



COMAL COUNTY TAX OFFICE

ESCROW AGREEMENT

Owner(s): _____

Property Account No.(s): _____

Estimated taxes due for the tax year 2017, \$_____ @ _____ payments of \$_____.

Owner agrees to monthly installment amount of \$_____, payable on the _____ of each month, beginning _____, and continuing regularly thereafter until the estimated taxes have been fully paid or until the tax bill is prepared, whichever is earlier. All payments shall be made to: Comal County Tax Assessor-Collector, 205 N. Seguin Ave., New Braunfels, Texas 78130.

THAT WHEREAS, the undersigned Owner(s) desires to establish an escrow account to facilitate the timely payment of a succeeding year's property tax;

THAT WHEREAS, the undersigned Tax collector for the taxing unit(s) indicated above acknowledges that pursuant to Section 31.072, Texas Property Tax Code, statutory authority exists for the collection of a succeeding year's taxes, prior to its imposition and billing, by maintaining an escrow account,

NOW THEREFORE, the undersigned Owner(s) and Tax Collector hereby enter into the following Agreement for the payment of the taxes shown above.

I.

Owner(s) agrees to pay, under the terms set forth herein, the monthly installments for deposit to the escrow account until the full amount, without consideration of any interest, of the estimated taxes shown above accrues in the account or until the tax bill for the property is prepared, whichever occurs first. It is agreed by the parties that all payments made by Payer(s) hereunder shall be retained by Tax Collector in an escrow account maintained by the Tax Collector in the regular depository of Comal County.

II.

When the tax bill is prepared for property for which an escrow account is established, the Tax Collector shall apply the money in escrow to the taxes imposed and deliver a tax receipt to the taxpayer together with a refund of any amount in the account in excess of the amount of taxes paid. If the amount in the escrow account is not sufficient to pay the taxes in full, the Tax Collector shall apply the money to the taxes and deliver to the taxpayer a tax receipt for the partial payment and a tax bill for the unpaid amount.

III.

The Owner(s) may withdraw from the Tax Collector the money deposited in an escrow account only if the withdrawal is made prior to the date the tax bill is prepared or October 1 of the tax year, whichever occurs earlier. The Owner(s) must submit his request in writing and the Owner(s) agrees that any monies withdrawn shall not include any interest. On and after that date and until the taxes are paid, the Tax Collector must agree to a withdrawal by the Owner(s). The Owner(s) may not withdraw less than the total amount deposited in the escrow account.

IV.

A default by Owner(s) in the payment of any monthly installment does not restrict the authority of the Tax Collector to apply the funds on hand to the taxes when the tax bill is prepared for the property, all in the same manner as provided by Paragraph II above.

WITNESS the signature of the parties this ____ day of _____,
20__.

OWNER(S):

Dated: _____

Dated: _____

Cathy C. Talcott, PCC
Tax Assessor-Collector, Comal County