

UNION HOME MORTGAGE CORP.
 8241 DOW CIRCLE
 STRONGSVILLE, OH 44136

800-441-3456

PRADEEP POTU
 1651 W PIEDMONT RD
 PHOENIX, AZ 85041

| | | |
|--|---|------------------------------------|
| Substitute 1098 Statement | | For calendar year 2022 |
| December 31, 2022 OMB# 1545-1380 | | |
| *Caution: This amount shown may not be fully deductible by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent it was incurred by you, actually paid by you, and not reimbursed by another person. | | Mortgage Interest Statement |
| RECIPIENT'S/LENDER'S TIN 34-1084436 | Account number (see instructions) 000000797643 | |
| PAYER'S/BORROWER'S TIN XXX-XX-3139 | 1. Mortgage interest received from payer(s)/borrower(s)* \$11,773.20 | |
| 2. Outstanding mortgage principal \$380,301.17 | 3. Mortgage Origination Date 11/11/2021 | |
| 4. Refund of overpaid interest | 5. Mortgage insurance premiums \$1,104.72 | |
| 6. Points paid on purchase of principal residence \$0.00 | | |
| 7. If address of property securing mortgage is the same as PAYER'S/BORROWER'S address, the box is checked, or the address or description is entered in box 8. <input checked="" type="checkbox"/> | The information in Boxes 1 through 9 and 11 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if the IRS determines that an underpayment of tax results because you overstated a deduction for this mortgage interest or for these points, reported in boxes 1 and 6; or because you didn't report the refund of interest (box 4); or because you claimed a non-deductible item. | |
| 8. Address or description of property securing mortgage (see instructions) | | |
| 9. Number of properties securing the mortgage | | |
| 10. Other | 11. Mortgage Acquisition Date | |

Mortgage Escrow Statement for the Year Ending December 31, 2022

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|---------------------|------------|--------------------------|------------|-------------------------|--------------|
| COUNTY/TOWNSHIP TAX | \$1,403.16 | BEG. ESCROW BALANCE | \$1,339.61 | ENDING MORT BALANCE | \$372,492.05 |
| HAZARD INS. | \$549.00 | PLUS ESCROW RECEIVED | \$6,391.23 | ENDING INT PAID TO DATE | 01/01/2023 |
| OTHER | \$2,848.50 | PLUS INTEREST ON ESCROW | \$0.00 | PRINCIPAL REDUCTION | \$7,809.12 |
| MIP/PMI | \$1,104.72 | MINUS ESCROW DISBURSED | \$5,905.38 | | |
| | | ENDING ESCROW BALANCE | \$1,825.46 | | |
| | | MORTGAGE ASSISTANCE PREM | \$0.00 | | |
| | | GROSS MONTHLY PAYMENT | \$2,125.50 | | |
| | | MONTHLY ESCROW PAYMENT | \$493.64 | | |
| | | MONTHLY OPTIONAL INS | \$0.00 | | |

Instructions for Payer/Borrower

A person (including a financial institution, a governmental unit, and a cooperative housing corporation) who is engaged in a trade or business and, in the course of such trade or business, received from you at least \$600 of mortgage interest (including certain points) on any one mortgage in the calendar year must furnish this statement to you.

If you received this statement as the payer of record on a mortgage on which there are other borrowers, furnish each of the other borrowers with information about the proper distribution of amounts reported on this form. Each borrower is entitled to deduct only the amount each borrower paid and points paid by the seller that represent each borrower's share of the amount allowable as a deduction. Each borrower may have to include in income a share of any amount reported in box 4.

If your mortgage payments were subsidized by a government agency, you may not be able to deduct the amount of the subsidy. See the instructions for Schedule A, C, or E (Form 1040) for how to report the mortgage interest. Also, for more information, see Pub. 936 and Pub. 535.

Payer's/Borrower's taxpayer identification number (TIN). For your protection, this form may show only the last four digits of your TIN (SSN, ITIN, ATIN, or EIN). However, the issuer has reported your complete TIN to the IRS.

Account number. May show an account or other unique number the lender has assigned to distinguish your account.

Box 1. Shows the mortgage interest received by the recipient/lender during the year. This amount includes interest on any obligation secured by real property, including a mortgage, home equity loan, or line of credit. This amount does not include points, government subsidy payments, or seller payments on a "buydown" mortgage. Such amounts are deductible by you only in certain circumstances.

Caution: If you prepaid interest in the calendar year that accrued in full by January 15, of the subsequent year, this prepaid interest may be included in box 1. However, you cannot deduct the prepaid amount in the calendar year paid even though it may be included in box 1. If you hold a mortgage credit certificate and can claim the mortgage interest credit, see Form 8396. If the interest was paid on a mortgage, home equity loan, or line of credit secured by a qualified residence, you can only deduct the interest paid on acquisition indebtedness, and you may be subject to a deduction limitation.

Box 2. Shows the outstanding mortgage principal on the mortgage as of January 1 of the calendar year. If the mortgage originated in the calendar year, shows the mortgage principal as of the date of origination. If the recipient/lender acquired the loan in the calendar year, shows the mortgage principal as of the date of acquisition.

Box 3. Shows the date of the mortgage origination.

Box 4. Do not deduct this amount. It is a refund (or credit) for overpayment(s) of interest you made in a prior year or years. If you itemized deductions in the year(s) you paid the interest, you may have to include part or all of the box 4 amount on the "Other income" line of your calendar year Schedule 1 (Form 1040). No adjustment to your prior year(s) tax return(s) is necessary. For more information, see Pub. 936 and Itemized Deduction Recoveries in Pub. 525.

Box 5. If an amount is reported in this box, it may qualify to be treated as deductible mortgage interest. See the calendar year schedule A (Form 1040) instructions and Pub. 936.

Box 6. Not all points are reportable to you. Box 6 shows points you or the seller paid this year for the purchase of your principal residence that are required to be reported to you. Generally, these points are fully deductible in the year paid, but you must subtract seller-paid points from the basis of your residence. Other points not reported in box 6 may also be deductible. See Pub. 936 to figure the amount you can deduct.

Box 7. If the address of the property securing the mortgage is the same as the payer's/borrower's, either the box has been checked, or box 8 has been completed.

Box 8. Shows the address or description of the property securing the mortgage.

Box 9. If more than one property secures the loan, shows the number of properties securing the mortgage. If only one property secures the loan, this box may be blank.

Box 10. The interest recipient may use this box to give you other information, such as real estate taxes or insurance paid from escrow.

Box 11. If the recipient/lender acquired the mortgage in the calendar year, shows the date of acquisition.

Future developments. For the latest information about developments related to Form 1098 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/Form1098.

FreeFile. Go to www.irs.com/FreeFile to see if you qualify for no-cost online federal tax preparation, e-filing, and direct deposit or payment options.

EXPLANATION OF SUBSTITUTE 1098 STATEMENT

IF YOUR MORTGAGE WAS TRANSFERRED TO US THIS PAST YEAR, THE INFORMATION ON THIS STATEMENT IS FOR THE PERIOD SINCE THE DATE OF TRANSFER ONLY. FOR ADDITIONAL INFORMATION, YOU MUST OBTAIN A STATEMENT FROM YOUR PRIOR SERVICER.

PAYER'S SS#

Social Security # of the Primary Borrower. **Co-Borrower Social Security # will not appear on this statement.

EXPLANATION OF MORTGAGE ESCROW STATEMENT

PROPERTY TAXES

Total amount of taxes disbursed from your escrow account during the calendar year.

INSURANCE

Total amount of premiums disbursed from your escrow account during the calendar year.

MORTGAGE INSURANCE - FHA/PMI

Total amount of FHA or Private Mortgage Insurance disbursed from your escrow account during the calendar year.

An amount listed under one of the following indicates the amount disbursed for that item from your escrow account during the calendar year. **Special Assessment, Water & Sewage, Utility District/Utility M.U.D., Ground Rent, Surface Water Mgmt, Drain Assessment, Solid Waste, Homeowners Assoc.**

OTHER

Other items disbursed from your escrow account during the calendar year such as an Escrow Overage refunded to the borrower.

PRINCIPAL REDUCTION

Total amount of funds applied to reduce your principal balance during the calendar year. (This amount includes any additional principal payments received.)

GROSS MONTHLY PAYMENT*

Total amount of your current monthly payment, includes principal and interest, escrow and optional insurance (if applicable).

MONTHLY ESCROW PAYMENT*

The portion of your current monthly payment that is applied to your escrow account.

BEGINNING ESCROW BALANCE

Total amount of escrow funds on deposit in your escrow account as of the 1st day of the calendar year.

PLUS ESCROW RECEIVED

Total amount of funds deposited to your escrow account during the calendar year.

MINUS ESCROW DISBURSED

Total amount of funds disbursed from your escrow account during the calendar year.

ENDING ESCROW BALANCE

Total amount of escrow funds on deposit in your escrow account as of the last day of the calendar year.

ENDING MORTGAGE BALANCE

The amount of your principal balance (amount of principal owing on your mortgage) as of the last day of the calendar year.

ENDING INTEREST PAID TO DATE

This date represents the last payment received from you by your lending institution as of the last day of the calendar year.

If we did not provide escrow service for your loan this year, the explanation of Mortgage Escrow Statement does not pertain to your statement.

IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE CALL OUR CUSTOMER SERVICE DEPARTMENT MONDAY THROUGH FRIDAY DURING NORMAL BUSINESS HOURS.

* BI-WEEKLY PAYMENT IF BI-WEEKLY LOAN

PRIVATE MORTGAGE INSURANCE DISCLOSURE
ANNUAL NOTICE - FIXED AND ADJUSTABLE RATE MORTGAGES
Loans closed on or after 7-29-1999 (Non high risk loans)

PRADEEP POTU
1651 W PIEDMONT RD
PHOENIX AZ 85041

December 31, 2022
000000797643

Property Address:

1651 W PIEDMONT RD
PHOENIX AZ 85041

Private Mortgage Insurance:

Your mortgage loan requires private mortgage insurance ("PMI"). PMI protects lenders and others against financial loss when borrowers default. Charges for the insurance are added to your loan payments. Under certain circumstances, federal law gives you the right to cancel PMI or requires that PMI automatically terminate. Cancellation or termination of PMI does not affect any obligation you may have to maintain other types of insurance.

Borrower Requested Cancellation of PMI

You have the right to request that PMI be canceled on or after either of these dates: (1) the date the principal balance of your loan is first scheduled to reach 80% of the original value of the property or (2) the date the principal balance actually reaches 80% of the original value of the property. PMI will only be cancelled on these dates if (1) you submit a written request for cancellation; (2) you have a good payment history; and (3) we receive, if requested and at your expense, evidence that the value of the property has not declined below its original value and certification that there are no subordinate liens on the property. A "good payment history" means no payments 60 or more days past due within two years and no payments 30 or more days past due within one year of the cancellation date. 'Original value' means the lesser of the contract sales price of the property or the appraised value of the property at the time the loan was closed.

Automatic Termination of PMI:

If you are current on your loan payments, PMI will automatically terminate on the date the principal balance of your loan is first scheduled to reach 78% of the original value of the property. If you are not current on your loan payments as of that date, PMI will automatically terminate when you thereafter become current on your payments. In any event, PMI will not be required on your mortgage loan beyond the date that is the midpoint of the amortization period for the loan if you are current on your payments on that date.

For Further Information about PMI Cancellation: To determine if you can cancel the PMI on your loan, contact us at 8241 DOW CIRCLE, STRONGSVILLE, OH 44136 or call 800-441-3456

