



Broker Solutions Inc, DBA New American Funding  
 11001 Lakeline Blvd  
 BLDG 1, STE 325  
 Austin, TX 78717

**ANNUAL TAX AND INTEREST STATEMENT**  
**1098\_2022**



ADDRESS SERVICE REQUESTED

029975  
 PRANAY VYAS  
 1602 W DIAMOND ST  
 PHILADELPHIA PA 19121

**Principal Balance**

Principal Applied	\$7,810.66
Ending Balance	\$306,393.34
Current Payment	\$1,905.16

**Escrow Reconciliation**

Beginning Balance	\$3,226.09
+ Deposits	\$6,779.47
- Mortgage Ins Paid	\$2,381.72
- Hazard Ins Paid	\$1,166.23
- Taxes Paid	\$3,619.88
Ending Balance	\$2,837.73

**PLEASE NOTE: The deductibility of the mortgage insurance premiums reported in box 5 should be reviewed with a tax professional to determine if it is eligible for tax reporting purposes.**

CORRECTED (if checked)

RECIPIENT'S/LENDER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone no.  Broker Solutions Inc, DBA New American Funding 11001 Lakeline Blvd BLDG 1, STE 325 Austin, TX 78717  <b>Phone: 800-893-5304</b>		*Caution: The 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.	OMB No. 1545-1380  <b>Form 1098</b> (Rev. January 2022)  For calendar year 20 <u>22</u>	<b>Mortgage Interest Statement</b>  <b>Copy B For Payer/Borrower</b> 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 nondeductible item.
RECIPIENT'S/LENDER'S TIN  01-0726495	PAYER'S/BORROWER'S TIN  ***-**-****	<b>1</b> Mortgage interest received from payer(s)/borrower(s)* \$7,475.49	<b>2</b> Outstanding mortgage principal \$314,204.00	
PAYER'S/BORROWER'S name PRANAY VYAS		<b>3</b> Mortgage origination date 12/01/2021	<b>4</b> Refund of overpaid interest \$0.00	<b>5</b> Mortgage insurance premiums \$2,381.72
Street address (including apt. no.) 1602 W DIAMOND ST		<b>6</b> Points paid on purchase of principal residence \$0.00	<b>7</b> <input type="checkbox"/> 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.	
City or town, state or province, country, and ZIP or foreign postal code PHILADELPHIA PA 19121		<b>8</b> Address or description of property securing mortgage 1602 W DIAMOND ST PHILADELPHIA PA 19121		
<b>9</b> Number of properties securing the mortgage 1	<b>10</b> Taxes paid \$3,619.88	<b>11</b> Mortgage acquisition date		
Account number (see instructions) 1000265786		F.H.A		

## Prepayment Disclosure Statement: Annual Disclosure Notice to Borrower for Mortgages Closed on or After January 21, 2015

Borrower: PRANAY VYAS  
Address: 1602 W DIAMOND ST  
PHILADELPHIA, PA 19121

Date: 01/01/2023  
Loan #: 1000265786  
FHA #: 446-5381745

This notice is to advise you of requirements that must be followed to prepay your mortgage.

The amount reflected below is the amount outstanding on the loan for prepayment of the indebtedness due under your mortgage. This amount is good through 12/31/2022. (The amount provided is subject to further accounting adjustments. Also, any corporate advances made by us or payments received from you before the stated expiration date on this notice will change your prepayment amount.)

*[The amount below reflects the amount outstanding under the mortgage, including principal, interest, penalties, late charges, advances, any other charges related to the loan, and any foreclosure or bankruptcy expenses incurred to date under the mortgage.]*

\$307,509.67 (Balance Due)

You may prepay your mortgage at any time without penalty. You will only be required to pay interest up to the date the prepayment is made.

If you have any questions regarding this notice, please contact us at 800-893-5304.

New American Funding

This communication is from a debt collector. This is an attempt to collect a debt and any information obtained will be used for that purpose. This notice is required by the federal Fair Debt Collection Practices Act.

If you or your account are subject to pending bankruptcy or the obligation referenced in this letter has been discharged in bankruptcy, this letter/statement is for informational purposes only and is not an attempt to collect a debt.

## 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.



*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 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](http://www.irs.gov/Form1098).

**Free File.** Go to [www.irs.gov/FreeFile](http://www.irs.gov/FreeFile) to see if you qualify for no-cost online federal tax preparation, e-filing, and direct deposit or payment options.