

Installment #/Due Date	First Payment Month	Tax Message	Months to Impound
	January	Paid in Full	4
	February	Paid in Full	5
	March	Paid in Full	6
	April	Paid in Full	7
	May	Paid in Full	8
	June	Paid in Full	9
	July	Paid in Full	10
	August	Paid in Full	11
	September	Paid in Full	12
1st Due October 1	October	Full Previous paid	2
	November	Paid in Full	2
	December	Paid in Full	3



ARIZONA

Installment #/Due Date	First Payment Month	Tax Message	Months to Impound
	January	1 st Half Paid	5
	February	1 st Half Paid	6
2 nd Due March 1	March	Full Previous Year Paid	2
	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
1 st Due October 1	October	Full Previous Year Paid 1 st Half Paid	8 2
	November	1 st Half Paid	3
	December	1 st Half Paid	4

Installment #/Due Date	First Payment Month	Tax Message	Months to Impound
	January	1 st Half Paid	5
	February	1 st and 2 nd ½ paid	2
2nd Due March 1	March	Full previous Year Paid	2
	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
1st Due November 1	November	Paid 1 st Half Paid	3
	December	1 st Half Paid	4

Notes: Escrow State- except Northern CA.

Installment#/Due Date	First Payment Month	Tax Message	Months to Impound
	January	Full Year Paid	8
1st Due February 1	February	1 st Half paid	3
	March	1 st Half Paid	4
	April	1 st Half Paid	5
	May	1 st Half Paid	6
2nd Due June 1	June	Full Year Paid	2
	July	Full Year Paid	2
	August	Full Year Paid	3
	September	Full Year Paid	4
	October	Full Year Paid	5
	November	Full Year Paid	6
	December	Full Year Paid	7

***Notes: EL PASO COUNT**

2 options for due dates

4/30 or Semi Annual 02/ 28 and 6/15

ADMAS COUNTY

Due 01/01



CONNECTICUT

Installment#/Due Date	First Payment Month	Tax Message	Months to Impound
Varies Per County			

***Note: Property taxes in the state of CN vary by county request tax cert for scheduled dates.**

Installment #/Due Date	First Payment Month	Tax Message	Months to Impounds
	January	1 st Half Paid	5
	February	1 st Half Paid	6
2nd Installment Due	March	2 nd Half Paid	2
	April	Full Year Paid	2
	May	Full Year Paid	3
	June	Full Year Paid	4
	July	Full Year Paid	5
	August	Full Year Paid	6
1st Installment Due	September	1 st Half to be paid	2
	October	1 st Half Paid	2
	November	1 st Half Paid	3
	December	1 st Half Paid	4



FLORIDA

Installment#/Due Date	First Payment Month	Tax Message	Months to Impound
	January	Full Year Paid	3
	February	Full Year Paid	4
	March	Full Year Paid	5
	April	Full Year Paid	6
	May	Full Year Paid	7
	June	Full Year Paid	8
	July	Full Year Paid	9
	August	Full Year Paid	10
	September	Full Year Paid	11
	October	Full Previous Year Paid	12
Full Year Due Nov. 1	November	Full Year Paid	2
	December	Full Year Paid	2



GEORGIA

Installments#/Due Dates	First Payment Month	Tax Message	Months to Impound
VARIES PER COUNTY			

***Note: Property taxes in the state of GA vary by county request tax cert for scheduled dates.**



ILLINOIS

Installment #/Due Dates	First Payment Month	Tax Message	Months to Impound
	January	All Taxes Current	5
	February	All Taxes Current	6
1st installment due March 1	March	1 st Half Taxes to be Paid	2
	April	1 st Half Taxes to be Paid	2
	May	1 st Half Taxes to be Paid	3
	June	1 st Half Taxes to be Paid	4
	July	1 st Half Taxes to be Paid	5
	August	1 st Half Taxes to be Paid	6
2nd Installment due Sept 1	September	2 nd Half Taxes to be Paid	2
	October	2 nd Half Paid	2
	November	2 nd Half Paid	3
	December	2 nd Half Paid	4

***Note: Property taxes in the state of IL can vary by county request tax cert to confirm scheduled dates.**



MAINE

Installment#/Due Dates	First Payment Month	Tax Message	Months to Impound
VARIES PER COUNTY			

***Note: Property taxes in the state of ME vary by county request tax cert for scheduled dates.**



MARYLAND

Installment#/Due Date	First Payment Month	Tax Message	Months to Impound
	January	Full Year Paid	2
	February	Full Year Paid	3
	March	Full Year Paid	4
	April	Full Year Paid	5
	May	Full Year Paid	6
	June	Full Year Paid	7
1st Due July 1	July	1 st Half Paid	2
	August	1 st Half Paid	3
	September	1 st Half Paid	4
	October	1 st Half Paid	5
	November	1 st Half Paid	6
2nd Due Dec. 1	December	Full Year Paid	2

***Note: Due dates on Chart are for Primary Residence**

**** Second homes/investment Properties taxes due Annually in September**

*****Verify due dates with county property is locates in**



MASSACHUSETTS

Installment#/Due Date	First Payment Month	Tax Message	Months to Impound
	January	1 st /2 nd installment Paid	3
3 rd Due Feb. 1	February	3 rd installment to be paid	2
	March	1 st /2 nd /3 rd /Installment paid	2
	April	1 st /2 nd /3 rd installment paid	3
4 th Due May 1	May	4 th Installment to be Paid	2
	June	Full Year Paid	2
	July	Full Year Paid	3
1 st Due Aug.1	August	1 st Installment to be Paid	2
	September	1 st Half Paid	2
	October	1 st Half Paid	3
2 nd Due Nov. 1	November	2 nd Installment to be Paid	2
	December	1 st /2 nd installment Paid	2



MICHIGAN

Installment#/Due Dates	First Payment Month	Tax Message	Months to Impound
VARIES PER COUNTY			

Note: PROPERTY TAXES IN MICHIGAN VARY BY COUNTY NEED COUNTY TAX CERT FOR SCHEDULE



NEW HAMPSHIRE

Installment#/Due Dates	First Payment Month	Tax Message	Months to Impound
	January	Full Previous Year Paid	2
	February	Full Previous Year Paid	3
	March	Full Previous Year Paid	4
	April	Full Previous Year Paid	5
	May	Full Previous Year Paid	6
	June	Full Previous Year Paid	7
1st Installment Due	July	1 st Half Paid	2
	August	1 st Half Paid	3
	September	1 st Half Paid	4
	October	1 st Half Paid	5
	November	1 st Half Paid	6
2nd Installment Due	December	Full Previous Year Paid	2



New Jersey

Installment#/Due Dates	First Payment Month	Tax Message	Months to Impound
	January	Pay All	3
1st Installment Due	February	Pay 1st	2
	March	Pay 1st	2
	April	Pay 1st	3
2nd Installment Due	May	Pay 1st and 2nd	2
	June	Pay 1 st and 2 nd	2
	July	Pay 1 st and 2 nd	3
3rd Installment Due	August	Pay 1st, 2nd, and 3rd	2
	September	Pay 1 st , 2 nd , and 3 rd	3
	October	Pay 1 st , 2 nd , and 3 rd	3
4th Installment Due	November	Pay All	2
	December	Pay All	2



NEW MEXICO

Installment#/Due Dates	First Payment Month	Tax Message	Month to Impound
	January	1 st Half Paid	3
	February	1 st Half Paid	4
	March	1 st Half Paid	5
	April	1 st Half Paid	6
2 nd Due May 1	May	Full Year Paid	2
	June	Full Year Paid	2
	July	Full Year Paid	3
	August	Full Year Paid	4
	September	Full Year Paid	5
	October	Full Year Paid	6
	November	Full Year Paid	7
1 st Due December 1	December	Full Year Paid 1 st Half Paid	8 2



NORTH CAROLINA

Installment#/Due Dates	First Payment Month	Tax Message	Months to Impound
	January	Full Year Paid	5
	February	Full Year Paid	6
	March	Full Year Paid	7
	April	Full Year Paid	8
	May	Full Year Paid	9
	June	Full Year Paid	10
	July	Full Year Paid	11
	August	Full Previous Year Paid	12
Full Year Due Sept. 1	September	Full Year Paid	2
	October	Full Year Paid	2
	November	Full Year Paid	3
	December	Full Year Paid	4



OREGAN

Installment#/Due Date	First Payment Month	Tax Message	Months to Impound
	January	Full Year Paid	3
	February	Full Year Paid	4
	March	Full Year Paid	5
	April	Full Year Paid	6
	May	Full Year Paid	7
	June	Full Year Paid	8
	July	Full Year Paid	9
	August	Full Year Paid	10
	September	Full Year Paid	11
	October	Full Year Paid	12
1 st Due Nov. 1	November	Full Pervious Year Paid	2
	December	Full Year Paid	2

Notes: You may choose to pay in three equal installments, there is no discount with this option and interest does not accrue if paid timely.

- **First 1/3 due on or before Nov. 15**
- **Second 1/3 due on or before Feb. 15**
- **Final 1/3 due on or before May 15**

However, if we impound as chart reads borrower receives a 3% discount.

Or pay 2/3 by Nov. 15, receive a 2% discount and pay the final 1/3 by the following May 15



PENNSYLVANIA

Installment#/Due Date	First Payment Month	Tax Message	Months to Impound
VARIES PER COUNTY			

***Note: Property taxes in the state of PA vary by county request tax cert for scheduled dates.**



TENNESSEE

Installments#/Due Dates	First Payment Month	Tax Message	Month to Impound
	January	Full Year Paid	4
	February	Full Year Paid	5
	March	Full Year Paid	6
	April	Full Year Paid	7
	May	Full Year Paid	8
	June	Full Year Paid	9
	July	Full Year Paid	10
	August	Full Year Paid	11
	September	Full Year Paid	12
Full Year Due Oct. 1	October	Full Pervious Year Paid	2
	November	Full Year Paid	2
	December	Full Year Paid	3

***Note: Chart above for Montgomery County, obtain Tax Cert for other counties.**



VIRGINIA

Installment#/Due Date	First Payment Month	Tax Message	Months to Impounds
Varies Per County			

*** Note: Property taxes in the state of VA vary by county request tax cert for scheduled dates.**



Washington

Installment#/Due Date	First Payment Month	Tax Message	Months to Impound
	January	Full Year Paid	4
	February	Full Year Paid	5
	March	Full Year Paid	6
1st Due April 1	April	1st Half Paid	2
	May	1 st Half Paid	2
	June	1 st Half Paid	3
	July	1 st Half Paid	4
	August	1 st Half Paid	5
	September	1 st Half Paid	6
2nd Due October 1	October	Full Year Paid	2
	November	Full Year Paid	2
	December	Full Year Paid	3