

**Date:** [Insert Date]

**Property Address:** [Insert Full Property Address]

**Seller(s):** [Insert Seller Names]

**Buyer(s):** [Insert Buyer Names]

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**RE: SELLER'S REAL ESTATE TAX PRORATION ACKNOWLEDGMENT**

The undersigned Seller(s) hereby acknowledge and agree to the following regarding the proration of real estate taxes for the property mentioned above:

1. **Proration Calculation:** Real estate taxes have been prorated as of the date of closing, [Insert Closing Date], based on the most recent available tax bill or assessment.
2. **Seller's Responsibility:** The Seller is responsible for all real estate taxes accrued during their period of ownership up to, but not including, the day of closing.
3. **Finality of Proration:** Seller acknowledges that the tax proration credited to the Buyer at closing is a final settlement based on estimates. Both parties agree that no further adjustments will be made once the actual tax bill is issued by the county/taxing authority, unless otherwise specified in the purchase agreement.
4. **Tax Reproration (Optional):** [Select one: The parties agree NOT to reprorate taxes / The parties agree to reprorate taxes once the actual bill is released if there is a discrepancy of more than \$ \_\_\_\_].
5. **Release of Liability:** Seller hereby releases the closing agent, escrow company, and real estate brokers from any liability regarding changes in tax assessments or future tax increases occurring after the date of closing.

By signing below, the Seller confirms they have reviewed the closing disclosure and agree to the tax credits applied therein.

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**Seller Signature**

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**Seller Printed Name**

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**Date**