

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Month Hazard Insurance Expires	JAN	PIC	1	2	3	4	5	6	7	8	9	10	11
	FEB	11	PIC	1	2	3	4	5	6	7	8	9	10
	MAR	10	11	PIC	1	2	3	4	5	6	7	8	9
	APR	9	10	11	PIC	1	2	3	4	5	6	7	8
	MAY	8	9	10	11	PIC	1	2	3	4	5	6	7
	JUN	7	8	9	10	11	PIC	1	2	3	4	5	6
	JUL	6	7	8	9	10	11	PIC	1	2	3	4	5
	AUG	5	6	7	8	9	10	11	PIC	1	2	3	4
	SEP	4	5	6	7	8	9	10	11	PIC	1	2	3
	OCT	3	4	5	6	7	8	9	10	11	PIC	1	2
	NOV	2	3	4	5	6	7	8	9	10	11	PIC	1
	DEC	1	2	3	4	5	6	7	8	9	10	11	PIC

PIC = Pay In Closing or escrow. If the loan is in PIC, you also need to collect two months of cushion.

Note: For purchasing loans, you always need to collect hazard insurance premium at closing plus two months cushion.

INSTALLMENT / DUE DATE	FIRST PAYMENT DATE	TAX MESSAGE	MONTHS TO IMPOUND
	January	1 st Half Paid	5
	February	1 st Half Paid	6
	March	1 st Half Paid	7
2 nd Delinquent April 10th	April	Full Previous Year Paid	2
	May	Full Previous Year Paid	3
	June	Full Previous Year Paid	4
	July	Full Previous Year Paid	5
	August	Full Previous Year Paid	6
	September	Full Previous Year Paid	7
	October	Full Previous Year Paid	8
1 st Due November 1 st	November	Full Previous Year Paid	9
	December	Full Previous Year Paid 1 st Half Paid	4

Tax Impound Calculations:

- Purchase – Sales Price x 1.25% = /2
- Refinance – On Title Report: 1st Installment + 2nd Installment = /2

				# of Months to collect for Tax Impounds based on 1 st Payment date											
State	Frequency	1 st Installment	2 nd Installment	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Alabama	Annual	Oct 1 st		2	3	4	5	6	7	8	9	10	11	12	2*
Alaska	Semi-Annual	Jun 15 th	Aug 15 th	5	6	7	8	9	10	11	12	13	2*	3	4
Arizona	Semi Annual	Nov 31 st	May 1 st	4	5	6	2*	2	3	4	5	6	2*	2	3
Arkansas	Quarterly	Apr 1 st		11	12	2*	2	3	4	5	6	7	8	9	10
California	Semi-Annual	Dec 10 th	April 10 th	5	6	2*	2	3	4	5	6	7	8	3*	4
Colorado	Semi-Annual	Feb 28 th	Jun 15 th	9	4*	3	4	2*	2	3	4	5	6	7	8
Connecticut	Semi-Annual	Jul 1 st	Jan 1 st	3	4	5	6	7	2*	2	3	4	5	6	2*
DC	Semi-Annual	Sep 1 st	Mar 1 st	6	7	2*	3	4	5	6	2*	2	3	4	5
Delaware	Annual	Jun 15 th	Aug 15 th	6	7	8	9	10	11	12	13	2*	3	4	5
Florida	Annual	Nov 30 th		3	4	5	6	7	8	9	10	11	12	2*	2
Georgia	Varies	Contact Tax Office													
Hawaii	Semi-Annual	Aug 20 th	Feb 20 th	2*	2	3	4	5	6	2*	2	3	4	5	6
Idaho	Semi-Annual	Dec 20 th	Jun 20 th	3	4	5	6	2*	2	3	4	5	6	2*	2
Illinois	Varies	Contact Tax Office													
Indiana	Semi-Annual	May 10 th	Nov 10 th	4	5	6	7	2*	3	4	5	6	7	2*	3
Iowa	Semi-Annual	Sep 1 st	Mar 1 st	6	7	2*	3	4	5	6	2*	2	3	4	5
Kansas	Semi-Annual	Dec 1 st	Jun 1 st	3	4	5	6	2*	2	3	4	5	6	2*	2

*Indicates months collected if installment due is paid through closing. |Actual impounds may vary based on the circumstances of the loan.

				# of Months to collect for Tax Impounds based on 1 st Payment date											
State	Frequency	1 st Installment	2 nd Installment	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Kentucky	Annual	Sep 1 st		2	3	4	5	6	7	8	9	10	11	12	2*
Louisiana	Annual	Dec 1 st		3	4	5	6	7	8	9	10	11	12	13	2*
Maryland	Annual	Jul 1 st		8	9	10	11	12	2*	2	3	4	5	6	7
Massachusetts	Quarterly	Aug 1 st , Nov 1 st	Feb 1 st , May 1 st	4	2*	3	4	2*	3	4	2*	3	4	2*	3
Michigan	Annual	Jul 1 st or Dec 1 st		3	4	5	6	7	2*	2	3	4	5	6	2*
Minnesota	Semi-Annual	May 15 th	Oct 15 th	3	4	5	2*	2	2	3	4	2*	2	2	3
Mississippi	Annual	Jan 1 st		2	3	4	5	6	7	8	9	10	11	12	2*
Missouri	Annual	Dec 31 st		3	4	5	6	7	8	9	10	11	12	13	2*
Montana	Semi-Annual	Nov 1 st	May 1 st	4	5	6	7	2*	3	4	5	6	7	2*	3
Nebraska	Semi-Annual	Apr 1 st	Aug 1 st	6	3*	3*	4	5	6	2*	2*	3	3	4	5
Nevada	Quarterly	Aug 19 th , Oct 7 th	Jan 6 th , Mar 2 nd	3	2*	2	3	4	5	3*	4	2*	3	4	2*
New Hampshire	Semi-Annual	Jul 1 st	Dec 1 st	3	4	5	6	7	2*	2	3	4	5	6	2*
New Jersey	Quarterly	Feb 1 st , May 1 st	Aug 1 st , Nov 1 st	2*	2	3	2*	2	3	2*	2	3	2*	2	3
New Mexico	Semi-Annual	Dec 1 st	May 1 st	3	4	5	2*	2	2	3	4	5	6	2*	2
North Carolina	Varies	Contact Tax Office													
North Dakota	Semi-Annual	Mar 1 st	Oct 1 st	5	6	7	8	3*	4	5	6	7	2*	3	4
Ohio	Semi-Annual	Jul 1 st	Mar 1 st	3	4	5	6	2*	2	3	4	5	6	2*	2

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State	Frequency	1 st Installment	2 nd Installment	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Oklahoma	Semi-Annual	Dec 1 st	Mar 1 st	5	6	2*	2	3	4	5	6	7	8	3*	4
Oregon	Annual	Nov 15 th		4	5	6	7	8	9	10	11	12	2*	2	3
Pennsylvania	Annual	May 1 st		10	11	12	2*	2	3	4	5	6	7	8	9
Rhode Island	Varies	Contact Tax Office													
South Carolina	Annual	Sep 1 st		2	3	4	5	6	7	8	9	10	11	12	2*
South Dakota	Semi-Annual	May 1 st	Nov 1 st	4	5	6	2*	2	3	4	5	6	2*	2	3
Tennessee	Annual	Oct 1 st		5	6	7	8	9	10	11	12	2*	3	4	5
Texas	Annual	Jan 31 st		2	3	4	5	6	7	8	9	10	11	12	2*
Utah	Annual	Nov 30 th		3	4	5	6	7	8	9	10	11	12	2*	2
Virginia	Varies	Contact Tax Office													
Washington	Semi-Annual	May 2 nd	Nov 1 st	4	5	6	2*	2	3	4	5	6	2*	2	3
West Virginia	Semi-Annual	Sep 1 st	Mar 1 st	6	7	2*	3	4	5	6	2*	2	3	4	5
Wisconsin	Semi-Annual	Jan 1 st	Jul 1 st	2*	3	4	5	6	7	2*	3	4	5	6	7
Wyoming	Semi-Annual	Nov 1 st	May 1 st	4	5	6	7	2*	3	4	5	6	7	2*	3

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