

# IMPORTANT INFORMATION: PROPERTY TAXES ARE DUE!

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The first installment of property taxes is due on November 1<sup>st</sup> and becomes delinquent after December 10<sup>th</sup>. The second installment of property taxes is due on February 1<sup>st</sup> and delinquent after April 10<sup>th</sup>.

Please advise your sellers to contact our office if they have not yet paid their property taxes but plan to do so prior to the closing of their escrow. If they mail a personal check to the Tax Collector now, the title company will require to hold an amount equal to the tax payment and delinquency fees until verification of tax payment has been received.

If your seller would like to pay their property taxes prior to closing, we will ask them to bring us a Cashier's Check payable to the Tax Collector for the tax amount at least a few days prior to the delinquent date. We will forward the cashier's check to the Tax Collector's office through the title company, so that we can track and verify that payment has been made. By doing so, we can avoid any late fees and the inconvenience of holding money after the close of escrow pending proof of payment.



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