



TAX/INSURANCE ADDENDUM TO LONG TERM ESCROW AGREEMENT

Reserve payment \$ _____ (Insurance Reserve)
 \$ _____ (County Real Property Taxes)
 \$ _____ (Mobile Home Taxes)
 \$ _____ Total (Transfer amount to page one)

The Parties agree that in addition to the regular monthly installments due under the applicable Documents, buyer agrees to pay Escrow Agent the sum equal to 1/12 of the estimated annual taxes and/or property/casualty insurance premiums for the subject property. It is understood that the monthly reserve amounts may fluctuate from time to time due to the increase or decrease in the required payment of taxes and insurance. The monthly payment will be estimated by Escrow Agent without liability. Escrow Agent agrees to deposit said sums in an appropriate account and to pay said sums as provided in this Escrow Agreement.

INSURANCE RESERVE INSTRUCTIONS

It will be the Parties obligation to see that property/casualty insurance is maintained on the property in accordance with the terms and conditions of applicable Documents escrowed herein. Escrow Agent is authorized to pay the premiums on the policy set forth below, as they become due, and to accept renewal policies written through the agent listed below, for the payment unless notified by the Parties, in writing, 30 days prior to the expiration of the existing policy that a new insurance agency has been retained. It is understood that the Escrow Agent has no responsibility or liability to maintain any insurance coverage on the property, but is only obligated to pay the insurance premium invoices presented for payment by the Parties. The Escrow Agent is not responsible for forwarding copies of the policies to the Parties.

Please pay premium/renewal notices for the following company:

Policy No.:	Agents Name:
Company:	Address:
Annual Premium Amount: \$	
Expiration Date:	Telephone No.:

TAX RESERVE INSTRUCTIONS

Escrow Agent is authorized to pay property taxes on the tax parcel described below. Payment is to be made annually in November of each year. Escrow Agent shall not be liable to advance funds if there is a shortage. Escrow Agent is not responsible for payment of penalties or interest due on late payment of taxes. Escrow Agent is authorized to confirm payment of taxes to the Parties upon request.

Parcel No.:	County:
Estimated Annual Tax \$	
Property Address:	