

STATE OF CALIFORNIA

IMPOUND SCHEDULE

HAZARD INSURANCE

Purchase First year premium must be paid through escrow or a paid receipt furnished with two (2) months premium collected at closing.

Refinance Minimum remaining term six (6) months or policy must state that it is continuous. Collect expired term plus two (2) months at closing. If new policy, first year premium must be paid through escrow or a paid receipt furnished with two (2) months collected at closing.

FLOOD INSURANCE Same as hazard insurance above. A copy of the application and a paid receipt for the annual premium are sufficient proof of insurance.

TAXES Taxes are due in two (2) installments. The first installment is due November 1st and delinquent December 10th. The second installment is due February 1st and delinquent April 10th.

PRIVATE MTG. INS. If the policy is a monthly policy, show one (1) month up front premium plus impound one (1) month. If the policy is an annual policy, pay the first year premium and impound one (1) months premium.

Impound taxes according to the first payment date on the note as follows:

Installment#/Due Date	First Payment Date	Tax Message	Months to Impound
	January	1 st Half Paid	5
2nd – Due February 1st	February	1st Half Paid	6
	March	Full Previous Year Paid	1
	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 1st	November	Full Previous Year Paid	9
	December	Full Previous Year Paid	10
		1 st Half Paid	4

Tax Impound Calculations: Purchase – Sales Price x 1.25% = Annual Tax Amount
 Refinance – Use existing tax amount from prelim

Hazard Insurance Calculations: Purchase – Loan Amount x .0035 = Annual Estimated Premium
 Refinance – Loan Amount x .0045 = Annual Estimated Premium

Flood Insurance Calculation: Loan Amount x 0.00457 = Annual Estimated Premium

** If you have an insurance policy, escrow account statement or payoff statement in file, use actual premium and due date. If you are estimating insurance on a refinance, show premium six (6) months from Doc date.

*** For Mello Roos, Special Tax Authorization, CFD's, etc..., call the County Auditor controllers office for the base tax rate and dollar amounts of special assessments.