

Requirement: 1st Installment taxes must be paid for any loan funded after October 1. 2nd Installment taxes must be paid for any loan funded after January 1.

Tax Bill: 1st Installment due November 1 - Delinquent December 10. 2nd Installment due February 1 - Delinquent April 10.

Hazard Insurance: Collect 2 months, or, if a refinance, collect a sufficient amount to pay the next bill one month prior to the due date. (On a refinance, there must be a minimum of 6 months remaining on term of policy, or a full year will be required.)