

# Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information		Transaction Information		Loan Information	
Date Issued	01/12/2023	Borrower	SURENDER YELUGANDULA and SWAPNA KURA	Loan Term	30 years
Closing Date	01/17/2023		7904 ELLIS WYATT CT	Purpose	Purchase
Disbursement Date	01/17/2023		ELKRIDGE, MD 21075	Product	7/6mos. Adjustable Rate
Settlement Agent	Stewart Title And Escrow	Seller	DREES HOMES OF DC, INC.	Loan Type	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA
File #	1855975		5608 Pine Bluff Ct		<input type="checkbox"/> VA <input type="checkbox"/> _____
Property	5608 Pine Bluff Ct Frederick, MD 21704-6904	Lender	Frederick, MD 21704	Loan ID #	102316964 0601
Sale Price	\$909,605		BANK OF AMERICA, N.A.	MIC #	

Loan Terms		Can this amount increase after closing?	
Loan Amount	\$727,684	NO	
Interest Rate	4.125%	YES	<ul style="list-style-type: none"> <li>Adjusts every 6 mo. starting in year 8</li> <li>Can go as high as 8.75% in year 8</li> <li>See AIR Table on page 4 for details</li> </ul>
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$3,526.72	YES	<ul style="list-style-type: none"> <li>Adjusts every 6 mo. starting in year 8</li> <li>Can go as high as \$5,292 in year 8</li> </ul>
Prepayment Penalty		NO	Does the loan have these features?
Balloon Payment		NO	

Projected Payments				
Payment Calculation	Years 1-7	Year 8	Year 9	Years 10-30
Principal & Interest	\$3,526.72	\$3,073 min \$5,292 max	\$3,073 min \$5,292 max	\$3,073 min \$5,292 max
Mortgage Insurance	+ 0	+ 0	+ 0	+ 0
Estimated Escrow <i>Amount can increase over time</i>	+ 877.67	+ 877.67	+ 877.67	+ 877.67
<b>Estimated Total Monthly Payment</b>	<b>\$4,404.39</b>	<b>\$3,951 -\$6,170</b>	<b>\$3,951 -\$6,170</b>	<b>\$3,951 -\$6,170</b>
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$974.67 a month	<b>This estimate includes</b> <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: HOA Fees <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>		<b>In escrow?</b> <b>YES</b> <b>YES</b> <b>NO</b>

Costs at Closing	
Closing Costs	\$35,771.75 Includes \$7,090.30 in Loan Costs + \$30,078.60 in Other Costs - \$1,397.15 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$141,421.88 Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>

# Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid By Others
	At Closing	Before Closing	At Closing	Before Closing	
<b>A. Origination Charges</b>	<b>\$3,045.00</b>				
01 % of Loan Amount (Points)					
02 Lender Origination Fee	\$1,145.00				
03 Lock-in Fee	\$-1,900.00	\$3,800.00			
04					
05					
06					
07					
<b>B. Services Borrower Did Not Shop For</b>	<b>\$950.00</b>				
01 Appraisal/Property Valuation Fee to CoreLogic Valuation Solutions II		\$640.00			
02 Credit Report Fee to CoreLogic Credco		\$29.25			
03 Final Inspection Fee to CoreLogic Valuation Solutions II	\$180.00				
04 Flood Certification Fee to CoreLogic Flood Services, LLC	\$3.75				
05 Life of Loan Flood Monitoring to CoreLogic Flood Services, LLC	\$8.00				
06 Tax Service Fee to CoreLogic Tax Services, LLC	\$89.00				
07					
08					
09					
10					
<b>C. Services Borrower Did Shop For</b>	<b>\$3,095.30</b>				
01 Title - Abstract/Title Search to Sara A Mender	\$152.00				
02 Title - Closing Protection Fee to Steward Title and Escrow Inc	\$30.00				
03 Title - Closing/Escrow Fee to Steward Title and Escrow Inc	\$550.00				
04 Title - Closing/Escrow/Title - Misc Fee to Steward Title and Escrow Inc	\$20.50				
05 Title - Lender's Title Insurance to Steward Title and Escrow Inc	\$2,117.80				
06 Title - Recording Service Fee to Steward Title and Escrow Inc	\$50.00				
07 Title - Title Insurance Binder to Steward Title and Escrow Inc	\$175.00				
08					
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>	<b>\$7,090.30</b>				
Loan Costs Subtotals (A + B + C)	\$2,621.05	\$4,469.25			
<b>Other Costs</b>					
<b>E. Taxes and Other Government Fees</b>	<b>\$17,408.03</b>				
01 Recording Fees Deed: \$60.00 Mortgage: \$60.00	\$120.00				
02 State Tax/Stamps Deed to Frederick County Clerk	\$4,548.03				
03 State Tax/Stamps Deed 2 to Frederick County Clerk	\$12,740.00				
<b>F. Prepays</b>	<b>\$6,345.60</b>				
01 Homeowner's Insurance Premium (12 mo.) to TRAVELERS INS	\$1,112.00				
02 Mortgage Insurance Premium ( mo.)					
03 Prepaid Interest (\$82.24 per day from 1/17/23 to 2/1/23)	\$1,233.60				
04 Property Taxes ( mo.)					
05 Other (Taxes) (12 mo.) to .	\$4,000.00				
<b>G. Initial Escrow Payment at Closing</b>	<b>\$2,632.97</b>				
01 Homeowner's Insurance \$92.67 per month for 3 mo.	\$278.01				
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$785.00 per month for 4 mo.	\$3,140.00				
04					
05					
06					
07					
08 Aggregate Adjustment	\$-785.04				
<b>H. Other</b>	<b>\$3,692.00</b>				
01 Brokerage Service Fee to .	\$345.00				
02 Condo/HOA - Misc Fee to Tallyn Ridge Homeowners As	\$75.00				
03 Condo/HOA Capital Contribution to .	\$450.00				
04 Condo/HOA Dues to .	\$152.80				
05 Real Estate Commission 1 to Samson Properties			\$25,347.00		
06 Survey to Haller Blanchard and Associa	\$220.00				
07 Title - Owner's Title Insurance (Optional) to Steward Title and Escrow Inc	\$2,449.20				
08					
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>	<b>\$30,078.60</b>				
Other Costs Subtotals (E + F + G + H)	\$30,078.60				
<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>	<b>\$35,771.75</b>				
Closing Costs Subtotals (D + I)	\$32,699.65	\$4,469.25	\$25,347.00		
Lender Credits	\$-1,397.15				

### Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$49,489.00	\$35,771.75	YES • See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	-\$4,469.25	YES • You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$181,921.00	\$181,921.00	NO
Deposit	-\$46,295.00	-\$46,295.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	-\$21,144.00	-\$5,000.00	YES • See Seller-Paid column on Page 2 and Seller Credits in Section L
Adjustments and Other Credits	-\$21,347.00	-\$20,506.62	YES • See details in Section K
<b>Cash to Close</b>	<b>\$142,624.00</b>	<b>\$141,421.88</b>	

### Summaries of Transactions

Use this table to see a summary of your transaction.

#### BORROWER'S TRANSACTION

<b>K. Due from Borrower at Closing</b>	<b>\$941,747.88</b>
01 Sale Price of Property	\$909,605.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$31,302.50
04	
<b>Adjustments</b>	
05	
06	
07	
<b>Adjustments for Items Paid by Seller in Advance</b>	
08 City/Town Taxes to	
09 County Taxes to	
10 Assessments to	
11 County Taxes 01/17/2023 to 07/1/2023	\$840.38
12 county taxes	
13	
14	
15	

<b>L. Paid Already by or on Behalf of Borrower at Closing</b>	<b>\$800,326.00</b>
01 Deposit	\$46,295.00
02 Loan Amount	\$727,684.00
03 Existing Loan(s) Assumed or Taken Subject to	
04	
05 Seller Credit	\$5,000.00

<b>Other Credits</b>	
06 from buyer agent towards closing cost Surender Yelugandula	\$21,347.00
07	

<b>Adjustments</b>	
08	
09	
10	
11	

<b>Adjustments for Items Unpaid by Seller</b>	
12 City/Town Taxes to	
13 County Taxes to	
14 Assessments to	
15	
16	
17	

#### CALCULATION

Total Due from Borrower at Closing (K)	\$941,747.88
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$800,326.00
<b>Cash to Close</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	<b>\$141,421.88</b>

#### SELLER'S TRANSACTION

<b>M. Due to Seller at Closing</b>	
01 Sale Price of Property	
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	
<b>Adjustments for Items Paid by Seller in Advance</b>	
09 City/Town Taxes to	
10 County Taxes to	
11 Assessments to	
12	
13	
14	
15	
16	

<b>N. Due from Seller at Closing</b>	
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	
05 Payoff of Second Mortgage Loan	

06	
07	
08 Seller Credit	

09	
10	
11	
12	
13	

<b>Adjustments for Items Unpaid by Seller</b>	
14 City/Town Taxes to	
15 County Taxes to	
16 Assessments to	
17	
18	
19	

#### CALCULATION

Total Due to Seller at Closing (M)	
Total Due from Seller at Closing (N)	
<b>Cash</b> <input type="checkbox"/> From <input type="checkbox"/> To Seller	

# Additional Information About This Loan

## Loan Disclosures

### Assumption

If you sell or transfer this property to another person, your lender

- will allow, under certain conditions, this person to assume this loan on the original terms.
- will not allow assumption of this loan on the original terms.

### Demand Feature

Your loan

- has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
- does not have a demand feature.

### Late Payment

If your payment is more than 15 days late, your lender will charge a late fee of 5% of the overdue monthly principal and interest payment.

### Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- do not have a negative amortization feature.

### Partial Payments

Your lender

- may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

### Security Interest

You are granting a security interest in

5608 Pine Bluff Ct, Frederick, MD 21704-6904

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

### Escrow Account

For now, your loan

- will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1	\$10,532.04	Estimated total amount over year 1 for your escrowed property costs: <i>Homeowner's Insurance County Tax</i>
Non-Escrowed Property Costs over Year 1	\$1,164.00	Estimated total amount over year 1 for your non-escrowed property costs: <i>Homeowners Association Dues</i>  You may have other property costs.
Initial Escrow Payment	\$2,632.97	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$877.67	The amount included in your total monthly payment.

- will not have an escrow account because  you declined it  your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

### No Escrow

Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

### In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

## Adjustable Interest Rate (AIR) Table

Index + Margin	30-day Average SOFR + 2.75%
Initial Interest Rate	4.125%
Minimum/Maximum Interest Rate	2.75% / 8.75%
<b>Change Frequency</b>	
First Change	Beginning of 85th month
Subsequent Changes	Every 6th month after first change
<b>Limits on Interest Rate Changes</b>	
First Change	5%
Subsequent Changes	1%

### Loan Calculations

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$1,569,787.91
<b>Finance Charge.</b> The dollar amount the loan will cost you.	\$837,408.96
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	\$724,055.05
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	5.593%
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	114.749%

Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing)

### Other Disclosures

#### Appraisal

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

#### Contract Details

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

#### Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- state law does not protect you from liability for the unpaid balance.

#### Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

#### Tax Deductions

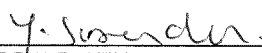
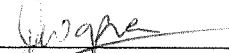
If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

### Contact Information

	Lender	Real Estate Broker (B)	Settlement Agent
Name	BANK OF AMERICA, N.A.	Samson Properties	Stewart Title And Escrow
Address	4909 SAVARESE Tampa, FL 33634	8815 Centre Park Dr Ste 330 Columbia, MD 21045	5300 Westview Drive Unit 303 Frederick, MD 21703
NMLS ID	399802		
MD License ID		6431	.
Contact	Amira Ibrahim	Venkat Gurram	Cindy Young
Contact NMLS ID	2081304		
Contact MD License ID		669595	.
Email	amira.ibrahim@bofa.com	venkatgurram.realtor@gmail.com	cindy.young@stewart.com
Phone	(848) 280-7309	(443) 776-0990	(202) 568-9057

### Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.


01/17/23

1/17/23

SURENDER YELUGANDULA Date SWAPNA KURA Date

# Closing Disclosure

## Closing Information

Date Issued 1/12/2023  
 Closing Date 1/17/2023  
 Disbursement Date 1/17/2023  
 Settlement Agent Stewart Title and Escrow, Inc.  
 File # 1855975  
 Property 5608 Pine Bluff Court  
 Frederick, MD 21704  
 Sale Price \$909,605

## Transaction Information

Borrower See Buyer Addendum  
 Seller Drees Homes of DC, Inc., a Maryland corporation  
 8551 Rixlew Lane  
 #230  
 Manassas, VA 20109

## Summaries of Transactions

### SELLER'S TRANSACTION

<b>M. Due to Seller at Closing</b>	<b>\$910,445.38</b>
01 Sale Price of Property	\$909,605.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	
<b>Adjustments for Items Paid by Seller in Advance</b>	
09 City/Town Taxes 1/17/2023 to 1/1/2024	
10 County Taxes 1/17/2023 to 7/1/2023 @ \$1,859.02/Year	\$840.38
11 Assessments 1/17/2023 to 1/1/2024	
12	
13	
14	
15	
16	
<b>N. Due from Seller at Closing</b>	<b>\$129,433.37</b>
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$25,347.00
03 Existing Loan(s) Assumed or Taken Subject to	
04 True Up/Profit Participation Fee	\$47,291.37
05 Payoff of second mortgage loan to MS Gladhill Farm	\$5,000.00
06 Deposit	\$46,295.00
07 Net Payoff to Stewart Title Guaranty Company MD DC ERecorc	\$500.00
08 Seller Credit	\$5,000.00
09	
10	
11	
12	
13	
<b>Adjustments for Items Unpaid by Seller</b>	
14 City/Town Taxes 1/1/2023 to 1/17/2023	
15 County Taxes 1/1/2023 to 1/17/2023	
16 Assessments 1/1/2023 to 1/17/2023	
17	
18	
19	

### CALCULATION

Total Due to Seller at Closing (M)	\$910,445.38
Total Due from Seller at Closing (N)	-\$129,433.37
Cash to Close <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$781,012.01

## Contact Information

### Real Estate Broker(B)

Name	Samson Properties
Address	8815 Centre Park Dr Ste 330 Columbia, MD 21045
MD License ID	
Contact	Venkat Gurram
Contact MD License ID	
Email	venkatgurram.realtor@gmail.com
Phone	(443) 776-0990

### Real Estate Broker(S)

Name	
Address	
MD License ID	
Contact	
Contact MD License ID	
Email	
Phone	

### Settlement Agent

Name	Stewart Title and Escrow, Inc.
Address	5300 Westview Dr, Suite 303 Frederick, MD 21703
MD License ID	3888
Contact	Cynthia Young
Contact MD License ID	
Email	cindy.young@stewart.com
Phone	(202) 568-9057

**Questions?** If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing)



## Closing Cost Details

Loan Costs	Seller-Paid	
	At Closing	Before Closing
<b>A. Origination Charges</b>		
01		
<b>B. Services Borrower Did Not Shop For</b>		
01		
<b>C. Services Borrower Did Shop For</b>		
01 Title - Lender's Title Insurance to Stewart Title and Escrow, Inc.		
Other Costs	Seller-Paid	
	At Closing	Before Closing
<b>E. Taxes and Other Government Fees</b>		
01		
<b>F. Prepays</b>		
01		
<b>G. Initial Escrow Payment at Closing</b>		
01		
<b>H. Other</b>		
01 Real Estate Commission to Samson Properties	\$25,347.00	
<b>J. TOTAL CLOSING COSTS</b>	\$25,347.00	\$0.00

## Supplemental Page

By signing, you are only confirming that you have received this form.

DocuSigned by:

*Alicia Skoug*

*1.17.23*

DREES HOMES OF DC, INC., A MARYLAND CORPORATION

Date

### Buyer Addendum

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Surender Yelugandula

Swapna Kura



**FIXED/ADJUSTABLE RATE NOTE**

(30-day Average SOFR Index (As Published by the Federal Reserve Bank of New York)-Rate Caps)

**THIS NOTE CONTAINS PROVISIONS ALLOWING FOR A CHANGE IN MY FIXED INTEREST RATE TO AN ADJUSTABLE INTEREST RATE. THIS NOTE LIMITS THE AMOUNT MY ADJUSTABLE INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MINIMUM AND MAXIMUM RATES I MUST PAY.**

January 17, 2023  
[Note Date]

Frederick,  
[City]

Maryland  
[State]

5608 Pine Bluff Ct, Frederick, MD 21704-6904  
[Property Address]

**1. BORROWER'S PROMISE TO PAY**

In return for a loan in the amount of U.S. \$727,684.00 (the "Principal") that I have received from **BANK OF AMERICA, N.A.** (the "Lender"), I promise to pay the Principal, plus interest, to the order of the Lender. I will make all payments under this Note in U.S. currency in the form of cash, check, money order, or other payment method accepted by Lender.

I understand that the Lender may transfer this Note. The Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the "Note Holder."

**2. INTEREST**

Interest will be charged on unpaid Principal until the full amount of the Principal has been paid. I will pay interest at a yearly rate of **4.125%**. The interest rate I will pay will change in accordance with Section 4 of this Note.

The interest rate required by this Section 2 and Section 4 of this Note is the rate I will pay both before and after any default described in Section 7(B) of this Note.

**3. PAYMENTS**

**(A) Time and Place of Payments**

I will pay principal and interest by making a payment every month. This amount is called my "Monthly Payment."

I will make my Monthly Payment on the first day of each month beginning on **March 1, 2023**. I will make these payments every month until I have paid all of the Principal and interest and any other charges described below that I may owe under this Note. Each Monthly Payment will be applied as of its scheduled due date and will be applied to interest before the Principal. If, on **February 1, 2053**, I still owe amounts under this Note, I will pay those amounts on that date, which is called the "Maturity Date."

I will make my Monthly Payments at **P.O. Box 650070, Dallas, TX 75265-0070** or at a different place if required by the Note Holder.

**(B) Amount of My Initial Monthly Payments**

Each of my initial Monthly Payments will be in the amount of U.S. \$**3,526.72**. This amount may change. This payment amount does not include any property taxes, insurance, or other charges that I may be required to pay each



\*1023169643612272000\*

month.

**(C) Monthly Payment Changes**

Changes in my Monthly Payment will reflect changes in the unpaid Principal of my loan and in the interest rate that I must pay. The Note Holder will determine my new interest rate and the changed amount of my Monthly Payment in accordance with Section 4 of this Note.

**4. ADJUSTABLE INTEREST RATE AND MONTHLY PAYMENT CHANGES**

**(A) Change Dates**

The initial fixed interest rate I will pay will change to an adjustable interest rate on the first day of **February, 2030**, and the adjustable interest rate I will pay may change on the first day of the month every 6th month thereafter. The date on which my initial fixed interest rate changes to an adjustable interest rate, and each date on which my adjustable interest rate could change is called a "Change Date."

**(B) The Index**

Beginning with the first Change Date, my adjustable interest rate will be based on an Index that is calculated and provided to the general public by an administrator (the "Administrator"). The "Index" is a benchmark, known as the 30-day Average SOFR index. The Index is currently published by the Federal Reserve Bank of New York. The most recent Index value available as of the date 45 days before each Change Date is called the "Current Index," provided that if the Current Index is less than zero, then the Current Index will be deemed to be zero for purposes of calculating my interest rate.

If the Index is no longer available, it will be replaced in accordance with Section 4(G) below.

**(C) Calculation of Changes**

Before each Change Date, the Note Holder will calculate my new interest rate by adding **Two And 750/1000** percentage points (**2.750%**) (the "Margin") to the Current Index. The Margin may change if the Index is replaced by the Note Holder in accordance with Section 4(G)(2) below. The Note Holder will then round the result of the Margin plus the Current Index to the nearest one-eighth of one percentage point (**0.125%**). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

The Note Holder will then determine the amount of the Monthly Payment that would be sufficient to repay the unpaid Principal that I am expected to owe at the Change Date on the Maturity Date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my Monthly Payment.

**(D) Limits on Interest Rate Changes**

The interest rate I am required to pay at the first Change Date will not be greater than **9.125%** or less than **2.750%**. Thereafter, my adjustable interest rate will never be increased or decreased on any single Change Date by more than one percentage point (**1.0%**) from the rate of interest I have been paying for the preceding 6 months, and will never be greater than **9.125%** or less than **2.750%**.

**(E) Effective Date of Changes**

My new interest rate will become effective on each Change Date. I will pay the amount of my new Monthly Payment beginning on the first Monthly Payment date after the Change Date until the amount of my Monthly Payment changes again.

**(F) Notice of Changes**



The Note Holder will deliver or mail to me a notice of any changes in my initial fixed interest rate to an adjustable interest rate and of any changes in my adjustable interest rate before the effective date of any change. The notice will include the amount of my Monthly Payment, any information required by law to be given to me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

### **(G) Replacement Index and Replacement Margin**

The Index is deemed to be no longer available and will be replaced if any of the following events (each, a "Replacement Event") occur: (i) the Administrator has permanently or indefinitely stopped providing the Index to the general public; or (ii) the Administrator or its regulator issues an official public statement that the Index is no longer reliable or representative.

If a Replacement Event occurs, the Note Holder will select a new index (the "Replacement Index") and may also select a new margin (the "Replacement Margin"), as follows:

(1) If a replacement index has been selected or recommended for use in consumer products, including residential adjustable-rate mortgages, by the Board of Governors of the Federal Reserve System, the Federal Reserve Bank of New York, or a committee endorsed or convened by the Board of Governors of the Federal Reserve System or the Federal Reserve Bank of New York at the time of a Replacement Event, the Note Holder will select that index as the Replacement Index.

(2) If a replacement index has not been selected or recommended for use in consumer products under Section (G)(1) at the time of a Replacement Event, the Note Holder will make a reasonable, good faith effort to select a Replacement Index and a Replacement Margin that, when added together, the Note Holder reasonably expects will minimize any change in the cost of the loan, taking into account the historical performance of the Index and the Replacement Index.

The Replacement Index and Replacement Margin, if any, will be operative immediately upon a Replacement Event and will be used to determine my interest rate and Monthly Payments on Change Dates that are more than 45 days after a Replacement Event. The Index and Margin could be replaced more than once during the term of my Note, but only if another Replacement Event occurs. After a Replacement Event, all references to the "Index" and "Margin" will be deemed to be references to the "Replacement Index" and "Replacement Margin."

The Note Holder will also give me notice of my Replacement Index and Replacement Margin, if any, and such other information required by applicable law and regulation.

## **5. BORROWER'S RIGHT TO PREPAY**

I have the right to make payments of principal at any time before they are due. A payment of principal only is known as a "Prepayment." When I make a Prepayment, I will notify the Note Holder in writing that I am doing so. I may not designate a payment as a Prepayment if I have not made all the Monthly Payments then due under this Note.

I may make a full Prepayment or partial Prepayments without paying a Prepayment charge. The Note Holder will use my Prepayments to reduce the amount of Principal that I owe under this Note. However, the Note Holder may apply my Prepayment to the accrued and unpaid interest on the Prepayment amount, before applying my Prepayment to reduce the Principal amount of the Note. If I make a partial Prepayment, there will be no changes in the due date of my Monthly Payment unless the Note Holder agrees in writing to those changes. My partial Prepayment may reduce the amount of my Monthly Payments after the first Change Date following my partial Prepayment. However, any reduction due to my partial Prepayment may be offset by an interest rate increase.

## **6. LOAN CHARGES**

If applicable law sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then (a) any such loan charge will



be reduced by the amount necessary to reduce the charge to the permitted limit, and (b) any sums already collected from me that exceeded permitted limits will be refunded to me. The Note Holder may choose to make this refund by reducing the Principal I owe under this Note or by making a direct payment to me. If a refund reduces Principal, the reduction will be treated as a partial Prepayment.

## 7. BORROWER'S FAILURE TO PAY AS REQUIRED

### (A) Late Charges for Overdue Payments

If the Note Holder has not received the full amount of any Monthly Payment by the end of 15 calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be 5.000% of my overdue Monthly Payment. I will pay this late charge promptly but only once on each late payment.

### (B) Default

If I do not pay the full amount of each Monthly Payment on the date it is due, I will be in default.

### (C) Notice of Default

If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of unpaid Principal, all the interest that I owe on that amount, and other charges due under this Note (the "Default Balance"). That date must be at least 30 days after the date on which the notice is mailed to me or delivered by other means.

### (D) No Waiver By Note Holder

If I am in default and the Note Holder does not require me to pay the Default Balance immediately as described above, the Note Holder will still have the right to do so if I continue to be in default or if I am in default at a later time.

### (E) Payment of Note Holder's Costs and Expenses

If the Note Holder has required me to pay the Default Balance immediately as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees and costs.

## 8. GIVING OF NOTICES

### (A) Notice to Borrower

Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it, or by mailing it by first class mail, to me at the Property Address above or at a different address if I give the Note Holder a notice of my different address. I will promptly notify the Note Holder of any change to my physical address and of any change to my mailing address. Unless applicable law requires otherwise, notice may instead be sent by e-mail or other electronic communication if agreed to by me and the Note Holder in writing and if I have provided the Note Holder with my current e-mail address or other electronic address. If I have agreed with the Note Holder that notice may be given by e-mail or other electronic communication, I will promptly notify the Note Holder of any changes to my e-mail address or other electronic address.

### (B) Notice to Note Holder

Any notice that I must give to the Note Holder under this Note will be delivered by first class mail to the Note Holder at the address stated in Section 3(A) above or at a different address if I am given a notice of that different address.



**9. OBLIGATIONS OF PERSONS UNDER THIS NOTE**

If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety, or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety, or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note.

**10. WAIVERS**

I and any other person who has obligations under this Note waive the rights of Presentment and Notice of Dishonor. "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of Dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

**11. UNIFORM SECURED NOTE**

This Note is a uniform instrument with limited variations in some jurisdictions. In addition to the protections given to the Note Holder under this Note, a Mortgage, Mortgage Deed, Deed of Trust, or Security Deed, as amended by the Fixed/Adjustable Rate Rider (the "Security Instrument"), dated the same date as this Note, protects the Note Holder from possible losses that might result if I do not keep the promises that I make in this Note. That Security Instrument also describes how and under what conditions I may be required to make immediate payment of all amounts I owe under this Note. Some of those conditions are described as follows:

- (A) Until my initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section 4 above, Section 19 of the Security Instrument will read as follows:

**Transfer of the Property or a Beneficial Interest in Borrower.** For purposes of this Section 19 only, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract, or escrow agreement, the intent of which is the transfer of title by Borrower to a purchaser at a future date.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, Lender will not exercise this option if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender will give Borrower notice of acceleration. The notice will provide a period of not less than 30 days from the date the notice is given in accordance with Section 16, within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to, or upon, the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower and will be entitled to collect all expenses incurred in pursuing such remedies, including, but not limited to: (a) reasonable attorneys' fees and costs; (b) property inspection and valuation fees; and (c) other fees incurred to protect Lender's Interest in the Property and/or rights under this Security Instrument.

- (B) When my initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section 4 above,



Section 19 of the Security Instrument described in Section 11(A) above will then cease to be in effect, and Section 19 of the Security Instrument will instead read as follows:

**Transfer of the Property or a Beneficial Interest in Borrower.** For purposes of this Section 19 only, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract, or escrow agreement, the intent of which is the transfer of title by Borrower to a purchaser at a future date.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, Lender will not exercise this option if such exercise is prohibited by Applicable Law. Lender also will not exercise this option if (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee, and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by Applicable Law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

If Lender exercises this option to require immediate payment in full, Lender will give Borrower notice of acceleration. The notice will provide a period of not less than 30 days from the date the notice is given in accordance with Section 16 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to, or upon, the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower and will be entitled to collect all expenses incurred in pursuing such remedies, including, but not limited to: (a) reasonable attorneys' fees and costs; (b) property inspection and valuation fees; and (c) other fees incurred to protect Lender's Interest in the Property and/or rights under this Security Instrument.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

*Y. Suresh*  
- BORROWER - SURENDER YELUGANDULA

*Swapna Kura*  
- BORROWER - SWAPNA KURA

[Sign Original Only]



\*1023169643612272000\*

LOAN #: 102316964

Individual Loan Originator: **Amira Ibrahim**, NMLSR ID: 2081304  
Loan Originator Organization: **BANK OF AMERICA, N.A.**, NMLSR ID: 399802

**MULTISTATE FIXED/ADJUSTABLE RATE NOTE — 30-day Average SOFR**  
—Single Family— **Fannie Mae / Freddie Mac Uniform Instrument**  
**CONVENTIONAL 5y6m, 7y6m, 10y6m SOFR FIXED PERIOD ARM NOTE (SARMNOTE.US)**  
25460.4 (11/22) Page 7 of 7

Form 3442 07/2021

BANK OF AMERICA, N.A.



\*1023169643612272000\*

Tax I.D. No.: 09-601299  
Title Insurer: Stewart Title Guaranty Company (ST&E)

AFTER RECORDING RETURN TO:  
Surender Yelugandula and Swapna  
Kura  
5608 Pine Bluff Court  
Frederick, MD 21704  
File No.: 1855975

## DEED

THIS DEED, made this 17<sup>th</sup> day of January, 2023, by and between Drees Homes of DC, Inc., a Maryland corporation, party(ies) of the first part, Grantor; and Surender Yelugandula and Swapna Kura, party(ies) of the second part, Grantee.

WITNESSETH, that in consideration of the sum of Nine Hundred Nine Thousand Six Hundred Five Dollars and No Cents (\$909,605.00); and other good and valuable consideration, the receipt of which is hereby acknowledged, the said party(ies) of the first part do grant and convey unto the party(ies) of the second part, as tenants by the entireties, their assigns, and to the survivor of them and the heirs, personal representatives and assigns of the survivor, in fee simple all that property situate in Frederick County, State of Maryland, described as follows, that is to say:

All that lot or parcel of land situate, lying and being in the New Market Election District, Frederick County, Maryland and being described as follows:

Lot 440, TALLYN RIDGE, as shown on a plat entitled "PHASE 4, PLAT 31, FINAL PLAT, LOTS 425 - 430, 438 - 441, TALLYN RIDGE, Previously Recorded at Plat Book 96, Page 60", and recorded among the Plat Records of Frederick County, Maryland in Plat Book 104, page 142.

AND BEING a part of all and the same property being conveyed by a Deed dated June 7, 2022, and recorded June 17, 2022, in Liber 15990, folio 43 among the Land Records of Frederick County, Maryland.

BY executing this Deed, the party of the first part hereby certifies that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of the corporation.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining; Subject However to the Declaration of Covenants, Conditions and Restrictions recorded in Liber 11630, folio 497 and as may be further amended from time to time.

TO HAVE AND TO HOLD said described lot of ground and premises to the said party(ies) of the second part, as tenants by the entireties, their assigns, and to the survivor of them and the heirs, personal representatives and assigns of the survivor, in fee simple.

AND the said party(ies) of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed, that they will warrant specially the property hereby conveyed, and that they will execute such further assurances of the same as may be requisite or necessary.



WITNESS, the name and corporate seal of the said body corporate and the signature of its Vice President/Washington, D.C.

WITNESS:

Curt C 47  
\_\_\_\_\_

GRANTOR(S):

Drees Homes of DC, Inc., a Maryland corporation

By: Alicia Skoug (SEAL)  
Alicia Skoug  
Vice President/Washington, D.C.

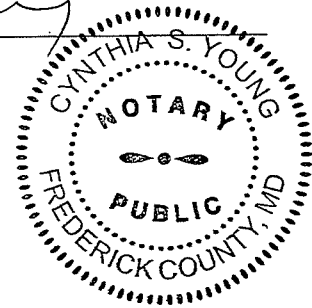
State of Maryland, City/County of Frederick, to wit;

I hereby certify that on this 17<sup>th</sup> day of January, 2023, before me, the subscriber, a notary public of the State aforesaid, personally appeared Alicia Skoug, and that she, as Vice President/Washington, D.C. of the said Corporation, being authorized to do so, executed and acknowledged the foregoing instrument on behalf of the said Corporation. Said Alicia Skoug further certifies that the conveyance is not part of a transaction in which there is a sale of all or substantially all of the property and assets of the grantor corporation.

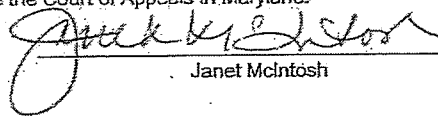
WITNESS MY HAND AND NOTARIAL SEAL.

Curt C 47  
Notary Public

My Commission Expires: 8-6-2025



This is to certify that the within instrument was prepared by or under the supervision of the undersigned,  
an attorney duly admitted to practice before the Court of Appeals in Maryland.



Janet McIntosh

**Certification of Exemption from Withholding Upon  
Disposition of Maryland Real Estate Affidavit of  
Residence or Principal Residence**

**2023**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

**1. Transferor Information**

Name of Transferor Drees Homes of DC, Inc., a Maryland corporation

**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).  
5608 Pine Bluff Court, Frederick MD 21704

**3. Reasons for Exemption**

**Resident Status**  As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

**Principal Residence**  Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

**Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.**

**3a. Individual Transferors**

Witness

Name

\*\*Date

Signature

**3b. Entity Transferors**

Witness/Attest

Drees Homes of DC, Inc.

Name of Entity

By

Alicia Skoug

Name

\*\*Date

Vice President/Washington, D.C.

Title

\*\* Form must be dated to be valid.

**Note:** Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

**To the Clerk of the Court:** Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

# AFFIDAVIT OF OCCUPANCY

We, Surender Yelugandula and Swapna Kura, party of the second part in the within deed, hereby certify under the penalties of perjury, that we intend to occupy the property known as 5608 Pine Bluff Court, Frederick MD 21704 as our principal residence.

WITNESS:

Y. Surender  
Surender Yelugandula

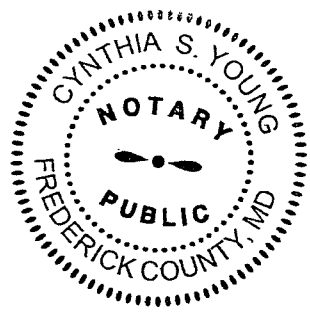
Swapna  
Swapna Kura

State of Maryland  
County of Frederick

Sworn to and subscribed before me the undersigned authority on this 17<sup>th</sup> day of January, 2023, by Surender Yelugandula and Swapna Kura.

Cynthia S. Young  
Notary Public:

My Commission Expires: 8-6-2025



When Recorded Return To:  
Bank of America, N.A.  
c/o First American Mortgage Solutions, 4795 Regent Boulevard, Mail Stop:  
1020-0  
Irving, TX 75063

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[Space Above This Line For Recording Data]

**PURCHASE MONEY  
DEED OF TRUST**

YELUGANDULA  
Doc ID #: xxxxxxxxxxx964  
MIN: 100015701023169646  
MERS Phone: 1-888-679-6377  
PIN: 09-601299  
Escrow/Closing #: 1855975

**DEFINITIONS**

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

**Parties**

(A) "Borrower" is Surender Yelugandula and Swapna Kura, currently residing at 7904 ELLIS WYATT CT, ELKRIDGE, MD 21075. Borrower is the trustor under this Security Instrument.

(B) "Lender" is BANK OF AMERICA, N.A.. Lender is a National Association organized and existing under the laws of THE UNITED STATES. Lender's address is 101 South Tryon Street, Charlotte, NC 28255. The term "Lender" includes any successors and assigns of Lender.

(C) "Trustee" is Daniel J. Pesachowitz, Esq.. Trustee's address is 5040 Corporate Woods

MARYLAND—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
MARYLAND DEED OF TRUST (SIDOT.MD)  
25299.7 (11/22)

Form 3021 07/2021

Page 1 of 22

BANK OF AMERICA, N.A.



\*1023169643616404000\*

Dr. Suite #120, Virginia Beach, VA 23462. The term "Trustee" includes any substitute/successor Trustee.

(D) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

**Documents**

(E) "Note" means the promissory note dated **January 17, 2023**, and signed by each Borrower who is legally obligated for the debt under that promissory note, that is in either (i) paper form, using Borrower's written pen and ink signature, or (ii) electronic form, using Borrower's adopted Electronic Signature in accordance with the UETA or E-SIGN, as applicable. The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender **Seven Hundred Twenty-Seven Thousand Six Hundred Eighty-Four And 00/100 Dollars (U.S. \$727,684.00)** plus interest. Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than **February 1, 2053**.

(F) "Riders" means all Riders to this Security Instrument that are signed by Borrower. All such Riders are incorporated into and deemed to be a part of this Security Instrument. The following Riders are to be signed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- 1-4 Family Rider
- Second Home Rider
- Condominium Rider
- Planned Unit Development Rider
- Other(s) [specify] \_\_\_\_\_

(G) "Security Instrument" means this document, which is dated **January 17, 2023**, together with all Riders to this document.

**Additional Definitions**

(H) "Applicable Law" means all controlling applicable federal, state, and local statutes, regulations, ordinances, and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments, and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association, or similar organization.

(J) "Default" means: (i) the failure to pay any Periodic Payment or any other amount secured by this Security Instrument on the date it is due; (ii) a breach of any representation, warranty, covenant, obligation, or agreement in this Security Instrument; (iii) any materially false, misleading, or inaccurate information or statement to Lender provided by Borrower or any persons or entities acting at Borrower's direction or with Borrower's knowledge or consent, or failure to provide Lender with material information in connection with the Loan, as described in Section 8; or (iv) any action or proceeding described in Section 12(e).

(K) "Electronic Fund Transfer" means any transfer of funds, other than a transaction originated by check,



\*1023169643616404000\*

draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone or other electronic device capable of communicating with such financial institution, wire transfers, and automated clearinghouse transfers.

**(L) "Electronic Signature"** means an "Electronic Signature" as defined in the UETA or E-SIGN, as applicable.

**(M) "E-SIGN"** means the Electronic Signatures in Global and National Commerce Act (15 U.S.C. § 7001 *et seq.*), as it may be amended from time to time, or any applicable additional or successor legislation that governs the same subject matter.

**(N) "Escrow Items"** means: (i) taxes and assessments and other items that can attain priority over this Security Instrument as a lien or encumbrance on the Property; (ii) leasehold payments or ground rents on the Property, if any; (iii) premiums for any and all insurance required by Lender under Section 5; (iv) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 11; and (v) Community Association Dues, Fees, and Assessments if Lender requires that they be escrowed beginning at Loan closing or at any time during the Loan term.

**(O) "Loan"** means the debt obligation evidenced by the Note, plus interest, any prepayment charges, costs, expenses, and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

**(P) "Loan Servicer"** means the entity that has the contractual right to receive Borrower's Periodic Payments and any other payments made by Borrower, and administers the Loan on behalf of Lender. Loan Servicer does not include a sub-servicer, which is an entity that may service the Loan on behalf of the Loan Servicer.

**(Q) "Miscellaneous Proceeds"** means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

**(R) "Mortgage Insurance"** means insurance protecting Lender against the nonpayment of, or Default on, the Loan.

**(S) "Partial Payment"** means any payment by Borrower, other than a voluntary prepayment permitted under the Note, which is less than a full outstanding Periodic Payment.

**(T) "Periodic Payment"** means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3.

**(U) "Property"** means the property described below under the heading "TRANSFER OF RIGHTS IN THE PROPERTY."

**(V) "Rents"** means all amounts received by or due Borrower in connection with the lease, use, and/or occupancy of the Property by a party other than Borrower.

**(W) "RESPA"** means the Real Estate Settlement Procedures Act (12 U.S.C. § 2601 *et seq.*) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they may be amended from time to time, or any additional or successor federal legislation or regulation that governs the same subject matter. When used in this Security Instrument, "RESPA" refers to all requirements and restrictions that would apply to a



"federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(X) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

(Y) "UETA" means the Uniform Electronic Transactions Act, as enacted by the jurisdiction in which the Property is located, as it may be amended from time to time, or any applicable additional or successor legislation that governs the same subject matter.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender (i) the repayment of the Loan, and all renewals, extensions, and modifications of the Note, and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the COUNTY of Frederick:

All that lot or parcel of land situate, lying and being in the New Market Election District, Frederick County, Maryland and being described as follows: Lot 440, TALLYN RIDGE, as shown on a plat entitled "PHASE 4, PLAT 31, FINAL PLAT, LOTS 425 - 430, 438 - 441, TALLYN RIDGE, Previously Recorded at Plat Book 96, Page 60", and recorded among the Plat Records of Frederick County, Maryland in Plat Book 104, page 142. AND BEING a part of all and the same property being conveyed by a Deed dated June 7, 2022, and recorded June 17, 2022, in Liber 15990, folio 43 among the Land Records of Frederick County, Maryland. Tax ID#09-601299 which currently has the address of 5608 Pine Bluff Ct, Frederick, Maryland 21704-6904 ("Property Address");

TOGETHER WITH all the improvements now or subsequently erected on the property, including replacements and additions to the improvements on such property, all property rights, including, without limitation, all easements, appurtenances, royalties, mineral rights, oil or gas rights or profits, water rights, and fixtures now or subsequently a part of the property. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER REPRESENTS, WARRANTS, COVENANTS, AND AGREES that: (i) Borrower lawfully owns and possesses the Property conveyed in this Security Instrument in fee simple or lawfully has the right to use and occupy the Property under a leasehold estate; (ii) Borrower has the right to grant and convey the Property or Borrower's leasehold interest in the Property; and (iii) the Property is unencumbered,



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and not subject to any other ownership interest in the Property, except for encumbrances and ownership interests of record. Borrower warrants generally the title to the Property and covenants and agrees to defend the title to the Property against all claims and demands, subject to any encumbrances and ownership interests of record as of Loan closing.

THIS SECURITY INSTRUMENT combines uniform covenants for national use with limited variations and non-uniform covenants that reflect specific Maryland state requirements to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

**1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.**

Borrower will pay each Periodic Payment when due. Borrower will also pay any prepayment charges and late charges due under the Note, and any other amounts due under this Security Instrument. Payments due under the Note and this Security Instrument must be made in U.S. currency. If any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check, or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a U.S. federal agency, instrumentality, or entity; or (d) Electronic Fund Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 16. Lender may accept or return any Partial Payments in its sole discretion pursuant to Section 2.

Any offset or claim that Borrower may have now or in the future against Lender will not relieve Borrower from making the full amount of all payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

**2. Acceptance and Application of Payments or Proceeds.**

**(a) Acceptance and Application of Partial Payments.** Lender may accept and either apply or hold in suspense Partial Payments in its sole discretion in accordance with this Section 2. Lender is not obligated to accept any Partial Payments or to apply any Partial Payments at the time such payments are accepted, and also is not obligated to pay interest on such unapplied funds. Lender may hold such unapplied funds until Borrower makes payment sufficient to cover a full Periodic Payment, at which time the amount of the full Periodic Payment will be applied to the Loan. If Borrower does not make such a payment within a reasonable period of time, Lender will either apply such funds in accordance with this Section 2 or return them to Borrower. If not applied earlier, Partial Payments will be credited against the total amount due under the Loan in calculating the amount due in connection with any foreclosure proceeding, payoff request, loan modification, or reinstatement. Lender may accept any payment insufficient to bring the Loan current without waiver of any rights under this Security Instrument or prejudice to its rights to refuse such payments in the future.

**(b) Order of Application of Partial Payments and Periodic Payments.** Except as otherwise described in this Section 2, if Lender applies a payment, such payment will be applied to each Periodic



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Payment in the order in which it became due, beginning with the oldest outstanding Periodic Payment, as follows: first to interest and then to principal due under the Note, and finally to Escrow Items. If all outstanding Periodic Payments then due are paid in full, any payment amounts remaining may be applied to late charges and to any amounts then due under this Security Instrument. If all sums then due under the Note and this Security Instrument are paid in full, any remaining payment amount may be applied, in Lender's sole discretion, to a future Periodic Payment or to reduce the principal balance of the Note.

If Lender receives a payment from Borrower in the amount of one or more Periodic Payments and the amount of any late charge due for a delinquent Periodic Payment, the payment may be applied to the delinquent payment and the late charge.

When applying payments, Lender will apply such payments in accordance with Applicable Law.

**(c) Voluntary Prepayments.** Voluntary prepayments will be applied as described in the Note.

**(d) No Change to Payment Schedule.** Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note will not extend or postpone the due date, or change the amount, of the Periodic Payments.

**3. Funds for Escrow Items.**

**(a) Escrow Requirement; Escrow Items.** Borrower must pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum of money to provide for payment of amounts due for all Escrow Items (the "Funds"). The amount of the Funds required to be paid each month may change during the term of the Loan. Borrower must promptly furnish to Lender all notices or invoices of amounts to be paid under this Section 3.

**(b) Payment of Funds; Waiver.** Borrower must pay Lender the Funds for Escrow Items unless Lender waives this obligation in writing. Lender may waive this obligation for any Escrow Item at any time. In the event of such waiver, Borrower must pay directly, when and where payable, the amounts due for any Escrow Items subject to the waiver. If Lender has waived the requirement to pay Lender the Funds for any or all Escrow Items, Lender may require Borrower to provide proof of direct payment of those items within such time period as Lender may require. Borrower's obligation to make such timely payments and to provide proof of payment is deemed to be a covenant and agreement of Borrower under this Security Instrument. If Borrower is obligated to pay Escrow Items directly pursuant to a waiver, and Borrower fails to pay timely the amount due for an Escrow Item, Lender may exercise its rights under Section 9 to pay such amount and Borrower will be obligated to repay to Lender any such amount in accordance with Section 9.

Lender may withdraw the waiver as to any or all Escrow Items at any time by giving a notice in accordance with Section 16; upon such withdrawal, Borrower must pay to Lender all Funds for such Escrow Items, and in such amounts, that are then required under this Section 3.

**(c) Amount of Funds; Application of Funds.** Lender may, at any time, collect and hold Funds in an amount up to, but not in excess of, the maximum amount a lender can require under RESPA. Lender will estimate the amount of Funds due in accordance with Applicable Law.

The Funds will be held in an institution whose deposits are insured by a U.S. federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender will apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender may not charge Borrower for: (i) holding and applying the Funds; (ii) annually analyzing the escrow account; or (iii) verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless Lender and



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Borrower agree in writing or Applicable Law requires interest to be paid on the Funds, Lender will not be required to pay Borrower any interest or earnings on the Funds. Lender will give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

**(d) Surplus; Shortage and Deficiency of Funds.** In accordance with RESPA, if there is a surplus of Funds held in escrow, Lender will account to Borrower for such surplus. If Borrower's Periodic Payment is delinquent by more than 30 days, Lender may retain the surplus in the escrow account for the payment of the Escrow Items. If there is a shortage or deficiency of Funds held in escrow, Lender will notify Borrower and Borrower will pay to Lender the amount necessary to make up the shortage or deficiency in accordance with RESPA.

Upon payment in full of all sums secured by this Security Instrument, Lender will promptly refund to Borrower any Funds held by Lender.

**4. Charges; Liens.** Borrower must pay (a) all taxes, assessments, charges, fines, and impositions attributable to the Property which have priority or may attain priority over this Security Instrument, (b) leasehold payments or ground rents on the Property, if any, and (c) Community Association Dues, Fees, and Assessments, if any. If any of these items are Escrow Items, Borrower will pay them in the manner provided in Section 3.

Borrower must promptly discharge any lien that has priority or may attain priority over this Security Instrument unless Borrower: (aa) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing under such agreement; (bb) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which Lender determines, in its sole discretion, operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (cc) secures from the holder of the lien an agreement satisfactory to Lender that subordinates the lien to this Security Instrument (collectively, the "Required Actions"). If Lender determines that any part of the Property is subject to a lien that has priority or may attain priority over this Security Instrument and Borrower has not taken any of the Required Actions in regard to such lien, Lender may give Borrower a notice identifying the lien. Within 10 days after the date on which that notice is given, Borrower must satisfy the lien or take one or more of the Required Actions.

#### **5. Property Insurance.**

**(a) Insurance Requirement; Coverages.** Borrower must keep the improvements now existing or subsequently erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes, winds, and floods, for which Lender requires insurance. Borrower must maintain the types of insurance Lender requires in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan, and may exceed any minimum coverage required by Applicable Law. Borrower may choose the insurance carrier providing the insurance, subject to Lender's right to disapprove Borrower's choice, which right will not be exercised unreasonably.

**(b) Failure to Maintain Insurance.** If Lender has a reasonable basis to believe that Borrower has failed to maintain any of the required insurance coverages described above, Lender may obtain insurance coverage, at Lender's option and at Borrower's expense. Unless required by Applicable Law, Lender is under no obligation to advance premiums for, or to seek to reinstate, any prior lapsed coverage obtained by Borrower. Lender is under no obligation to purchase any particular type or amount of coverage and may



select the provider of such insurance in its sole discretion. Before purchasing such coverage, Lender will notify Borrower if required to do so under Applicable Law. Any such coverage will insure Lender, but might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard, or liability and might provide greater or lesser coverage than was previously in effect, but not exceeding the coverage required under Section 5(a). Borrower acknowledges that the cost of the insurance coverage so obtained may significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender for costs associated with reinstating Borrower's insurance policy or with placing new insurance under this Section 5 will become additional debt of Borrower secured by this Security Instrument. These amounts will bear interest at the Note rate from the date of disbursement and will be payable, with such interest, upon notice from Lender to Borrower requesting payment.

**(c) Insurance Policies.** All insurance policies required by Lender and renewals of such policies: (i) will be subject to Lender's right to disapprove such policies; (ii) must include a standard mortgage clause; and (iii) must name Lender as mortgagee and/or as an additional loss payee. Lender will have the right to hold the policies and renewal certificates. If Lender requires, Borrower will promptly give to Lender proof of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy must include a standard mortgage clause and must name Lender as mortgagee and/or as an additional loss payee.

**(d) Proof of Loss; Application of Proceeds.** In the event of loss, Borrower must give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Any insurance proceeds, whether or not the underlying insurance was required by Lender, will be applied to restoration or repair of the Property, if Lender deems the restoration or repair to be economically feasible and determines that Lender's security will not be lessened by such restoration or repair.

If the Property is to be repaired or restored, Lender will disburse from the insurance proceeds any initial amounts that are necessary to begin the repair or restoration, subject to any restrictions applicable to Lender. During the subsequent repair and restoration period, Lender will have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction (which may include satisfying Lender's minimum eligibility requirements for persons repairing the Property, including, but not limited to, licensing, bond, and insurance requirements) provided that such inspection must be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed, depending on the size of the repair or restoration, the terms of the repair agreement, and whether Borrower is in Default on the Loan. Lender may make such disbursements directly to Borrower, to the person repairing or restoring the Property, or payable jointly to both. Lender will not be required to pay Borrower any interest or earnings on such insurance proceeds unless Lender and Borrower agree in writing or Applicable Law requires otherwise. Fees for public adjusters, or other third parties, retained by Borrower will not be paid out of the insurance proceeds and will be the sole obligation of Borrower.

If Lender deems the restoration or repair not to be economically feasible or Lender's security would be lessened by such restoration or repair, the insurance proceeds will be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds will be applied in the order that Partial Payments are applied in Section 2(b).

**(e) Insurance Settlements; Assignment of Proceeds.** If Borrower abandons the Property, Lender may file, negotiate, and settle any available insurance claim and related matters. If Borrower does not



respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 26 or otherwise, Borrower is unconditionally assigning to Lender (i) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note and this Security Instrument, and (ii) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, to the extent that such rights are applicable to the coverage of the Property. If Lender files, negotiates, or settles a claim, Borrower agrees that any insurance proceeds may be made payable directly to Lender without the need to include Borrower as an additional loss payee. Lender may use the insurance proceeds either to repair or restore the Property (as provided in Section 5(d)) or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

**6. Occupancy.** Borrower must occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and must continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent will not be unreasonably withheld, or unless extenuating circumstances exist that are beyond Borrower's control.

**7. Preservation, Maintenance, and Protection of the Property; Inspections.** Borrower will not destroy, damage, or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower must maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless Lender determines pursuant to Section 5 that repair or restoration is not economically feasible, Borrower will promptly repair the Property if damaged to avoid further deterioration or damage.

If insurance or condemnation proceeds are paid to Lender in connection with damage to, or the taking of, the Property, Borrower will be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed, depending on the size of the repair or restoration, the terms of the repair agreement, and whether Borrower is in Default on the Loan. Lender may make such disbursements directly to Borrower, to the person repairing or restoring the Property, or payable jointly to both. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower remains obligated to complete such repair or restoration.

Lender may make reasonable entries upon and inspections of the Property. If Lender has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender will give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

**8. Borrower's Loan Application.** Borrower will be in Default if, during the Loan application process, Borrower or any persons or entities acting at Borrower's direction or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan, including, but not limited to, overstating Borrower's income or assets, understating or failing to provide documentation of Borrower's debt obligations and liabilities, and misrepresenting Borrower's occupancy or intended occupancy of the Property as Borrower's principal residence.

**9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument.**

**(a) Protection of Lender's Interest.** If: (i) Borrower fails to perform the covenants and agreements



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contained in this Security Instrument; (ii) there is a legal proceeding or government order that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien that has priority or may attain priority over this Security Instrument, or to enforce laws or regulations); or (iii) Lender reasonably believes that Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and/or rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions may include, but are not limited to: (I) paying any sums secured by a lien that has priority or may attain priority over this Security Instrument; (II) appearing in court; and (III) paying: (A) reasonable attorneys' fees and costs; (B) property inspection and valuation fees; and (C) other fees incurred for the purpose of protecting Lender's interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, exterior and interior inspections of the Property, entering the Property to make repairs, changing locks, replacing or boarding up doors and windows, draining water from pipes, eliminating building or other code violations or dangerous conditions, and having utilities turned on or off. Although Lender may take action under this Section 9, Lender is not required to do so and is not under any duty or obligation to do so. Lender will not be liable for not taking any or all actions authorized under this Section 9.

**(b) Avoiding Foreclosure; Mitigating Losses.** If Borrower is in Default, Lender may work with Borrower to avoid foreclosure and/or mitigate Lender's potential losses, but is not obligated to do so unless required by Applicable Law. Lender may take reasonable actions to evaluate Borrower for available alternatives to foreclosure, including, but not limited to, obtaining credit reports, title reports, title insurance, property valuations, subordination agreements, and third-party approvals. Borrower authorizes and consents to these actions. Any costs associated with such loss mitigation activities may be paid by Lender and recovered from Borrower as described below in Section 9(c), unless prohibited by Applicable Law.

**(c) Additional Amounts Secured.** Any amounts disbursed by Lender under this Section 9 will become additional debt of Borrower secured by this Security Instrument. These amounts may bear interest at the Note rate from the date of disbursement and will be payable, with such interest, upon notice from Lender to Borrower requesting payment.

**(d) Leasehold Terms.** If this Security Instrument is on a leasehold, Borrower will comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title will not merge unless Lender agrees to the merger in writing.

#### 10. Assignment of Rents.

**(a) Assignment of Rents.** If the Property is leased to, used by, or occupied by a third party ("Tenant"), Borrower is unconditionally assigning and transferring to Lender any Rents, regardless of to whom the Rents are payable. Borrower authorizes Lender to collect the Rents, and agrees that each Tenant will pay the Rents to Lender. However, Borrower will receive the Rents until (i) Lender has given Borrower notice of Default pursuant to Section 26, and (ii) Lender has given notice to the Tenant that the Rents are to be paid to Lender. This Section 10 constitutes an absolute assignment and not an assignment for additional security only.

**(b) Notice of Default.** If Lender gives notice of Default to Borrower: (i) all Rents received by Borrower must be held by Borrower as trustee for the benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender will be entitled to collect and receive all of the Rents; (iii)



Borrower agrees to instruct each Tenant that Tenant is to pay all Rents due and unpaid to Lender upon Lender's written demand to the Tenant; (iv) Borrower will ensure that each Tenant pays all Rents due to Lender and will take whatever action is necessary to collect such Rents if not paid to Lender; (v) unless Applicable Law provides otherwise, all Rents collected by Lender will be applied first to the costs of taking control of and managing the Property and collecting the Rents, including, but not limited to, reasonable attorneys' fees and costs, receiver's fees, premiums on receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments, and other charges on the Property, and then to any other sums secured by this Security Instrument; (vi) Lender, or any judicially appointed receiver, will be liable to account for only those Rents actually received; and (vii) Lender will be entitled to have a receiver appointed to take possession of and manage the Property and collect the Rents and profits derived from the Property without any showing as to the inadequacy of the Property as security.

(c) **Funds Paid by Lender.** If the Rents are not sufficient to cover the costs of taking control of and managing the Property and of collecting the Rents, any funds paid by Lender for such purposes will become indebtedness of Borrower to Lender secured by this Security Instrument pursuant to Section 9.

(d) **Limitation on Collection of Rents.** Borrower may not collect any of the Rents more than one month in advance of the time when the Rents become due, except for security or similar deposits.

(e) **No Other Assignment of Rents.** Borrower represents, warrants, covenants, and agrees that Borrower has not signed any prior assignment of the Rents, will not make any further assignment of the Rents, and has not performed, and will not perform, any act that could prevent Lender from exercising its rights under this Security Instrument.

(f) **Control and Maintenance of the Property.** Unless required by Applicable Law, Lender, or a receiver appointed under Applicable Law, is not obligated to enter upon, take control of, or maintain the Property before or after giving notice of Default to Borrower. However, Lender, or a receiver appointed under Applicable Law, may do so at any time when Borrower is in Default, subject to Applicable Law.

(g) **Additional Provisions.** Any application of the Rents will not cure or waive any Default or invalidate any other right or remedy of Lender. This Section 10 does not relieve Borrower of Borrower's obligations under Section 6.

This Section 10 will terminate when all the sums secured by this Security Instrument are paid in full.

**11. Mortgage Insurance.**

(a) **Payment of Premiums; Substitution of Policy; Loss Reserve; Protection of Lender.** If Lender required Mortgage Insurance as a condition of making the Loan, Borrower will pay the premiums required to maintain the Mortgage Insurance in effect. If Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, and (i) the Mortgage Insurance coverage required by Lender ceases for any reason to be available from the mortgage insurer that previously provided such insurance, or (ii) Lender determines in its sole discretion that such mortgage insurer is no longer eligible to provide the Mortgage Insurance coverage required by Lender, Borrower will pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender.

If substantially equivalent Mortgage Insurance coverage is not available, Borrower will continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use, and retain these payments as a non-refundable loss reserve in



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lieu of Mortgage Insurance. Such loss reserve will be non-refundable, even when the Loan is paid in full, and Lender will not be required to pay Borrower any interest or earnings on such loss reserve.

Lender will no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance.

If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower will pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 11 affects Borrower's obligation to pay interest at the Note rate.

**(b) Mortgage Insurance Agreements.** Mortgage Insurance reimburses Lender for certain losses Lender may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance policy or coverage.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. Any such agreements will not: (i) affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan; (ii) increase the amount Borrower will owe for Mortgage Insurance; (iii) entitle Borrower to any refund; or (iv) affect the rights Borrower has, if any, with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 (12 U.S.C. § 4901 *et seq.*), as it may be amended from time to time, or any additional or successor federal legislation or regulation that governs the same subject matter ("HPA"). These rights under the HPA may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

## 12. Assignment and Application of Miscellaneous Proceeds; Forfeiture.

**(a) Assignment of Miscellaneous Proceeds.** Borrower is unconditionally assigning the right to receive all Miscellaneous Proceeds to Lender and agrees that such amounts will be paid to Lender.

**(b) Application of Miscellaneous Proceeds upon Damage to Property.** If the Property is damaged, any Miscellaneous Proceeds will be applied to restoration or repair of the Property, if Lender deems the restoration or repair to be economically feasible and Lender's security will not be lessened by such restoration or repair. During such repair and restoration period, Lender will have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect the Property to ensure the work has been completed to Lender's satisfaction (which may include satisfying Lender's minimum eligibility requirements for persons repairing the Property, including, but not limited to, licensing, bond, and insurance requirements) provided that such inspection must be undertaken promptly. Lender may pay for the repairs



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and restoration in a single disbursement or in a series of progress payments as the work is completed, depending on the size of the repair or restoration, the terms of the repair agreement, and whether Borrower is in Default on the Loan. Lender may make such disbursements directly to Borrower, to the person repairing or restoring the Property, or payable jointly to both. Unless Lender and Borrower agree in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender will not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If Lender deems the restoration or repair not to be economically feasible or Lender's security would be lessened by such restoration or repair, the Miscellaneous Proceeds will be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds will be applied in the order that Partial Payments are applied in Section 2(b).

**(c) Application of Miscellaneous Proceeds upon Condemnation, Destruction, or Loss in Value of the Property.** In the event of a total taking, destruction, or loss in value of the Property, all of the Miscellaneous Proceeds will be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property (each, a "Partial Devaluation") where the fair market value of the Property immediately before the Partial Devaluation is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the Partial Devaluation, a percentage of the Miscellaneous Proceeds will be applied to the sums secured by this Security Instrument unless Borrower and Lender otherwise agree in writing. The amount of the Miscellaneous Proceeds that will be so applied is determined by multiplying the total amount of the Miscellaneous Proceeds by a percentage calculated by taking (i) the total amount of the sums secured immediately before the Partial Devaluation, and dividing it by (ii) the fair market value of the Property immediately before the Partial Devaluation. Any balance of the Miscellaneous Proceeds will be paid to Borrower.

In the event of a Partial Devaluation where the fair market value of the Property immediately before the Partial Devaluation is less than the amount of the sums secured immediately before the Partial Devaluation, all of the Miscellaneous Proceeds will be applied to the sums secured by this Security Instrument, whether or not the sums are then due, unless Borrower and Lender otherwise agree in writing.

**(d) Settlement of Claims.** Lender is authorized to collect and apply the Miscellaneous Proceeds either to the sums secured by this Security Instrument, whether or not then due, or to restoration or repair of the Property, if Borrower (i) abandons the Property, or (ii) fails to respond to Lender within 30 days after the date Lender notifies Borrower that the Opposing Party (as defined in the next sentence) offers to settle a claim for damages. "Opposing Party" means the third party that owes Borrower the Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to the Miscellaneous Proceeds.

**(e) Proceeding Affecting Lender's Interest in the Property.** Borrower will be in Default if any action or proceeding begins, whether civil or criminal, that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a Default and, if acceleration has occurred, reinstate as provided in Section 20, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower is unconditionally assigning to Lender the proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property, which proceeds



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will be paid to Lender. All Miscellaneous Proceeds that are not applied to restoration or repair of the Property will be applied in the order that Partial Payments are applied in Section 2(b).

**13. Borrower Not Released; Forbearance by Lender Not a Waiver.** Borrower or any Successor in Interest of Borrower will not be released from liability under this Security Instrument if Lender extends the time for payment or modifies the amortization of the sums secured by this Security Instrument. Lender will not be required to commence proceedings against any Successor in Interest of Borrower, or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument, by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities, or Successors in Interest of Borrower or in amounts less than the amount then due, will not be a waiver of, or preclude the exercise of, any right or remedy by Lender.

**14. Joint and Several Liability; Signatories; Successors and Assigns Bound.** Borrower's obligations and liability under this Security Instrument will be joint and several. However, any Borrower who signs this Security Instrument but does not sign the Note: (a) signs this Security Instrument to mortgage, grant, and convey such Borrower's interest in the Property under the terms of this Security Instrument; (b) signs this Security Instrument to waive any applicable inchoate rights such as dower and curtesy and any available homestead exemptions; (c) signs this Security Instrument to assign any Miscellaneous Proceeds, Rents, or other earnings from the Property to Lender; (d) is not personally obligated to pay the sums due under the Note or this Security Instrument; and (e) agrees that Lender and any other Borrower can agree to extend, modify, forbear, or make any accommodations with regard to the terms of the Note or this Security Instrument without such Borrower's consent and without affecting such Borrower's obligations under this Security Instrument.

Subject to the provisions of Section 19, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, will obtain all of Borrower's rights, obligations, and benefits under this Security Instrument. Borrower will not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing.

**15. Loan Charges.**

**(a) Tax and Flood Determination Fees.** Lender may require Borrower to pay (i) a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan, and (ii) either (A) a one-time charge for flood zone determination, certification, and tracking services, or (B) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur that reasonably might affect such determination or certification. Borrower will also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency, or any successor agency, at any time during the Loan term, in connection with any flood zone determinations.

**(b) Default Charges.** If permitted under Applicable Law, Lender may charge Borrower fees for services performed in connection with Borrower's Default to protect Lender's interest in the Property and rights under this Security Instrument, including: (i) reasonable attorneys' fees and costs; (ii) property inspection, valuation, mediation, and loss mitigation fees; and (iii) other related fees.

**(c) Permissibility of Fees.** In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower should not be construed as a prohibition on the



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charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

**(d) Savings Clause.** If Applicable Law sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then (i) any such loan charge will be reduced by the amount necessary to reduce the charge to the permitted limit, and (ii) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). To the extent permitted by Applicable Law, Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

**16. Notices; Borrower's Physical Address.** All notices given by Borrower or Lender in connection with this Security Instrument must be in writing.

**(a) Notices to Borrower.** Unless Applicable Law requires a different method, any written notice to Borrower in connection with this Security Instrument will be deemed to have been given to Borrower when (i) mailed by first class mail, or (ii) actually delivered to Borrower's Notice Address (as defined in Section 16(c) below) if sent by means other than first class mail or Electronic Communication (as defined in Section 16(b) below). Notice to any one Borrower will constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. If any notice to Borrower required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

**(b) Electronic Notice to Borrower.** Unless another delivery method is required by Applicable Law, Lender may provide notice to Borrower by e-mail or other electronic communication ("Electronic Communication") if: (i) agreed to by Lender and Borrower in writing; (ii) Borrower has provided Lender with Borrower's e-mail or other electronic address ("Electronic Address"); (iii) Lender provides Borrower with the option to receive notices by first class mail or by other non-Electronic Communication instead of by Electronic Communication; and (iv) Lender otherwise complies with Applicable Law. Any notice to Borrower sent by Electronic Communication in connection with this Security Instrument will be deemed to have been given to Borrower when sent unless Lender becomes aware that such notice is not delivered. If Lender becomes aware that any notice sent by Electronic Communication is not delivered, Lender will resend such communication to Borrower by first class mail or by other non-Electronic Communication. Borrower may withdraw the agreement to receive Electronic Communications from Lender at any time by providing written notice to Lender of Borrower's withdrawal of such agreement.

**(c) Borrower's Notice Address.** The address to which Lender will send Borrower notice ("Notice Address") will be the Property Address unless Borrower has designated a different address by written notice to Lender. If Lender and Borrower have agreed that notice may be given by Electronic Communication, then Borrower may designate an Electronic Address as Notice Address. Borrower will promptly notify Lender of Borrower's change of Notice Address, including any changes to Borrower's Electronic Address if designated as Notice Address. If Lender specifies a procedure for reporting Borrower's change of Notice Address, then Borrower will report a change of Notice Address only through that specified procedure.

**(d) Notices to Lender.** Any notice to Lender will be given by delivering it or by mailing it by first



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class mail to Lender's address stated in this Security Instrument unless Lender has designated another address (including an Electronic Address) by notice to Borrower. Any notice in connection with this Security Instrument will be deemed to have been given to Lender only when actually received by Lender at Lender's designated address (which may include an Electronic Address). If any notice to Lender required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

(e) **Borrower's Physical Address.** In addition to the designated Notice Address, Borrower will provide Lender with the address where Borrower physically resides, if different from the Property Address, and notify Lender whenever this address changes.

**17. Governing Law; Severability; Rules of Construction.** This Security Instrument is governed by federal law and the law of the State of Maryland. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. If any provision of this Security Instrument or the Note conflicts with Applicable Law (i) such conflict will not affect other provisions of this Security Instrument or the Note that can be given effect without the conflicting provision, and (ii) such conflicting provision, to the extent possible, will be considered modified to comply with Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence should not be construed as a prohibition against agreement by contract. Any action required under this Security Instrument to be made in accordance with Applicable Law is to be made in accordance with the Applicable Law in effect at the time the action is undertaken.

As used in this Security Instrument: (a) words in the singular will mean and include the plural and vice versa; (b) the word "may" gives sole discretion without any obligation to take any action; (c) any reference to "Section" in this document refers to Sections contained in this Security Instrument unless otherwise noted; and (d) the headings and captions are inserted for convenience of reference and do not define, limit, or describe the scope or intent of this Security Instrument or any particular Section, paragraph, or provision.

**18. Borrower's Copy.** One Borrower will be given one copy of the Note and of this Security Instrument.

**19. Transfer of the Property or a Beneficial Interest in Borrower.** For purposes of this Section 19 only, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract, or escrow agreement, the intent of which is the transfer of title by Borrower to a purchaser at a future date.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, Lender will not exercise this option if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender will give Borrower notice of acceleration. The notice will provide a period of not less than 30 days from the date the notice is given in accordance with Section 16 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to, or upon, the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower and will be entitled to collect all expenses incurred in pursuing such remedies, including, but not limited to: (a) reasonable attorneys' fees and costs; (b)



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property inspection and valuation fees; and (c) other fees incurred to protect Lender's Interest in the Property and/or rights under this Security Instrument.

**20. Borrower's Right to Reinstate the Loan after Acceleration.** If Borrower meets certain conditions, Borrower will have the right to reinstate the Loan and have enforcement of this Security Instrument discontinued at any time up to the later of (a) five days before any foreclosure sale of the Property, or (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate. This right to reinstate will not apply in the case of acceleration under Section 19.

To reinstate the Loan, Borrower must satisfy all of the following conditions: (aa) pay Lender all sums that then would be due under this Security Instrument and the Note as if no acceleration had occurred; (bb) cure any Default of any other covenants or agreements under this Security Instrument or the Note; (cc) pay all expenses incurred in enforcing this Security Instrument or the Note, including, but not limited to: (i) reasonable attorneys' fees and costs; (ii) property inspection and valuation fees; and (iii) other fees incurred to protect Lender's interest in the Property and/or rights under this Security Instrument or the Note; and (dd) take such action as Lender may reasonably require to assure that Lender's interest in the Property and/or rights under this Security Instrument or the Note, and Borrower's obligation to pay the sums secured by this Security Instrument or the Note, will continue unchanged.

Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (aaa) cash; (bbb) money order; (ccc) certified check, bank check, treasurer's check, or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a U.S. federal agency, instrumentality, or entity; or (ddd) Electronic Fund Transfer. Upon Borrower's reinstatement of the Loan, this Security Instrument and obligations secured by this Security Instrument will remain fully effective as if no acceleration had occurred.

**21. Sale of Note.** The Note or a partial interest in the Note, together with this Security Instrument, may be sold or otherwise transferred one or more times. Upon such a sale or other transfer, all of Lender's rights and obligations under this Security Instrument will convey to Lender's successors and assigns.

**22. Loan Servicer.** Lender may take any action permitted under this Security Instrument through the Loan Servicer or another authorized representative, such as a sub-servicer. Borrower understands that the Loan Servicer or other authorized representative of Lender has the right and authority to take any such action.

The Loan Servicer may change one or more times during the term of the Note. The Loan Servicer may or may not be the holder of the Note. The Loan Servicer has the right and authority to: (a) collect Periodic Payments and any other amounts due under the Note and this Security Instrument; (b) perform any other mortgage loan servicing obligations; and (c) exercise any rights under the Note, this Security Instrument, and Applicable Law on behalf of Lender. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made, and any other information RESPA requires in connection with a notice of transfer of servicing.

**23. Notice of Grievance.** Until Borrower or Lender has notified the other party (in accordance with Section 16) of an alleged breach and afforded the other party a reasonable period after the giving of such notice to take corrective action, neither Borrower nor Lender may commence, join, or be joined to any judicial action (either as an individual litigant or a member of a class) that (a) arises from the other party's actions pursuant to this Security Instrument or the Note, or (b) alleges that the other party has breached any provision of this Security Instrument or the Note. If Applicable Law provides a time period that must elapse



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before certain action can be taken, that time period will be deemed to be reasonable for purposes of this Section 23. The notice of Default given to Borrower pursuant to Section 26(a) and the notice of acceleration given to Borrower pursuant to Section 19 will be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 23.

**24. Hazardous Substances.**

**(a) Definitions.** As used in this Section 24: (i) "Environmental Law" means any Applicable Laws where the Property is located that relate to health, safety, or environmental protection; (ii) "Hazardous Substances" include (A) those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law, and (B) the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, corrosive materials or agents, and radioactive materials; (iii) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (iv) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

**(b) Restrictions on Use of Hazardous Substances.** Borrower will not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower will not do, nor allow anyone else to do, anything affecting the Property that: (i) violates Environmental Law; (ii) creates an Environmental Condition; or (iii) due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects or could adversely affect the value of the Property. The preceding two sentences will not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

**(c) Notices; Remedial Actions.** Borrower will promptly give Lender written notice of: (i) any investigation, claim, demand, lawsuit, or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge; (ii) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release, or threat of release of any Hazardous Substance; and (iii) any condition caused by the presence, use, or release of a Hazardous Substance that adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower will promptly take all necessary remedial actions in accordance with Environmental Law. Nothing in this Security Instrument will create any obligation on Lender for an Environmental Cleanup.

**25. Electronic Note Signed with Borrower's Electronic Signature.** If the Note evidencing the debt for this Loan is electronic, Borrower acknowledges and represents to Lender that Borrower: (a) expressly consented and intended to sign the electronic Note using an Electronic Signature adopted by Borrower ("Borrower's Electronic Signature") instead of signing a paper Note with Borrower's written pen and ink signature; (b) did not withdraw Borrower's express consent to sign the electronic Note using Borrower's Electronic Signature; (c) understood that by signing the electronic Note using Borrower's Electronic Signature, Borrower promised to pay the debt evidenced by the electronic Note in accordance with its terms; and (d) signed the electronic Note with Borrower's Electronic Signature with the intent and understanding that by doing so, Borrower promised to pay the debt evidenced by the electronic Note in



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accordance with its terms.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

**26. Acceleration; Remedies.**

(a) **Notice of Default.** Lender will give a notice of Default to Borrower prior to acceleration following Borrower's Default, except that such notice of Default will not be sent when Lender exercises its right under Section 19 unless Applicable Law provides otherwise. The notice will specify, in addition to any other information required by Applicable Law: (i) the Default; (ii) the action required to cure the Default; (iii) a date, not less than 30 days (or as otherwise specified by Applicable Law) from the date the notice is given to Borrower, by which the Default must be cured; (iv) that failure to cure the Default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property; (v) Borrower's right to reinstate after acceleration; and (vi) Borrower's right to deny in the foreclosure proceeding the existence of a Default or to assert any other defense of Borrower to acceleration and sale.

(b) **Acceleration; Power of Sale; Expenses.** If the Default is not cured on or before the date specified in the notice, Lender may require immediate payment in full of all sums secured by this Security Instrument without further demand and may, in accordance with the requirements set forth under Applicable Law, invoke the power of sale, assent to decree, and/or any other remedies permitted by Applicable Law. Lender will be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 26 as permitted under Applicable Law, including, but not limited to: (i) reasonable attorneys' fees and costs; (ii) property inspection and valuation fees; and (iii) other fees incurred to protect Lender's interest in the Property and/or rights under this Security Instrument.

(c) **Notice of Sale; Sale of Property.** If Lender invokes the power of sale, Lender will mail or cause Trustee to mail a notice of sale to Borrower and to other required recipients in the manner prescribed by Applicable Law. Trustee will give notice of sale by public advertisement and by such other means as required by Applicable Law. Trustee, without further demand on Borrower, will sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale and by notice to any other persons as required by Applicable Law. Lender or its designee may purchase the Property at any sale.

(d) **Trustee's Deed; Proceeds of Sale.** Trustee will deliver to the purchaser a Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed will be prima facie evidence of the truth of the statements made in that deed. Trustee will apply the proceeds of the sale in the following order: (i) to all expenses of the sale, including, but not limited to, Trustee's fees of 5.000% of the gross sale price and reasonable attorneys' fees and costs; (ii) to all sums secured by this Security Instrument; and (iii) any excess to the person or persons legally entitled to it.

Borrower, in accordance with Title 14, Chapter 200 of the Maryland Rules of Procedure, does hereby declare and assent to the passage of a decree to sell the Property in one or more parcels by the equity court having jurisdiction for the sale of the Property, and consents to the granting to any trustee appointed by the assent to decree of all the rights, powers, and remedies granted to the Trustee in this Security Instrument together with any and all rights, powers, and remedies granted by the decree. Neither the assent to decree nor



the power of sale granted in this Section 26 will be exhausted in the event the proceeding is dismissed before the payment in full of all sums secured by this Security Instrument.

**27. Release.** Upon payment of all sums secured by this Security Instrument, Lender or Trustee will release this Security Instrument and mark the Note "paid" and return the Note to Borrower. Borrower will pay any recordation costs associated with such release. Lender may charge Borrower a fee for releasing this Security Instrument only if the fee is paid to a third party for services rendered and is permitted under Applicable Law.

**28. Substitute Trustee.** Lender may, from time to time, by itself or through the Loan Servicer, remove Trustee and appoint a successor trustee to any Trustee appointed under this Security Instrument by an instrument recorded in the city or county in which this Security Instrument is recorded. Without conveyance of the Property, the successor trustee will succeed to all the rights, title, power, and duties conferred upon Trustee in this Security Instrument and by Applicable Law.

**29. Possession of the Property.** Borrower will have possession of the Property until Lender has given Borrower notice of Default pursuant to Section 26.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider signed by Borrower and recorded with it.

Y. Suren  
- BORROWER - SURENDER YELUGANDULA

Swapna  
- BORROWER - SWAPNA KURA



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[Space Below This Line for Acknowledgment]

State of Maryland, Frederick County, to wit: I hereby certify, that on this 17<sup>th</sup>  
day of January, in the year 2023, before the  
subscriber, a Notary Public of the State of Maryland, personally appeared

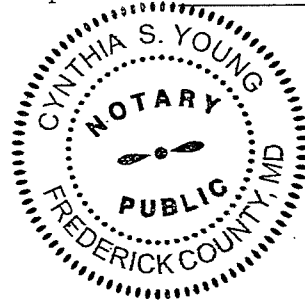
Surender Yelugandula & Swapna Kura

and acknowledged the foregoing deed to be his act.

In testimony whereof I have affixed my official seal this 17<sup>th</sup> day of  
January, A.D. 2023.

Cathy  
Notary Public

My Commission Expires: 8-6-2025



**AFFIDAVIT OF CONSIDERATION AND DISBURSEMENT**

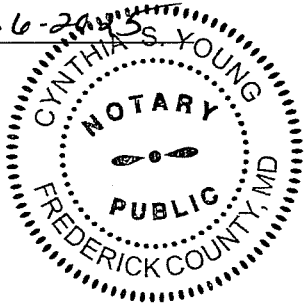
STATE OF Maryland  
COUNTY OF Frederick

I HEREBY CERTIFY, that on this 17<sup>th</sup> day of January 2023, before me, the undersigned, a Notary Public of the State of Maryland, in and for **Frederick**, personally appeared Monica Hazan, the agent of Lender, known to me or satisfactorily proven, who made oath or affirmation in due form of law that the consideration recited in the Deed of Trust is true and bona fide as set forth therein, that the actual sum of money advanced at the closing transaction by Lender was paid over and disbursed by Lender to either the borrower or the person responsible for disbursement of funds in the closing transaction or to his or her respective agent at a time no later than the execution and delivery of the Deed of Trust by the grantor, that he or she is the agent of Lender, and that he or she is duly authorized to make this affidavit.

AS WITNESS: my hand and notarial seal.

Cynthia S. Young  
Notary Public

My Commission Expires: 8.6-2025



Individual Loan Originator: **Amira Ibrahim**, NMLSR ID: 2081304  
Loan Originator Organization: **BANK OF AMERICA, N.A.**, NMLSR ID: 399802



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 1855975

All that lot or parcel of land situate, lying and being in the New Market Election District, Frederick County, Maryland and being described as follows:

Lot 440, TALLYN RIDGE, as shown on a plat entitled "PHASE 4, PLAT 31, FINAL PLAT, LOTS 425 - 430, 438 - 441, TALLYN RIDGE, Previously Recorded at Plat Book 96, Page 60", and recorded among the Plat Records of Frederick County, Maryland in Plat Book 104, page 142.

AND BEING a part of all and the same property being conveyed by a Deed dated June 7, 2022, and recorded June 17, 2022, in Liber 15990, folio 43 among the Land Records of Frederick County, Maryland.

Affidavit in Lieu of Maryland Mortgage Lender or Maryland Mortgage Loan Originator Licensee Information

Affidavit of Lender (on its own behalf and on behalf of its employee who originated the Loan):

I, Kristen Erwin, hereby affirm, under the penalties of perjury, that I am the Vice President of Bank of America, N.A., (the "Lender"). The Lender's address is 101 South Tryon Street, Charlotte, NC 28255. I am duly authorized by the Lender to execute this Affidavit. The Lender, in connection with the Loan, is exempt from the licensing requirements under Financial Institutions Article, §11-501 through 11-524, Annotated Code of Maryland. The employee of the Lender who originated the Loan is exempt from the licensing requirements under the Financial Institutions Article, §11-601 through 11-618, Annotated Code of Maryland.

I SOLEMNLY AFFIRM, under the penalties of perjury and upon personal knowledge, that the contents of the foregoing paper are true.

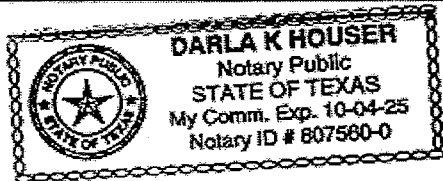
6.28.22  
Kristen Erwin  
Kristen Erwin, Vice President

Date  
Signature of Affiant  
(Signing on behalf of Lender)

The State of Texas

County of Collin

This instrument was acknowledged before me on 6.28.22  
by Darla K Houser Notary Public for State of Texas



Darla K Houser  
Notary Public

My commission expires: 10-4-25

Affidavit of Lender

Affidavit Filed in Accordance with Real Property Article, §3-104.1, Annotated Code of Maryland

**PLANNED UNIT DEVELOPMENT RIDER**

**YELUGANDULA**

Doc ID #: xxxxxxxxxxx964

Escrow/Closing #: 1855975

THIS PLANNED UNIT DEVELOPMENT RIDER is made this 17<sup>th</sup> day of **January**, 2023, and is incorporated into and amends and supplements the Mortgage, Mortgage Deed, Deed of Trust, or Security Deed (the "Security Instrument") of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note to **BANK OF AMERICA, N.A.**, (the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

**5608 Pine Bluff Ct, Frederick, MD 21704-6904**

[Property Address]

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in THE COVENANTS, CONDITIONS AND RESTRICTIONS FILED OF RECORD THAT AFFECT THE PROPERTY (the "Declaration"). The Property is a part of a planned unit development known as

**Tallyn Ridge**

[Name of Planned Unit Development]

(the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits, and proceeds of Borrower's interest.

**PUD COVENANTS.** In addition to the representations, warranties, covenants, and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

**A. PUD Obligations.** Borrower will perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the: (i) Declaration; (ii) articles of incorporation, trust instrument, or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower will promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

**B. Property Insurance.** So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes, winds, and floods, for which Lender requires insurance, then (i) Lender waives the provision in Section 3 for the portion of the Periodic Payment made to Lender consisting of the yearly premium installments for property insurance on the Property, and (ii) Borrower's

**MULTISTATE PUD RIDER- Single Family -Fannie Mae/Freddie Mac UNIFORM INSTRUMENT**

**Form 3150 07/2021**

PLANNED UNIT DEVELOPMENT RIDER (PUDRDR.US)  
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BANK OF AMERICA, N.A.



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obligation under Section 5 to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this waiver can change during the term of the loan.

Borrower will give Lender prompt notice of any lapse in required property insurance coverage provided by the master or blanket policy.

In the event of a distribution of property insurance proceeds in lieu of restoration or repair following a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and will be paid to Lender. Lender will apply the proceeds to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

**C. Public Liability Insurance.** Borrower will take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

**D. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and will be paid to Lender. Such proceeds will be applied by Lender to the sums secured by the Security Instrument as provided in Section 12.

**E. Lender's Prior Consent.** Borrower will not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the Constituent Documents unless the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

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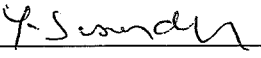
BANK OF AMERICA, N.A.

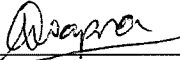


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**F. Remedies.** If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F will become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts will bear interest from the date of disbursement at the Note rate and will be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this PUD Rider.

  
\_\_\_\_\_  
- BORROWER - SURENDER YELUGANDULA

  
\_\_\_\_\_  
- BORROWER - SWAPNA KURA

**MULTISTATE PUD RIDER- Single Family -Fannie Mac/Freddie Mac UNIFORM INSTRUMENT**

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**FIXED/ADJUSTABLE RATE RIDER**

(30-day Average SOFR Index (As Published by the Federal Reserve Bank of New York)-Rate Caps)

**YELUGANDULA**

Doc ID #: xxxxxxxxxxx964

Escrow/Closing #: 1855975

THIS FIXED/ADJUSTABLE RATE RIDER is made this 17<sup>th</sup> day of January, 2023, and is incorporated into and amends and supplements the Mortgage, Mortgage Deed, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Fixed/Adjustable Rate Note (the "Note") to **BANK OF AMERICA, N.A.** (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

5608 Pine Bluff Ct, Frederick, MD 21704-6904  
[Property Address]

**THE NOTE CONTAINS PROVISIONS ALLOWING FOR A CHANGE IN BORROWER'S FIXED INTEREST RATE TO AN ADJUSTABLE INTEREST RATE. THE NOTE LIMITS THE AMOUNT THE BORROWER'S ADJUSTABLE INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MINIMUM AND MAXIMUM RATES THE BORROWER MUST PAY.**

**ADDITIONAL COVENANTS.** In addition to the representations, warranties, covenants, and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

**A. INTEREST RATE AND MONTHLY PAYMENT CHANGES**

The Note provides for monthly payments of interest and a portion of the principal ("Monthly Payment") and an initial fixed interest rate of **4.125%**. The Note also provides for a change in the initial fixed interest rate to an adjustable interest rate, as follows:

**4. ADJUSTABLE INTEREST RATE AND MONTHLY PAYMENT CHANGES**

**(A) Change Dates**

The initial fixed interest rate I will pay will change to an adjustable interest rate on the first day of **February, 2030**, and the adjustable interest rate I will pay may change on the first day of the month every 6th month thereafter. The date on which my initial fixed interest rate changes to an adjustable interest rate, and each date on which my adjustable interest rate could change is called a "Change Date."

**(B) The Index**

Beginning with the first Change Date, my adjustable interest rate will be based on an Index

**MULTISTATE FIXED/ADJUSTABLE RATE RIDER — 30-day Average SOFR**  
—Single Family— **Fannie Mae / Freddie Mac Uniform Instrument**

Form 3142 07/2021

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that is calculated and provided to the general public by an administrator (the "Administrator"). The "Index" is a benchmark, known as the 30-day Average SOFR index. The Index is currently published by the Federal Reserve Bank of New York. The most recent Index value available as of the date 45 days before each Change Date is called the "Current Index," provided that if the Current Index is less than zero, then the Current Index will be deemed to be zero for purposes of calculating my interest rate.

If the Index is no longer available, it will be replaced in accordance with Section 4(G) below.

**(C) Calculation of Changes**

Before each Change Date, the Note Holder will calculate my new interest rate by adding **Two And Three-Fourths** percentage points (2.750%) (the "Margin") to the Current Index. The Margin may change if the Index is replaced by the Note Holder in accordance with Section 4(G)(2) below. The Note Holder will then round the result of the Margin plus the Current Index to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

The Note Holder will then determine the amount of the Monthly Payment that would be sufficient to repay the unpaid Principal that I am expected to owe at the Change Date on the Maturity Date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my Monthly Payment.

**(D) Limits on Interest Rate Changes**

The interest rate I am required to pay at the first Change Date will not be greater than 9.125% or less than 2.750%. Thereafter, my adjustable interest rate will never be increased or decreased on any single Change Date by more than one percentage point (1.0%) from the rate of interest I have been paying for the preceding 6 months, and will never be greater than 9.125% or less than 2.750%.

**(E) Effective Date of Changes**

My new interest rate will become effective on each Change Date. I will pay the amount of my new Monthly Payment beginning on the first Monthly Payment date after the Change Date until the amount of my Monthly Payment changes again.

**(F) Notice of Changes**

The Note Holder will deliver or mail to me a notice of any changes in my initial fixed interest rate to an adjustable interest rate and of any changes in my adjustable interest rate before the effective date of any change. The notice will include the amount of my Monthly Payment, any information required by law to be given to me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

**(G) Replacement Index and Replacement Margin**

**MULTISTATE FIXED/ADJUSTABLE RATE RIDER — 30-day Average SOFR**  
—Single Family— **Fannie Mae / Freddie Mac Uniform Instrument**

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The Index is deemed to be no longer available and will be replaced if any of the following events (each, a "Replacement Event") occur: (i) the Administrator has permanently or indefinitely stopped providing the Index to the general public; or (ii) the Administrator or its regulator issues an official public statement that the Index is no longer reliable or representative.

If a Replacement Event occurs, the Note Holder will select a new index (the "Replacement Index") and may also select a new margin (the "Replacement Margin"), as follows:

(1) If a replacement index has been selected or recommended for use in consumer products, including residential adjustable-rate mortgages, by the Board of Governors of the Federal Reserve System, the Federal Reserve Bank of New York, or a committee endorsed or convened by the Board of Governors of the Federal Reserve System or the Federal Reserve Bank of New York at the time of a Replacement Event, the Note Holder will select that index as the Replacement Index.

(2) If a replacement index has not been selected or recommended for use in consumer products under Section (G)(1) at the time of a Replacement Event, the Note Holder will make a reasonable, good faith effort to select a Replacement Index and a Replacement Margin that, when added together, the Note Holder reasonably expects will minimize any change in the cost of the loan, taking into account the historical performance of the Index and the Replacement Index.

The Replacement Index and Replacement Margin, if any, will be operative immediately upon a Replacement Event and will be used to determine my interest rate and Monthly Payments on Change Dates that are more than 45 days after a Replacement Event. The Index and Margin could be replaced more than once during the term of my Note, but only if another Replacement Event occurs. After a Replacement Event, all references to the "Index" and "Margin" will be deemed to be references to the "Replacement Index" and "Replacement Margin."

The Note Holder will also give me notice of my Replacement Index and Replacement Margin, if any, and such other information required by applicable law and regulation.

**B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER**

1. Until Borrower's initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section A above, Section 19 of the Security Instrument will read as follows:

**Transfer of the Property or a Beneficial Interest in Borrower.** For purposes of this Section 19 only, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower to a purchaser at a future date.

**MULTISTATE FIXED/ADJUSTABLE RATE RIDER — 30-day Average SOFR**  
—Single Family— Fannie Mae / Freddie Mac Uniform Instrument

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If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, Lender will not exercise this option if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender will give Borrower notice of acceleration. The notice will provide a period of not less than 30 days from the date the notice is given in accordance with Section 16 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to, or upon, the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower and will be entitled to collect all expenses incurred in pursuing such remedies, including, but not limited to: (a) reasonable attorneys' fees and costs; (b) property inspection and valuation fees; and (c) other fees incurred to protect Lender's Interest in the Property and/or rights under this Security Instrument.

2. When Borrower's initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section A above, Section 19 of the Security Instrument described in Section B1 above will then cease to be in effect, and the provisions of Section 19 of the Security Instrument will be amended to read as follows:

**Transfer of the Property or a Beneficial Interest in Borrower.** For purposes of this Section 19 only, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower to a purchaser at a future date.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, Lender will not exercise this option if such exercise is prohibited by Applicable Law. Lender also will not exercise this option if (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee, and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

**MULTISTATE FIXED/ADJUSTABLE RATE RIDER — 30-day Average SOFR**  
**—Single Family— Fannie Mae / Freddie Mac Uniform Instrument**

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To the extent permitted by Applicable Law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

If Lender exercises this option to require immediate payment in full, Lender will give Borrower notice of acceleration. The notice will provide a period of not less than 30 days from the date the notice is given in accordance with Section 16 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to, or upon, the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower and will be entitled to collect all expenses incurred in pursuing such remedies, including, but not limited to: (a) reasonable attorneys' fees and costs; (b) property inspection and valuation fees; and (c) other fees incurred to protect Lender's Interest in the Property and/or rights under this Security Instrument.

**MULTISTATE FIXED/ADJUSTABLE RATE RIDER — 30-day Average SOFR**  
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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Fixed/Adjustable Rate Rider.

Y. Sunder  
- BORROWER - SURENDER YELUGANDULA

Swapna  
- BORROWER - SWAPNA KURA

**MULTISTATE FIXED/ADJUSTABLE RATE RIDER — 30-day Average SOFR**  
—Single Family— Fannie Mae / Freddie Mac Uniform Instrument

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To be completed by the Lender:

Lender Loan No./Universal Loan Identifier 102316964

Agency Case No. \_\_\_\_\_

## Uniform Residential Loan Application

Verify and complete the information on this application. If you are applying for this loan with others, each additional Borrower must provide information as directed by your Lender.

**Section 1: Borrower Information.** This section asks about your personal information and your income from employment and other sources, such as retirement, that you want considered to qualify for this loan.

### 1a. Personal Information

Name (First, Middle, Last, Suffix)  
SURENDER YELUGANDULA

Social Security Number 218-83-9399

(or Individual Taxpayer Identification Number)

Alternate Names - List any names by which you are known or any names under which credit was previously received (First, Middle, Last, Suffix)

SURENDER, YELUGANDULA  
SURENDER YELUGANDULA  
YELUGANDUL SURENDER

Date of Birth  
(mm/dd/yyyy)

10/30/1981

Citizenship

U.S. Citizen

Permanent Resident Alien

Non-Permanent Resident Alien

#### Type of Credit

I am applying for individual credit.

I am applying for joint credit. Total Number of Borrowers: 2

Each Borrower intends to apply for joint credit. Your initials: KS YS

#### List Name(s) of Other Borrower(s) Applying for this Loan

(First, Middle, Last, Suffix) - Use a separator between names  
SWAPNA KURA

#### Marital Status

Married

Separated

Unmarried

(Single, Divorced, Widowed, Civil Union, Domestic Partnership, Registered Reciprocal Beneficiary Relationship)

#### Dependents (not listed by another Borrower)

Number 0

Ages \_\_\_\_\_

#### Contact Information

Home Phone \_\_\_\_\_

Cell Phone (443) 251-8586

Work Phone \_\_\_\_\_

Ext. \_\_\_\_\_

Email suren.yelu@gmail.com

#### Current Address

Street 7904 ELLIS WYATT CT

Unit # \_\_\_\_\_

City ELKRIDGE

State MD

ZIP 21075

Country \_\_\_\_\_

How Long at Current Address? 4 Years 5 Months Housing  No primary housing expense  Own  Rent (\$ \_\_\_\_\_ /month)

If at Current Address for LESS than 2 years, list Former Address  Does not apply

Mailing Address - if different from Current Address  Does not apply

### 1b. Current Employment/Self-Employment and Income

Does not apply

Employer or Business Name digital management LLC Phone (703) 300-0691

Street \_\_\_\_\_ Unit # \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_ Country \_\_\_\_\_

Position or Title architect

Start Date 10/01/2017 (mm/dd/yyyy)

How long in this line of work? 13 Years \_\_\_\_\_ Months

#### Check if this statement applies:

I am employed by a family member, property seller, real estate agent, or other party to the transaction.

Check if you are the Business Owner or Self-Employed  I have an ownership share of less than 25%.

I have an ownership share of 25% or more.

Monthly Income (or Loss)

\$ \_\_\_\_\_

#### Gross Monthly Income

Base \$ 11,215.44 /month

Overtime \$ \_\_\_\_\_ /month

Bonus \$ \_\_\_\_\_ /month

Commission \$ \_\_\_\_\_ /month

Military Entitlements \$ \_\_\_\_\_ /month

Other \$ \_\_\_\_\_ /month

TOTAL \$ 11,215.44 /month

Borrower Name: SURENDER YELUGANDULA

Additional Borrower Name: SWAPNA KURA

Uniform Residential Loan Application

Freddie Mac Form 65 • Fannie Mae Form 1003

Effective 1/2021

Application 1 of 1

UNIFORM RESIDENTIAL LOAN APPLICATION (URLA.US)

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**1c. IF APPLICABLE, Complete Information for Additional Employment/Self-Employment and Income**  Does not apply

**1d. IF APPLICABLE, Complete Information for Previous Employment/Self-Employment and Income**  Does not apply

Provide at least 2 years of current and previous employment and income.

**1e. Income from Other Sources**  Does not apply

Include income from other sources below. Under Income Source, choose from the sources listed here:

- Alimony
- Automobile Allowance
- Boarder Income
- Capital Gains
- Child Support
- Disability
- Foster Care
- Housing or Parsonage
- Interest and Dividends
- Mortgage Credit Certificate
- Mortgage Differential
- Payments
- Notes Receivable
- Public Assistance
- Retirement
- (e.g., Pension, IRA)
- Royalty Payments
- Separate Maintenance
- Social Security
- Trust
- Unemployment Benefits
- VA Compensation
- Other

**NOTE:** Reveal alimony, child support, separate maintenance, or other income ONLY IF you want it considered in determining your qualification for this loan.

**Section 2: Financial Information - Assets and Liabilities.** This section asks about things you own that are worth money and that you want considered to qualify for this loan. It then asks about your liabilities (or debts) that you pay each month, such as credit cards, alimony, or other expenses.

**2a. Assets - Bank Accounts, Retirement, and Other Accounts You Have**

Include all accounts below. Under Account Type, choose from the types listed here:

- Checking
- Savings
- Money Market
- Certificate of Deposit
- Mutual Fund
- Stocks
- Stock Options
- Bonds
- Retirement (e.g., 401k, IRA)
- Bridge Loan Proceeds
- Individual Development Account
- Trust Account
- Cash Value of Life Insurance (used for the transaction)

Account Type - use list above	Financial Institution	Account Number	Cash or Market Value
Checking	BANK OF AMERICA	00000000381012506156	\$ 24,324.22
Savings	BANK OF AMERICA	00000000381012510799	\$ 455.56
Savings	Discover	7000865372	\$ 4,873.80
Retirement	fideliity		\$ 63,727.35
Retirement	VANGAURD		\$ 5,561.01
Stocks	Rhobinhood		\$ 10,181.23
Savings	PNC	5502596935	\$ 15,355.82
Savings	Capital One	148032752	\$ 6,606.07
Checking	BANK OF AMERICA	00000000009515383398	\$ 25,384.17
Savings	BANK OF AMERICA	00000000009515386986	\$ 1,798.01
Checking	Chase	762098395	\$ 5,391.54
Savings	Discover	7005024499	\$ 31,345.62
Checking	HM And Bradely	820014709	\$ 36,141.78
Retirement	VANGAURD		\$ 4,285.09
Savings	Capital One	148354913	\$ 6,456.00
Stocks	RHOBINHOOD	3395	\$ 4,216.91
<b>Provide TOTAL Amount Here</b>			<b>\$ 246,104.18</b>

**2b. Other Assets and Credits You Have**  Does not apply

Borrower Name: SURENDER YELUGANDULA  
 Additional Borrower Name: SWAPNA KURA  
 Uniform Residential Loan Application  
 Freddie Mac Form 65 • Fannie Mae Form 1003  
 Effective 1/2021



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Include all other assets and credits below. Under Asset or Credit Type, choose from the types listed here:

- |   |  |
|---|--|
| <b>Assets</b>   | <b>Credits</b>   |
| <ul style="list-style-type: none"> <li>• Proceeds from Real Estate Property to be sold on or before closing</li> <li>• Proceeds from Sale of Non-Real Estate Asset</li> <li>• Secured Borrowed Funds</li> </ul> | <ul style="list-style-type: none"> <li>• Unsecured Borrowed Funds</li> <li>• Other</li> <li>• Earnest Money</li> <li>• Employer Assistance</li> <li>• Lot Equity</li> <li>• Relocation Funds</li> <li>• Rent Credit</li> <li>• Sweat Equity</li> <li>• Trade Equity</li> </ul> |

Asset or Credit Type - use list above	Cash or Market Value
Earnest Money	\$ 36,295.00
Other <span style="margin-left: 20px;">Specify Athene</span>	\$ 21,164.83
Earnest Money	\$ 10,000.00
<b>Provide TOTAL Amount Here</b>	<b>\$ 67,459.83</b>

**2c. Liabilities - Credit Cards, Other Debts, and Leases that You Owe**  Does not apply

List all liabilities below (except real estate) and include deferred payments. Under Account Type, choose from the types listed here:  
 • Revolving (e.g., credit cards) • Installment (e.g., car, student, personal loans) • Open 30-Day (balance paid monthly) • Lease (not real estate) • Other

Account Type - use list above	Company Name	Account Number	Unpaid Balance	To be paid off at or before closing	Monthly Payment
Other	LOANCARE SERVICING C	6230054443437	\$ 289,374.00	<input type="checkbox"/>	\$ (1,909.00)
Revolving	BARCLAYS BANK DELAWARE	6736	\$ 5,484.00	<input type="checkbox"/>	\$ 29.00
Revolving	CITICARDS CBNA	2981	\$ 1,130.00	<input type="checkbox"/>	\$ 41.00
Revolving	SYNCB/ROOMS TO GO	5320	\$ 536.00	<input type="checkbox"/>	\$ 38.00
Revolving	JPMCB - CARD SERVICE	2703	\$ 132.00	<input type="checkbox"/>	\$ 40.00
Revolving	SYNCB/AMAZON PLCC	4824	\$ 105.00	<input type="checkbox"/>	\$ 29.00
Revolving	MACYS/CITIBANK, N.A.	1520	\$ 44.00	<input type="checkbox"/>	\$ 29.00

**2d. Other Liabilities and Expenses**  Does not apply

Include all other liabilities and expenses below. Choose from the types listed here:  
 • Alimony • Child Support • Separate Maintenance • Job Related Expenses • Other

Borrower Name: SURENDER YELUGANDULA  
 Additional Borrower Name: SWAPNA KURA  
 Uniform Residential Loan Application  
 Freddie Mac Form 65 • Fannie Mae Form 1003  
 Effective 1/2021



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**Section 3: Financial Information - Real Estate.** This section asks you to list all properties you currently own and what you owe on them.  I do not own any real estate

**3a. Property You Own** If you are refinancing, list the property you are refinancing FIRST.

Address Street 7904 ELLIS WYATT CT Unit # \_\_\_\_\_  
 City ELKRIDGE State MD ZIP 21075 Country United States

Property Value	Status: Sold, Pending Sale, or Retained	Intended Occupancy: Investment, Primary Residence, Second Home, Other	Monthly Insurance, Taxes, Association Dues, etc. if not included in Monthly Mortgage Payment	For 2-4 Unit Primary or Investment Property	
				Monthly Rental Income	For LENDER to calculate: Net Monthly Rental Income
\$500,000.00	Retained	Investment	\$107.00	\$	\$-2,016.00

Mortgage Loans on this Property  Does not apply

Creditor Name	Account Number	Monthly Mortgage Payment	Unpaid Balance	To be paid off at or before closing	Type: FHA, VA, Conventional, USDA-RD, Other	Credit Limit (if applicable)
TMS/WATERMARK CAPITA	1940867035206	\$1,909.00	\$283,295.00	<input type="checkbox"/>	Conventional	\$

**Section 4: Loan and Property Information.** This section asks about the loan's purpose and the property you want to purchase or refinance.

**4a. Loan and Property Information**

Loan Amount \$ 727,684.00 Loan Purpose  Purchase  Refinance  Other (specify) \_\_\_\_\_

Property Address Street 5608 Pine Bluff Ct Unit # \_\_\_\_\_  
 City Frederick State MD ZIP 21704-6904 County Frederick

Number of Units 1 Property Value \$ 950,000.00

Occupancy  Primary Residence  Second Home  Investment Property  FHA Secondary Residence

- Mixed-Use Property.** If you will occupy the property, will you set aside space within the property to operate your own business? (e.g., daycare facility, medical office, beauty/barber shop)  NO  YES
- Manufactured Home.** Is the property a manufactured home? (e.g., a factory built dwelling built on a permanent chassis)  NO  YES

**4b. Other New Mortgage Loans on the Property You are Buying or Refinancing**  Does not apply

**4c. Rental Income on the Property You Want to Purchase** For Purchase Only  Does not apply

**4d. Gifts or Grants You Have Been Given or Will Receive for this Loan**  Does not apply

Include all gifts and grants below. Under Source, choose from the sources listed here:

- Community Nonprofit
- Federal Agency
- Relative
- State Agency
- Lender
- Employer
- Local Agency
- Religious Nonprofit
- Unmarried Partner
- Other

Asset Type: Cash Gift, Gift of Equity, Grant	Deposited/Not Deposited	Source - use list above	Cash or Market Value
Cash Gift	<input checked="" type="radio"/> Deposited <input type="radio"/> Not Deposited	Relative	\$ 10,000.00

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**Section 5: Declarations.** This section asks you specific questions about the property, your funding, and your past financial history.

**5a. About this Property and Your Money for this Loan**

<p>A. Will you occupy the property as your primary residence?                  If YES, have you had an ownership interest in another property in the last three years?                  If YES, complete (1) and (2) below:                  (1) What type of property did you own: primary residence (PR), FHA secondary residence (SR), second home (SH), or investment property (IP)?                  (2) How did you hold title to the property: by yourself (S), jointly with your spouse (SP), or jointly with another person (O)?</p>	<p><input type="radio"/> NO <input checked="" type="radio"/> YES  <input type="radio"/> NO <input checked="" type="radio"/> YES</p> <p style="text-align: center;">PR                  _____                  SP                  _____</p>
<p>B. If this is a Purchase Transaction: Do you have a family relationship or business affiliation with the seller of the property?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>C. Are you borrowing any money for this real estate transaction (e.g., money for your closing costs or down payment) or obtaining any money from another party, such as the seller or realtor, that you have not disclosed on this loan application?                  If YES, what is the amount of this money?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES                  \$ _____</p>
<p>D. 1. Have you or will you be applying for a mortgage loan on another property (not the property securing this loan) on or before closing this transaction that is not disclosed on this loan application?                  2. Have you or will you be applying for any new credit (e.g., installment loan, credit card, etc.) on or before closing this loan that is not disclosed on this application?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES  <input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>E. Will this property be subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid through your property taxes (e.g., the Property Assessed Clean Energy Program)?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>

**5b. About Your Finances**

<p>F. Are you a co-signer or guarantor on any debt or loan that is not disclosed on this application?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>G. Are there any outstanding judgments against you?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>H. Are you currently delinquent or in default on a Federal debt?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>I. Are you a party to a lawsuit in which you potentially have any personal financial liability?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>J. Have you conveyed title to any property in lieu of foreclosure in the past 7 years?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>K. Within the past 7 years, have you completed a pre-foreclosure sale or short sale, whereby the property was sold to a third party and the Lender agreed to accept less than the outstanding mortgage balance due?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>L. Have you had property foreclosed upon in the last 7 years?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>M. Have you declared bankruptcy within the past 7 years?                  If YES, identify the type(s) of bankruptcy: <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>

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**Section 6: Acknowledgments and Agreements.** This section tells you about your legal obligations when you sign this application.

**Acknowledgments and Agreements**

**Definitions:**

- "Lender" includes the Lender's agents, service providers, and any of their successors and assigns.
- "Other Loan Participants" includes (i) any actual or potential owners of a loan resulting from this application (the "Loan"), (ii) acquirers of any beneficial or other interest in the Loan, (iii) any mortgage insurer, (iv) any guarantor, (v) any servicer of the Loan, and (vi) any of these parties' service providers, successors or assigns.

**I agree to, acknowledge, and represent the following:**

**(1) The Complete Information for this Application**

- The information I have provided in this application is true, accurate, and complete as of the date I signed this application.
- If the information I submitted changes or I have new information before closing of the Loan, I must change and supplement this application, including providing any updated/supplemented real estate sales contract.
- For purchase transactions: The terms and conditions of any real estate sales contract signed by me in connection with this application are true, accurate, and complete to the best of my knowledge and belief. I have not entered into any other agreement, written or oral, in connection with this real estate transaction.
- The Lender and Other Loan Participants may rely on the information contained in the application before and after closing of the Loan.
- Any intentional or negligent misrepresentation of information may result in the imposition of:
  - (a) civil liability on me, including monetary damages, if a person suffers any loss because the person relied on any misrepresentation that I have made on this application, and/or
  - (b) criminal penalties on me including, but not limited to, fine or imprisonment or both under the provisions of Federal law (18 U.S.C. §§ 1001 *et seq.*).

**(2) The Property's Security**

The Loan I have applied for in this application will be secured by a mortgage or deed of trust which provides the Lender a security interest in the property described in this application.

**(3) The Property's Appraisal, Value, and Condition**

- Any appraisal or value of the property obtained by the Lender is for use by the Lender and Other Loan Participants.
- The Lender and Other Loan Participants have not made any representation or warranty, express or implied, to me about the property, its condition, or its value.

**(4) Electronic Records and Signatures**

- The Lender and Other Loan Participants may keep any paper record and/or electronic record of this application, whether or not the Loan is approved.

- If this application is created as (or converted into) an "electronic application", I consent to the use of "electronic records" and "electronic signatures" as the terms are defined in and governed by applicable Federal and/or state electronic transactions laws.
- I intend to sign and have signed this application either using my:
  - (a) electronic signature; or
  - (b) a written signature and agree that if a paper version of this application is converted into an electronic application, the application will be an electronic record, and the representation of my written signature on this application will be my binding electronic signature.
- I agree that the application, if delivered or transmitted to the Lender or Other Loan Participants as an electronic record with my electronic signature, will be as effective and enforceable as a paper application signed by me in writing.

**(5) Delinquency**

- The Lender and Other Loan Participants may report information about my account to credit bureaus. Late payments, missed payments, or other defaults on my account may be reflected in my credit report and will likely affect my credit score.
- If I have trouble making my payments I understand that I may contact a HUD-approved housing counseling organization for advice about actions I can take to meet my mortgage obligations.

**(6) Authorization for Use and Sharing of Information**

By signing below, in addition to the representations and agreements made above, I expressly authorize the Lender and Other Loan Participants to obtain, use, and share with each other (i) the loan application and related loan information and documentation, (ii) a consumer credit report on me, and (iii) my tax return information, as necessary to perform the actions listed below, for so long as they have an interest in my loan or its servicing:

- (a) process and underwrite my loan;
- (b) verify any data contained in my consumer credit report, my loan application and other information supporting my loan application;
- (c) inform credit and investment decisions by the Lender and Other Loan Participants;
- (d) perform audit, quality control, and legal compliance analysis and reviews;
- (e) perform analysis and modeling for risk assessments;
- (f) monitor the account for this loan for potential delinquencies and determine any assistance that may be available to me; and
- (g) other actions permissible under applicable law.

Borrower Signature Y. Suman Date (mm/dd/yyyy) 01/17/23

Additional Borrower Signature Dwight Date (mm/dd/yyyy) 1/17/23

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**Section 7: Military Service.** This section asks questions about your (or your deceased spouse's) military service.

**Military Service of Borrower**

**Military Service** - Did you (or your deceased spouse) ever serve, or are you currently serving, in the United States Armed Forces?  NO  YES  
 If YES, check all that apply:  Currently serving on active duty with projected expiration date of service/tour \_\_\_\_\_ (mm/dd/yyyy)  
 Currently retired, discharged, or separated from service  
 Only period of service was as a non-activated member of the Reserve or National Guard  
 Surviving spouse

**Section 8: Demographic Information.** This section asks about your ethnicity, sex, and race.

**Demographic Information of Borrower**

The purpose of collecting this information is to help ensure that all applicants are treated fairly and that the housing needs of communities and neighborhoods are being fulfilled. For residential mortgage lending, Federal law requires that we ask applicants for their demographic information (ethnicity, sex, and race) in order to monitor our compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to provide this information, but are encouraged to do so. You may select one or more designations for "Ethnicity" and one or more designations for "Race." **The law provides that we may not discriminate** on the basis of this information, or on whether you choose to provide it. However, if you choose not to provide the information and you have made this application in person, Federal regulations require us to note your ethnicity, sex, and race on the basis of visual observation or surname. The law also provides that we may not discriminate on the basis of age or marital status information you provide in this application. If you do not wish to provide some or all of this information, please check below.

**Ethnicity:** Check one or more

- Hispanic or Latino
  - Mexican
  - Puerto Rican
  - Cuban
  - Other Hispanic or Latino - *Print origin:*

*For example: Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on.*

- Not Hispanic or Latino
- I do not wish to provide this information

**Sex**

- Female
- Male
- I do not wish to provide this information

**Race:** Check one or more

- American Indian or Alaska Native - *Print name of enrolled or principal tribe:*
- Asian
  - Asian Indian
  - Chinese
  - Filipino
  - Japanese
  - Korean
  - Vietnamese
  - Other Asian - *Print race:*

*For example: Hmong, Laotian, Thai, Pakistani, Cambodian, and so on.*

- Black or African American
- Native Hawaiian or Other Pacific Islander
  - Native Hawaiian
  - Guamanian or Chamorro
  - Samoan
  - Other Pacific Islander - *Print race:*

*For example: Fijian, Tongan, and so on.*

- White
- I do not wish to provide this information

**To Be Completed by Financial Institution (for application taken in person):**

Was the ethnicity of the Borrower collected on the basis of visual observation or surname?  NO  YES  
 Was the sex of the Borrower collected on the basis of visual observation or surname?  NO  YES  
 Was the race of the Borrower collected on the basis of visual observation or surname?  NO  YES

**The Demographic Information was provided through:**

- Face-to-Face Interview (*includes Electronic Media w/ Video Component*)
- Telephone Interview
- Fax or Mail
- Email or Internet

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**Section 9: Loan Originator Information.** To be completed by your Loan Originator.

**Loan Originator Information**

Loan Originator Organization Name BANK OF AMERICA, N.A.

Address 4909 SAVARESE, Tampa, FL 33634

Loan Originator Organization NMLSR ID# 399802 State License ID# \_\_\_\_\_

Loan Originator Name Amira Ibrahim

Loan Originator NMLSR ID# 2081304 State License ID# \_\_\_\_\_

Email amira.ibrahim@bofa.com Phone (848) 280-7309

Signature \_\_\_\_\_ Date (mm/dd/yyyy) 05/27/2022

**Borrower Name:** SURENDER YELUGANDULA

**Additional Borrower Name:** SWAPNA KURA

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To be completed by the Lender:

Lender Loan No./Universal Loan Identifier 102316964

Agency Case No. \_\_\_\_\_

## Uniform Residential Loan Application - Additional Borrower

Verify and complete the information on this application as directed by your Lender.

**Section 1: Borrower Information.** This section asks about your personal information and your income from employment and other sources, such as retirement, that you want considered to qualify for this loan.

### 1a. Personal Information

<p><b>Name (First, Middle, Last, Suffix)</b> SWAPNA KURA</p> <p><b>Alternate Names - List any names by which you are known or any names under which credit was previously received (First, Middle, Last, Suffix)</b> SWAPNA, KURA SWAPNA KURA KURA SWAPNA SWAPNA KUPA</p>	<p><b>Social Security Number</b> <u>665-05-5891</u> <i>(or Individual Taxpayer Identification Number)</i></p> <p><b>Date of Birth</b> <u>03/15/1980</u> <i>(mm/dd/yyyy)</i></p> <p><b>Citizenship</b>  <input type="radio"/> U.S. Citizen  <input type="radio"/> Permanent Resident Alien  <input checked="" type="radio"/> Non-Permanent Resident Alien</p>
<p><b>Type of Credit</b></p> <p><input type="radio"/> I am applying for <b>individual credit</b>.</p> <p><input checked="" type="radio"/> I am applying for <b>joint credit</b>. Total Number of Borrowers: <u>2</u> Each Borrower intends to apply for joint credit. <b>Your initials:</b> <u>KS YS</u></p>	<p><b>List Name(s) of Other Borrower(s) Applying for this Loan</b> <i>(First, Middle, Last, Suffix) - Use a separator between names</i> SURENDER YELUGANDULA</p>
<p><b>Marital Status</b></p> <p><input checked="" type="radio"/> Married  <input type="radio"/> Separated  <input type="radio"/> Unmarried</p> <p><i>(Single, Divorced, Widowed, Civil Union, Domestic Partnership, Registered Reciprocal Beneficiary Relationship)</i></p>	<p><b>Dependents (not listed by another Borrower)</b> Number <u>2</u> Ages <u>12, 10</u></p>
<p><b>Current Address</b></p> <p>Street <u>7904 ELLIS WYATT CT</u> Unit # _____</p> <p>City <u>ELKRIDGE</u> State <u>MD</u> ZIP <u>21075</u> Country _____</p> <p>How Long at Current Address? <u>4</u> Years <u>5</u> Months <b>Housing</b> <input type="radio"/> No primary housing expense <input checked="" type="radio"/> Own <input type="radio"/> Rent (\$ _____ /month)</p>	<p><b>Contact Information</b></p> <p>Home Phone _____</p> <p>Cell Phone <u>(301) 221-5711</u></p> <p>Work Phone _____ Ext. _____</p> <p>Email <u>swapnakura@gmail.com</u></p>
<p>If at Current Address for LESS than 2 years, list Former Address <input checked="" type="checkbox"/> <b>Does not apply</b></p> <p>Mailing Address - if different from Current Address <input checked="" type="checkbox"/> <b>Does not apply</b></p>	

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**1b. Current Employment/Self-Employment and Income**

Does not apply

Employer or Business Name Infosys Ltd Phone (214) 306-2100  
 Street \_\_\_\_\_ Unit # \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_ Country \_\_\_\_\_

Position or Title technology lead  
 Start Date 09/01/2015 (mm/dd/yyyy)  
 How long in this line of work? 10 Years \_\_\_\_\_ Months

Check if this statement applies:  
 I am employed by a family member, property seller, real estate agent, or other party to the transaction.

Check if you are the Business Owner or Self-Employed  
 I have an ownership share of less than 25%.  
 I have an ownership share of 25% or more.

Monthly Income (or Loss)  
 \$ \_\_\_\_\_

**Gross Monthly Income**

Base	\$ <u>10,400.00</u> /month
Overtime	\$ _____ /month
Bonus	\$ _____ /month
Commission	\$ _____ /month
Military Entitlements	\$ _____ /month
Other	\$ _____ /month
<b>TOTAL</b>	\$ <u>10,400.00</u> /month

**1c. IF APPLICABLE, Complete Information for Additional Employment/Self-Employment and Income**

Does not apply

**1d. IF APPLICABLE, Complete Information for Previous Employment/Self-Employment and Income**

Does not apply

Provide at least 2 years of current and previous employment and income.

**1e. Income from Other Sources**

Does not apply

Include income from other sources below. Under Income Source, choose from the sources listed here:

- Alimony
- Child Support
- Interest and Dividends
- Notes Receivable
- Royalty Payments
- Unemployment Benefits
- Automobile Allowance
- Disability
- Mortgage Credit Certificate
- Public Assistance
- Separate Maintenance
- VA Compensation
- Boarder Income
- Foster Care
- Mortgage Differential Payments
- Retirement (e.g., Pension, IRA)
- Social Security
- Trust
- Other
- Capital Gains
- Housing or Parsonage

NOTE: Reveal alimony, child support, separate maintenance, or other income ONLY IF you want it considered in determining your qualification for this loan.

**Section 2: Financial Information - Assets and Liabilities.**

My information for Section 2 is listed on the Uniform Residential Loan Application with SURENDER YELUGANDULA  
 (insert name of Borrower)

**Section 3: Financial Information - Real Estate.**

My information for Section 3 is listed on the Uniform Residential Loan Application with SURENDER YELUGANDULA  
 (insert name of Borrower)

**Section 4: Loan and Property Information.**

My information for Section 4 is listed on the Uniform Residential Loan Application with SURENDER YELUGANDULA  
 (insert name of Borrower)

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**Section 5: Declarations.** This section asks you specific questions about the property, your funding, and your past financial history.

**5a. About this Property and Your Money for this Loan**

<p>A. Will you occupy the property as your primary residence?                  If YES, have you had an ownership interest in another property in the last three years?                  If YES, complete (1) and (2) below:                  (1) What type of property did you own: primary residence (PR), FHA secondary residence (SR), second home (SH), or investment property (IP)?                  (2) How did you hold title to the property: by yourself (S), jointly with your spouse (SP), or jointly with another person (O)?</p>	<p><input type="radio"/> NO <input checked="" type="radio"/> YES  <input type="radio"/> NO <input checked="" type="radio"/> YES</p> <p style="text-align: center;"><u>PR</u></p> <p style="text-align: center;"><u>SP</u></p>
<p>B. If this is a Purchase Transaction: Do you have a family relationship or business affiliation with the seller of the property?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>C. Are you borrowing any money for this real estate transaction (e.g., money for your closing costs or down payment) or obtaining any money from another party, such as the seller or realtor, that you have not disclosed on this loan application?                  If YES, what is the amount of this money?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p> <p>\$ _____</p>
<p>D. 1. Have you or will you be applying for a mortgage loan on another property (not the property securing this loan) on or before closing this transaction that is not disclosed on this loan application?                  2. Have you or will you be applying for any new credit (e.g., installment loan, credit card, etc.) on or before closing this loan that is not disclosed on this application?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES  <input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>E. Will this property be subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid through your property taxes (e.g., the Property Assessed Clean Energy Program)?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>

**5b. About Your Finances**

<p>F. Are you a co-signer or guarantor on any debt or loan that is not disclosed on this application?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>G. Are there any outstanding judgments against you?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>H. Are you currently delinquent or in default on a Federal debt?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>I. Are you a party to a lawsuit in which you potentially have any personal financial liability?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>J. Have you conveyed title to any property in lieu of foreclosure in the past 7 years?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>K. Within the past 7 years, have you completed a pre-foreclosure sale or short sale, whereby the property was sold to a third party and the Lender agreed to accept less than the outstanding mortgage balance due?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>L. Have you had property foreclosed upon in the last 7 years?</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>
<p>M. Have you declared bankruptcy within the past 7 years?                  If YES, identify the type(s) of bankruptcy: <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13</p>	<p><input checked="" type="radio"/> NO <input type="radio"/> YES</p>

**Section 6: Acknowledgments and Agreements.**

My signature for Section 6 is on the Uniform Residential Loan Application with SURENDER YELUGANDULA  
 (insert name of Borrower)

Borrower Name: SURENDER YELUGANDULA  
 Additional Borrower Name: SWAPNA KURA  
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**Section 7: Military Service.** This section asks questions about your (or your deceased spouse's) military service.

**Military Service of Borrower**

**Military Service** - Did you (or your deceased spouse) ever serve, or are you currently serving, in the United States Armed Forces?  NO  YES

- If YES, check all that apply:  Currently serving on active duty with projected expiration date of service/tour \_\_\_\_\_ (mm/dd/yyyy)  
 Currently retired, discharged, or separated from service  
 Only period of service was as a non-activated member of the Reserve or National Guard  
 Surviving spouse

**Section 8: Demographic Information.** This section asks about your ethnicity, sex, and race.

**Demographic Information of Borrower**

The purpose of collecting this information is to help ensure that all applicants are treated fairly and that the housing needs of communities and neighborhoods are being fulfilled. For residential mortgage lending, Federal law requires that we ask applicants for their demographic information (ethnicity, sex, and race) in order to monitor our compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to provide this information, but are encouraged to do so. You may select one or more designations for "Ethnicity" and one or more designations for "Race." The law provides that we may not discriminate on the basis of this information, or on whether you choose to provide it. However, if you choose not to provide the information and you have made this application in person, Federal regulations require us to note your ethnicity, sex, and race on the basis of visual observation or surname. The law also provides that we may not discriminate on the basis of age or marital status information you provide in this application. If you do not wish to provide some or all of this information, please check below.

**Ethnicity:** Check one or more

- Hispanic or Latino  
 Mexican  Puerto Rican  Cuban  
 Other Hispanic or Latino - Print origin: \_\_\_\_\_

*For example: Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on.*

- Not Hispanic or Latino  
 I do not wish to provide this information

**Sex**

- Female  
 Male  
 I do not wish to provide this information

**Race:** Check one or more

- American Indian or Alaska Native - Print name of enrolled or principal tribe: \_\_\_\_\_  
 Asian  
 Asian Indian  Chinese  Filipino  
 Japanese  Korean  Vietnamese  
 Other Asian - Print race: \_\_\_\_\_

*For example: Hmong, Laotian, Thai, Pakistani, Cambodian, and so on.*

- Black or African American  
 Native Hawaiian or Other Pacific Islander  
 Native Hawaiian  Guamanian or Chamorro  Samoan  
 Other Pacific Islander - Print race: \_\_\_\_\_

*For example: Fijian, Tongan, and so on.*

- White  
 I do not wish to provide this information

**To Be Completed by Financial Institution (for application taken in person):**

- Was the ethnicity of the Borrower collected on the basis of visual observation or surname?  NO  YES  
 Was the sex of the Borrower collected on the basis of visual observation or surname?  NO  YES  
 Was the race of the Borrower collected on the basis of visual observation or surname?  NO  YES

**The Demographic Information was provided through:**

- Face-to-Face Interview (includes Electronic Media w/ Video Component)  Telephone Interview  Fax or Mail  Email or Internet

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Additional Borrower Name: SWAPNA KURA

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**Section 9: Loan Originator Information.** To be completed by your Loan Originator.

**Loan Originator Information**

Loan Originator Organization Name BANK OF AMERICA, N.A.  
 Address 4909 SAVARESE, Tampa, FL 33634  
 Loan Originator Organization NMLSR ID# 399802 State License ID# \_\_\_\_\_  
 Loan Originator Name Amira Ibrahim  
 Loan Originator NMLSR ID# 2081304 State License ID# \_\_\_\_\_  
 Email amira.ibrahim@bofa.com Phone (848) 280-7309  
 Signature \_\_\_\_\_ Date (mm/dd/yyyy) 05/27/2022

Borrower Name: SURENDER YELUGANDULA  
 Additional Borrower Name: SWAPNA KURA  
 Uniform Residential Loan Application - Additional Borrower  
 Freddie Mac Form 65 • Fannie Mae Form 1003  
 Effective 1/2021



\*1023169643601004000\*

To be completed by the Lender:

Lender Loan No./Universal Loan Identifier **102316964**

Agency Case No. \_\_\_\_\_

### Uniform Residential Loan Application - Lender Loan Information

This section is completed by your Lender.

#### L1. Property and Loan Information

**Community Property State**

- At least one borrower lives in a community property state.
- The property is in a community property state.

**Transaction Detail**

- Conversion of Contract for Deed or Land Contract
- Renovation
- Construction-Conversion/Construction-to-Permanent
  - Single-Closing  Two-Closing

Construction/Improvement Costs \$ \_\_\_\_\_

Lot Acquired Date \_\_\_\_\_ (mm/dd/yyyy)

Original Cost of Lot \$ \_\_\_\_\_

**Refinance Type**

- No Cash Out
- Limited Cash Out
- Cash Out

**Refinance Program**

- Full Documentation
- Interest Rate Reduction
- Streamlined without Appraisal
- Other \_\_\_\_\_

**Energy Improvement**

- Mortgage loan will finance energy-related improvements.
- Property is currently subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid through property taxes (e.g., the Property Assessed Clean Energy program).

**Project Type**     Condominium     Cooperative     Planned Unit Development (PUD)     Property is not located in a project

#### L2. Title Information

Title to the Property Will be Held in What Name(s):  
**SURENDER YELUGANDULA and SWAPNA KURA**

**For Refinance:** Title to the Property is **Currently** Held in What Name(s):

**Estate Will be Held in**

- Fee Simple
- Leasehold Expiration Date \_\_\_\_\_ (mm/dd/yyyy)

**Manner in Which Title Will be Held**

- Sole Ownership                       Joint Tenancy with Right of Survivorship
- Life Estate                               Tenancy by the Entirety
- Tenancy in Common                   Other

**Trust Information**

- Title Will be Held by an *Inter Vivos (Living)* Trust
- Title Will be Held by a Land Trust

**Indian Country Land Tenure**

- Fee Simple On a Reservation
- Individual Trust Land (*Allotted/Restricted*)
- Tribal Trust Land On a Reservation
- Tribal Trust Land Off Reservation
- Alaska Native Corporation Land

Borrower Name: **SURENDER YELUGANDULA**  
 Additional Borrower Name: **SWAPNA KURA**  
 Uniform Residential Loan Application - Lender Loan Information  
 Freddie Mac Form 65 • Fannie Mae Form 1003  
 Effective 1/2021



\*1023169643601004000\*

**L3. Mortgage Loan Information**

**Mortgage Type Applied For**

- Conventional       USDA-RD  
 FHA     VA       Other: \_\_\_\_\_

**Terms of Loan**

Note Rate 4.1250 %  
 Loan Term 360 (months)

**Mortgage Lien Type**

- First Lien  
 Subordinate Lien

**Amortization Type**

- Fixed Rate       Other (explain): \_\_\_\_\_  
 Adjustable Rate

**If Adjustable Rate:**

Initial Period Prior to First Adjustment 84 (months)  
 Subsequent Adjustment Period 6 (months)

**Loan Features**

- Balloon / Balloon Term \_\_\_\_\_ (months)  
 Interest Only / Interest Only Term \_\_\_\_\_ (months)  
 Negative Amortization  
 Prepayment Penalty / Prepayment Penalty Term \_\_\_\_\_ (months)  
 Temporary Interest Rate Buydown / Initial Buydown Rate \_\_\_\_\_ %  
 Other (explain): \_\_\_\_\_

**Proposed Monthly Payment for Property**

First Mortgage (P & I)	\$ <u>3,526.72</u>
Subordinate Lien(s) (P & I)	\$ _____
Homeowner's Insurance	\$ <u>92.67</u>
Supplemental Property Insurance	\$ _____
Property Taxes	\$ <u>785.00</u>
Mortgage Insurance	\$ _____
Association/Project Dues (Condo, Co-Op, PUD)	\$ <u>97.00</u>
Other	\$ _____
<b>TOTAL</b>	<b>\$ <u>4,501.39</u></b>

Borrower Name: SURENDER YELUGANDULA

Additional Borrower Name: SWAPNA KURA

Uniform Residential Loan Application - Lender Loan Information

Freddie Mac Form 65 • Fannie Mae Form 1003

Effective 1/2021

Application 1 of 1

UNIFORM RESIDENTIAL LOAN APPLICATION (URLA.US)

20667.206 (10/21)

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BANK OF AMERICA, N.A.



\*1023169643601004000\*

**L4. Qualifying the Borrower - Minimum Required Funds or Cash Back**

<b>DUE FROM BORROWER(S)</b>	
A. Sales Contract Price	\$ 909,605.00
B. Improvements, Renovations, and Repairs	\$
C. Land (if acquired separately)	\$
D. For Refinance: Balance of Mortgage Loans on the Property to be paid off in the Transaction (See Table 3a. Property You Own)	\$
E. Credit Cards and Other Debts Paid Off (See Table 2c. Liabilities - Credit Cards, Other Debts, and Leases that You Owe)	\$
F. Borrower Closing Costs (including Prepaid and Initial Escrow Payments)	\$ 38,009.28
G. Discount Points	\$
<b>H. TOTAL DUE FROM BORROWER(s) (Total of A thru G)</b>	<b>\$ 947,614.28</b>
<b>TOTAL MORTGAGE LOANS</b>	
I. Loan Amount Loan Amount Excluding Financed Mortgage Insurance (or Mortgage Insurance Equivalent) \$ 727,684.00 Financed Mortgage Insurance (or Mortgage Insurance Equivalent) Amount \$ _____	\$ 727,684.00
J. Other New Mortgage Loans on the Property the Borrower(s) is Buying or Refinancing (See Table 4b. Other New Mortgage Loans on the Property You are Buying or Refinancing)	\$
<b>K. TOTAL MORTGAGE LOANS (Total of I and J)</b>	<b>\$ 727,684.00</b>
<b>TOTAL CREDITS</b>	
L. Seller Credits (Enter the amount of Borrower(s) costs paid by the property seller)	\$ 5,000.00
M. Other Credits (Enter the sum of all other credits - Borrower Paid Fees, Earnest Money, Employer Assisted Housing, Lease Purchase Fund, Lot Equity, Relocation Funds, Sweat Equity, Trade Equity, Other)	\$ 73,508.40
<b>N. TOTAL CREDITS (Total of L and M)</b>	<b>\$ 78,508.40</b>
<b>CALCULATION</b>	
TOTAL DUE FROM BORROWER(s) (Line H)	\$ 947,614.28
LESS TOTAL MORTGAGE LOANS (Line K) AND TOTAL CREDITS (Line N)	-\$ 806,192.40
<b>Cash From/To the Borrower (Line H minus Line K and Line N)</b> <b>NOTE: This amount does not include reserves or other funds that may be required by the Lender to be verified.</b>	<b>\$ 141,421.88</b>

Borrower Name: SURENDER YELUGANDULA  
 Additional Borrower Name: SWAPNA KURA  
 Uniform Residential Loan Application - Lender Loan Information  
 Freddie Mac Form 65 • Fannie Mae Form 1003  
 Effective 1/2021



\*1023169643601004000\*

To be completed by the Lender:

Lender Loan No./Universal Loan Identifier 102316964

Agency Case No. \_\_\_\_\_

## Uniform Residential Loan Application - Continuation Sheet

### Continuation Sheet

Use this continuation sheet if you need more space to complete the Uniform Residential Loan Application.

Borrower Name (First, Middle, Last, Suffix) SURENDER YELUGANDULA

Additional Information \_\_\_\_\_

Additional Borrower Name (First, Middle, Last, Suffix) SWAPNA KURA

Additional Information \_\_\_\_\_

Borrower Name: SURENDER YELUGANDULA

Additional Borrower Name: SWAPNA KURA

Uniform Residential Loan Application - Continuation Sheet

Freddie Mac Form 65 • Fannie Mae Form 1003

Effective 1/2021



\*1023169643601004000\*

**MARYLAND**

Under Section 10-702 of the Maryland Real Property Code, you have the right to rescind the contract of sale if the property seller failed to give you a Residential Property Disclaimer Statement. This right to rescind the contract terminates when you submit a mortgage loan application to a lender.

In accordance with Maryland Commercial Law Code Ann. 12-120, a Lender may not require as a condition of settlement that a borrower use a particular attorney or title insurance company to perform a title search, examination of title, or closing if the borrower notifies the lender within 7 days after application of the name and business address of the borrower's choice of attorney or title insurance company. If the Lender rejects the borrower's choice of attorney or title insurance company for good cause, the borrower will be notified within 7 days after the receipt of the notice from the borrower. The attorney or title insurance company that closes your loan will perform services for the benefit of the Lender and you will be required to pay for these services at closing. The estimated amount of these fees will be set forth in the Loan Estimate that will be provided to you.

I/We fully understand that it is a federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements concerning any of the above facts as applicable under the provisions of federal law (18 U.S.C. §§ 1001 *et seq.*).

Borrower Signature Y. Sunder Date (mm/dd/yyyy) 01/17/23

Additional Borrower Signature [Signature] Date (mm/dd/yyyy) 1/17/23

Borrower Name: SURENDER YELUGANDULA  
 Additional Borrower Name: SWAPNA KURA  
 Uniform Residential Loan Application - Continuation Sheet  
 Freddie Mac Form 65 • Fannie Mae Form 1003  
 Effective 1/2021

Application 1 of 1



\*1023169643601004000\*

Prepared by: Anita Denier  
 DATE: 01/17/2023  
 BORROWER: SURENDER YELUGANDULA  
 SWAPNA KURA  
 LOAN NO: 102316964  
 PROPERTY: 5608 Pine Bluff Ct  
 Frederick, MD 21704-6904

BANK OF AMERICA, N.A.  
 Office #: 41670  
 4909 SAVARESE  
 Tampa, FL 33634  
 Phone: (866) 900-7752  
 Office Fax No.: (866) 409-1050

## SCHEDULE OF REAL ESTATE OWNED

PROPERTY KEY MAP #	TYPE OF MORTGAGE	ACQUISITION DATE	ACQUISITION COST	% OF OWNERSHIP	MARKET VALUE	OCCUPANCY STATUS	PROPERTY TYPE	PENDING SALE
7904 ELLIS WYATT CT, ELKRIDGE, MD 21075	Conv	12/01/2017	\$418,476.00	50.000%	\$500,000.00	R	Town	NO
LENDER		ACCOUNT NO.	P & I	BALANCE	% OF LIABILITY	LIABILITY		
1st Mortgage TMS/WATERMARK CAPITA		1940867035206	\$1,909.00	\$283,295.00	100%	\$283,295.00		
RENTAL INCOME	VACANCY ALLOWANCE	TAXES/INSURANCE/MAINTENANCE/MISC			P & I	% RENTAL	NET RENTAL INCOME	
	25.00% \$0.00	\$107.00			\$1,909.00	100%	\$-2,016.00	

	MARKET VALUE	BALANCE	GROSS RENTAL INCOME	P & I	TAXES, INS. MAINTENANCE AND MISC.	NET RENTAL INCOME
TOTALS	\$500,000.00	\$283,295.00		\$1,909.00	\$107.00	\$-2,016.00

*J. Surender*  
 \_\_\_\_\_  
 - BORROWER - SURENDER YELUGANDULA - DATE -

*Swapna Kura*  
 \_\_\_\_\_  
 - BORROWER - SWAPNA KURA - DATE -

FHA MORTGAGORS ONLY: "I hereby certify, under penalty of U.S. Criminal Code, Section 1010, Title 18, U.S.C., that I have included in this schedule all the properties I own and/or have under contract, and that the above figures are true and correct and are submitted for the purpose of obtaining mortgage insurance under the National Housing Act."

NOTE: FHA mortgagors who are purchasing or refinancing a rental property and whose total ownership and contracts to purchase residential properties exceed six units, must submit a map showing the location of these properties if six or more are located in the same city/suburban area.





## BORROWER'S CERTIFICATION & AUTHORIZATION

### Certification

The undersigned certify the following:

1. I have applied for a mortgage loan from **BANK OF AMERICA, N.A.** ("Lender"). In applying for the loan, I completed a loan application containing various information on the purpose of the loan, the amount and source of the down payment, employment and income information, and assets and liabilities. I certify that all of the information is true and complete. I made no misrepresentations in the loan application or other documents, nor did I omit any pertinent information.
2. I understand and agree that Lender reserves the right to change the mortgage loan review process to a full documentation program. This may include verifying the information provided on the application with the employer and/or the financial institution.
3. I fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements when applying for this mortgage, as applicable under the provisions of Title 18, United States Code, Section 1014.
4. I provided a verbal and/or written authorization to order a consumer credit report and verify other credit related information in connection with my loan application, including but not limited to any mortgage or landlord reference and any other source of credit as determined by Lender.
5. I further authorize Lender to order a consumer credit report and verify other credit related information in connection with my loan application, including but not limited to any mortgage or landlord reference and any other source of credit as determined by Lender. I understand that the purpose for this order is for Lender to determine my eligibility and creditworthiness for the loan being applied for, as well as for other legitimate purposes associated with my account.
6. I authorize Lender to disclose, share, release, communicate, and provide to any investor private information and documentation contained in or related to my mortgage loan, which is identified below. This information and documentation may include, but is not limited to, employment history and income; bank, money market, and similar account balances and transactional history; credit history; homeowner's or condominium association records; and copies of income tax returns.

### Authorization to Release Information

To Whom It May Concern:

1. I have applied for a mortgage loan from Lender. As part of the application process, Lender may verify information contained in my loan application and in other documents required in connection with the loan, either before the loan is closed or as part of its quality control program.
2. I authorize you to provide to Lender, any investor to whom Lender may sell my mortgage, and third parties as necessary to obtain insurance(s) and/or master policy/policies based on property type, any and all information and documentation that is requested. Such information includes, but is not limited to, employment history and income; bank, money market, and similar account balances; credit history; homeowner's or condominium association records; and copies of income tax returns.
3. Lender or any investor that purchases the mortgage may address this authorization to any party named in the loan application or disclosed by any consumer credit reporting agency or similar source.



- 4. A copy of this authorization may be accepted as an original.
- 5. Your prompt reply to Lender or the investor that purchased the mortgage is appreciated.
- 6. **AGREEMENT PURSUANT TO THE FEDERAL TAXPAYER FIRST ACT 2019:** I understand, acknowledge, consent, and agree that the Lender and Other Loan Participants can obtain, use and share tax return and tax transcript information for purposes of (i) providing an offer; (ii) originating, verifying data, maintaining, managing, auditing, monitoring, servicing, enforcing, selling, insuring, and securitizing a loan; (iii) marketing; or (iv) as otherwise permitted by applicable state and federal laws, including privacy and data security laws and court orders. By signing below I attest and declare I have authority to make this agreement on behalf of my spouse, if any, if the tax information derives from a joint return. The Lender includes the Lender's affiliates, agents, service providers (including tax retrieval and information service providers, contract underwriters and processors) and any of their respective successors and assigns. The Other Loan Participants includes any actual or potential owners of a loan resulting from your loan application, or acquirers of any beneficial or other interest in the loan, any mortgage insurer, guarantor, any servicers or service providers for these parties, any affordable housing assistance provider, lender, or municipal or state program administrator considering additional financing, down payment, or closing cost assistance in conjunction with your loan application, and any of aforementioned parties' successors and assigns.

**NOTICE TO BORROWERS:** This is notice to you as required by the Right to Financial Privacy Act of 1978 that HUD/FHA has a right of access to financial records held by financial institutions in connection with the consideration or administration of assistance to you. Financial records involving your transaction will be available to HUD/FHA without further notice or authorization but will not be disclosed or released by this institution to another Government Agency or Department without your consent except as required or permitted by law.

<p style="font-size: 1.2em; margin: 0;"><i>S. Surender</i></p> <p style="margin: 0;">SURENDER YELUGANDULA</p>	<p style="margin: 0;">(Borrower's Signature)</p>	<p style="font-size: 1.2em; margin: 0;">01/17/23</p> <p style="margin: 0;">(Date)</p>	<p style="font-size: 1.2em; margin: 0;">218-83-9399</p> <p style="margin: 0;">(Social Security Number)</p>
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## BORROWER'S CERTIFICATION & AUTHORIZATION

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### Certification

The undersigned certify the following:

1. I have applied for a mortgage loan from **BANK OF AMERICA, N.A.** ("*Lender*"). In applying for the loan, I completed a loan application containing various information on the purpose of the loan, the amount and source of the down payment, employment and income information, and assets and liabilities. I certify that all of the information is true and complete. I made no misrepresentations in the loan application or other documents, nor did I omit any pertinent information.
2. I understand and agree that Lender reserves the right to change the mortgage loan review process to a full documentation program. This may include verifying the information provided on the application with the employer and/or the financial institution.
3. I fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements when applying for this mortgage, as applicable under the provisions of Title 18, United States Code, Section 1014.
4. I provided a verbal and/or written authorization to order a consumer credit report and verify other credit related information in connection with my loan application, including but not limited to any mortgage or landlord reference and any other source of credit as determined by Lender.
5. I further authorize Lender to order a consumer credit report and verify other credit related information in connection with my loan application, including but not limited to any mortgage or landlord reference and any other source of credit as determined by Lender. I understand that the purpose for this order is for Lender to determine my eligibility and creditworthiness for the loan being applied for, as well as for other legitimate purposes associated with my account.
6. I authorize Lender to disclose, share, release, communicate, and provide to any investor private information and documentation contained in or related to my mortgage loan, which is identified below. This information and documentation may include, but is not limited to, employment history and income; bank, money market, and similar account balances and transactional history; credit history; homeowner's or condominium association records; and copies of income tax returns.

### Authorization to Release Information

To Whom It May Concern:

1. I have applied for a mortgage loan from Lender. As part of the application process, Lender may verify information contained in my loan application and in other documents required in connection with the loan, either before the loan is closed or as part of its quality control program.
2. I authorize you to provide to Lender, any investor to whom Lender may sell my mortgage, and third parties as necessary to obtain insurance(s) and/or master policy/policies based on property type, any and all information and documentation that is requested. Such information includes, but is not limited to, employment history and income; bank, money market, and similar account balances; credit history; homeowner's or condominium association records; and copies of income tax returns.
3. Lender or any investor that purchases the mortgage may address this authorization to any party named in the loan application or disclosed by any consumer credit reporting agency or similar source.



4. A copy of this authorization may be accepted as an original.
5. Your prompt reply to Lender or the investor that purchased the mortgage is appreciated.
6. **AGREEMENT PURSUANT TO THE FEDERAL TAXPAYER FIRST ACT 2019:** I understand, acknowledge, consent, and agree that the Lender and Other Loan Participants can obtain, use and share tax return and tax transcript information for purposes of (i) providing an offer; (ii) originating, verifying data, maintaining, managing, auditing, monitoring, servicing, enforcing, selling, insuring, and securitizing a loan; (iii) marketing; or (iv) as otherwise permitted by applicable state and federal laws, including privacy and data security laws and court orders. By signing below I attest and declare I have authority to make this agreement on behalf of my spouse, if any, if the tax information derives from a joint return. The Lender includes the Lender's affiliates, agents, service providers (including tax retrieval and information service providers, contract underwriters and processors) and any of their respective successors and assigns. The Other Loan Participants includes any actual or potential owners of a loan resulting from your loan application, or acquirers of any beneficial or other interest in the loan, any mortgage insurer, guarantor, any servicers or service providers for these parties, any affordable housing assistance provider, lender, or municipal or state program administrator considering additional financing, down payment, or closing cost assistance in conjunction with your loan application, and any of aforementioned parties' successors and assigns.

**NOTICE TO BORROWERS:** This is notice to you as required by the Right to Financial Privacy Act of 1978 that HUD/FHA has a right of access to financial records held by financial institutions in connection with the consideration or administration of assistance to you. Financial records involving your transaction will be available to HUD/FHA without further notice or authorization but will not be disclosed or released by this institution to another Government Agency or Department without your consent except as required or permitted by law.

  
SWAPNA KURA

(Borrower's Signature)

11/17/23  
(Date)

665-05-5891  
(Social Security Number)



\*1023169643605102000\*



## Instructions for Form 4506-C, IVES Request for Transcript of Tax Return

Section references are to the Internal Revenue Code unless otherwise noted.

### Future Developments

For the latest information about Form 4506-C and its instructions, go to [www.irs.gov](http://www.irs.gov) and search IVES. Information about any recent developments affecting Form 4506-C (such as legislation enacted after we released it) will be posted on that page.

**What's New.** Form 4506-C was created to be utilized by authorized IVES participants to order tax transcripts with the consent of the taxpayer.

### General Instructions

**Caution:** Do not sign this form unless all applicable lines have been completed.

**Designated Recipient Notification.** Internal Revenue Code, Section 6103(c), limits disclosure and use of return information received pursuant to the taxpayer's consent and holds the recipient subject to penalties for any unauthorized access, other use, or redisclosure without the taxpayer's express permission or request.

**Taxpayer Notification.** Internal Revenue Code, Section 6103(c), limits disclosure and use of return information provided pursuant to your consent and holds the recipient subject to penalties, brought by private right of action, for any unauthorized access, other use, or redisclosure without your express permission or request.

**Purpose of form.** Use Form 4506-C to request tax return information through an authorized IVES participant. You will designate an IVES participant to receive the information on line 5a.

**Note:** If you are unsure of which type of transcript you need, check with the party requesting your tax information.

**Where to file.** The IVES participant will fax Form 4506-C with the approved IVES cover sheet to their assigned Service Center.

### Chart for ordering transcripts

If your assigned Service Center is:	Fax the requests with the approved coversheet to:
Austin Submission Processing Center	Austin IVES Team 844-249-6238
Fresno Submission Processing Center	Fresno IVES Team 844-249-6239
Kansas City Submission Processing Center	Kansas City IVES Team 844-249-8128
Ogden Submission Processing Center	Ogden IVES Team 844-249-8129

### Specific Instructions

**Line 1b.** Enter the social security number (SSN) or individual taxpayer identification number (ITIN) for the individual listed on line 1a, or enter the employer identification number (EIN) for the business listed on line 1a.

**Line 3.** Enter your current address. If you use a P.O. box, include it on this line.

**Line 4.** Enter the address shown on the last return filed if different from the address entered on line 3.

**Note:** If the addresses on lines 3 and 4 are different and you have not changed your address with the IRS, file Form 8822, Change of Address, or Form 8822-B, Change of Address or Responsible Party — Business, with Form 4506-C.

**Line 5b.** Enter up to 10 numeric characters to create a unique customer file number that will appear on the transcript. The customer file number cannot contain an SSN, ITIN or EIN. Completion of this line is not required.

**Note.** If you use an SSN, name or combination of both, we will not input the information and the customer file number will reflect a generic entry of "999999999" on the transcript.

**Line 8.** Enter the end date of the tax year or period requested in mm/dd/yyyy format. This may be a calendar year, fiscal year or quarter. Enter each quarter requested for quarterly returns. Example: Enter 12/31/2018 for a calendar year 2018 Form 1040 transcript.

**Signature and date.** Form 4506-C must be signed and dated by the taxpayer listed on line 1a or 2a. The IRS must receive Form 4506-C within 120 days of the date signed by the taxpayer or it will be rejected. Ensure that all applicable lines, including lines 5a through 8, are completed before signing.



*You must check the box in the signature area to acknowledge you have the authority to sign and request the information. The form will not be processed if unchecked.*

**Individuals.** Transcripts listed on on line 6 may be furnished to either spouse if jointly filed. Only one signature is required. Sign Form 4506-C exactly as your name appeared on the original return. If you changed your name, also sign your current name.

**Corporations.** Generally, Form 4506-C can be signed by: (1) an officer having legal authority to bind the corporation, (2) any person designated by the board of directors or other governing body, or (3) any officer or employee on written request by any principal officer and attested to by the secretary or other officer. A bona fide shareholder of record owning 1 percent or more of the outstanding stock of the corporation may submit a Form 4506-C but must provide documentation to support the requester's right to receive the information.

**Partnerships.** Generally, Form 4506-C can be signed by any person who was a member of the partnership during any part of the tax period requested on line 8.

**All others.** See section 6103(e) if the taxpayer has died, is insolvent, is a dissolved corporation, or if a trustee, guardian, executor, receiver, or administrator is acting for the taxpayer.

**Note:** If you are Heir at law, Next of kin, or Beneficiary you must be able to establish a material interest in the estate or trust.

**Documentation.** For entities other than individuals, you must attach the authorization document. For example, this could be the letter from the principal officer authorizing an employee of the corporation or the letters testamentary authorizing an individual to act for an estate.

**Signature by a representative.** A representative can sign Form 4506-C for a taxpayer only if the taxpayer has specifically delegated this authority to the representative on Form 2848, line 5. The representative must attach Form 2848 showing the delegation to sign Form 4506-C.

**Privacy Act and Paperwork Reduction Act Notice.** We ask for the information on this form to establish your right to gain access to the requested tax information under the Internal Revenue Code. We need this information to properly identify the tax information and respond to your request. You are not required to request any transcript; if you do request a transcript, sections 6103 and 6109 and their regulations require you to provide this information, including your SSN or EIN. If you do not provide this information, we may not be able to process your request. Providing false or fraudulent information may subject you to penalties.

Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation, and cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their tax laws. We may also disclose this information to other countries under a tax treaty, to federal and state agencies to enforce federal nontax criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism.

You are not required to provide the information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. Generally, tax returns and return information are confidential, as required by section 6103.

The time needed to complete and file Form 4506-C will vary depending on individual circumstances. The estimated average time is:

Learning about the law or the form .....	10 min.
Preparing the form .....	12 min.
Copying, assembling, and sending the form to the IRS .....	20 min.

If you have comments concerning the accuracy of these time estimates or suggestions for making Form 4506-C simpler, we would be happy to hear from you. You can write to:

Internal Revenue Service  
Tax Forms and Publications Division  
1111 Constitution Ave. NW, IR-6526  
Washington, DC 20224

Do not send the form to this address. Instead, see Where to file on this page.



Form **4506-C**  
(September 2020)

Department of the Treasury - Internal Revenue Service  
**IVES Request for Transcript of Tax Return**

OMB Number  
1545-1872

» Do not sign this form unless all applicable lines have been completed.  
» Request may be rejected if the form is incomplete or illegible.  
» For more information about Form 4506-C, visit [www.irs.gov](http://www.irs.gov) and search IVES.

1a. Name shown on tax return (if a joint return, enter the name shown first) <b>SURENDER YELUGANDULA</b>	1b. First social security number on tax return, individual taxpayer identification number, or employer identification number (see instructions) <b>218-83-9399</b>
2a. If a joint return, enter spouse's name shown on tax return	2b. Second social security number or individual taxpayer identification number if joint tax return
3. Current name, address (including apt., room, or suite no.), city, state, and ZIP code (see instructions) <b>SURENDER YELUGANDULA, 7904 ELLIS WYATT CT, ELKRIDGE, MD 21075</b>	
4. Previous address shown on the last return filed if different from line 3 (see instructions) <b>7904 ELLIS WYATT CT, ELKRIDGE, MD 21075</b>	
5a. IVES participant name, address, and SOR mailbox ID <b>Bank of America c/o PointServ, Inc., PARTID: 0000302901 1633 Bayshore Hwy, Ste. 340 Burlingame, CA 94010 Phone: (855) 298-8400</b>	
5b. Customer file number (if applicable) (see instructions)	

**Caution:** This tax transcript is being sent to the third party entered on Line 5a. Ensure that lines 5 through 8 are completed before signing. (see instructions)

6. **Transcript requested.** Enter the tax form number here (1040, 1065, 1120, etc.) and check the appropriate box below. Enter only one tax form number per request  
**1040**

a. **Return Transcript**, which includes most of the line items of a tax return as filed with the IRS. A tax return transcript does not reflect changes made to the account after the return is processed. Transcripts are only available for the following returns: Form 1040 series, Form 1065, Form 1120, Form 1120-A, Form 1120-H, Form 1120-L, and Form 1120S. Return transcripts are available for the current year and returns processed during the prior 3 processing years

b. **Account Transcript**, which contains information on the financial status of the account, such as payments made on the account, penalty assessments, and adjustments made by you or the IRS after the return was filed. Return information is limited to items such as tax liability and estimated tax payments. Account transcripts are available for most returns

c. **Record of Account**, which provides the most detailed information as it is a combination of the Return Transcript and the Account Transcript. Available for current year and 3 prior tax years

7. **Form W-2, Form 1099 series, Form 1098 series, or Form 5498 series transcript.** The IRS can provide a transcript that includes data from these information returns. State or local information is not included with the Form W-2 information. The IRS may be able to provide this transcript information for up to 10 years. Information for the current year is generally not available until the year after it is filed with the IRS. For example, W-2 information for 2016, filed in 2017, will likely not be available from the IRS until 2018. If you need W-2 information for retirement purposes, you should contact the Social Security Administration at 1-800-772-1213

**Caution:** If you need a copy of Form W-2 or Form 1099, you should first contact the payer. To get a copy of the Form W-2 or Form 1099 filed with your return, you must use Form 4506 and request a copy of your return, which includes all attachments.

8. Year or period requested. Enter the ending date of the tax year or period using the mm/dd/yyyy format (see instructions)  
**12/31/2021 12/31/2020**

**Caution:** Do not sign this form unless all applicable lines have been completed.

**Signature of taxpayer(s).** I declare that I am either the taxpayer whose name is shown on line 1a or 2a, or a person authorized to obtain the tax information requested. If the request applies to a joint return, at least one spouse must sign. If signed by a corporate officer, 1 percent or more shareholder, partner, managing member, guardian, tax matters partner, executor, receiver, administrator, trustee, or party other than the taxpayer, I certify that I have the authority to execute Form 4506-C on behalf of the taxpayer. **Note:** This form must be received by IRS within 120 days of the signature date.

**Signatory attests that he/she has read the attestation clause and upon so reading declares that he/she has the authority to sign the Form 4506-C. See instructions.**

<b>Sign Here</b>	Signature (see instructions)	Date	Phone number of taxpayer on line 1a or 2a
		01/17/23	
	Print/Type name	<b>SURENDER YELUGANDULA</b>	
	Title (if line 1a above is a corporation, partnership, estate, or trust)		
	Spouse's signature	Date	
		1/17/23	
	Print/Type name		



## Instructions for Form 4506-C, IVES Request for Transcript of Tax Return

Section references are to the Internal Revenue Code unless otherwise noted.

### Future Developments

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**What's New.** Form 4506-C was created to be utilized by authorized IVES participants to order tax transcripts with the consent of the taxpayer.

### General Instructions

**Caution:** Do not sign this form unless all applicable lines have been completed.

**Designated Recipient Notification.** Internal Revenue Code, Section 6103(c), limits disclosure and use of return information received pursuant to the taxpayer's consent and holds the recipient subject to penalties for any unauthorized access, other use, or redisclosure without the taxpayer's express permission or request.

**Taxpayer Notification.** Internal Revenue Code, Section 6103(c), limits disclosure and use of return information provided pursuant to your consent and holds the recipient subject to penalties, brought by private right of action, for any unauthorized access, other use, or redisclosure without your express permission or request.

**Purpose of form.** Use Form 4506-C to request tax return information through an authorized IVES participant. You will designate an IVES participant to receive the information on line 5a.

**Note:** If you are unsure of which type of transcript you need, check with the party requesting your tax information.

**Where to file.** The IVES participant will fax Form 4506-C with the approved IVES cover sheet to their assigned Service Center.

### Chart for ordering transcripts

If your assigned Service Center is:	Fax the requests with the approved coversheet to:
Austin Submission Processing Center	Austin IVES Team 844-249-6238
Fresno Submission Processing Center	Fresno IVES Team 844-249-6239
Kansas City Submission Processing Center	Kansas City IVES Team 844-249-8128
Ogden Submission Processing Center	Ogden IVES Team 844-249-8129

### Specific Instructions

**Line 1b.** Enter the social security number (SSN) or individual taxpayer identification number (ITIN) for the individual listed on line 1a, or enter the employer identification number (EIN) for the business listed on line 1a.

**Line 3.** Enter your current address. If you use a P.O. box, include it on this line.

**Line 4.** Enter the address shown on the last return filed if different from the address entered on line 3.

**Note:** If the addresses on lines 3 and 4 are different and you have not changed your address with the IRS, file Form 8822, Change of Address, or Form 8822-B, Change of Address or Responsible Party — Business, with Form 4506-C.

**Line 5b.** Enter up to 10 numeric characters to create a unique customer file number that will appear on the transcript. The customer file number cannot contain an SSN, ITIN or EIN. Completion of this line is not required.

**Note.** If you use an SSN, name or combination of both, we will not input the information and the customer file number will reflect a generic entry of "999999999" on the transcript.

**Line 8.** Enter the end date of the tax year or period requested in mm/dd/yyyy format. This may be a calendar year, fiscal year or quarter. Enter each quarter requested for quarterly returns. Example: Enter 12/31/2018 for a calendar year 2018 Form 1040 transcript.

**Signature and date.** Form 4506-C must be signed and dated by the taxpayer listed on line 1a or 2a. The IRS must receive Form 4506-C within 120 days of the date signed by the taxpayer or it will be rejected. Ensure that all applicable lines, including lines 5a through 8, are completed before signing.



*You must check the box in the signature area to acknowledge you have the authority to sign and request the information. The form will not be processed if unchecked.*

**Individuals.** Transcripts listed on on line 6 may be furnished to either spouse if jointly filed. Only one signature is required. Sign Form 4506-C exactly as your name appeared on the original return. If you changed your name, also sign your current name.

**Corporations.** Generally, Form 4506-C can be signed by: (1) an officer having legal authority to bind the corporation, (2) any person designated by the board of directors or other governing body, or (3) any officer or employee on written request by any principal officer and attested to by the secretary or other officer. A bona fide shareholder of record owning 1 percent or more of the outstanding stock of the corporation may submit a Form 4506-C but must provide documentation to support the requester's right to receive the information.

**Partnerships.** Generally, Form 4506-C can be signed by any person who was a member of the partnership during any part of the tax period requested on line 8.

**All others.** See section 6103(e) if the taxpayer has died, is insolvent, is a dissolved corporation, or if a trustee, guardian, executor, receiver, or administrator is acting for the taxpayer.

**Note:** If you are Heir at law, Next of kin, or Beneficiary you must be able to establish a material interest in the estate or trust.

**Documentation.** For entities other than individuals, you must attach the authorization document. For example, this could be the letter from the principal officer authorizing an employee of the corporation or the letters testamentary authorizing an individual to act for an estate.

**Signature by a representative.** A representative can sign Form 4506-C for a taxpayer only if the taxpayer has specifically delegated this authority to the representative on Form 2848, line 5. The representative must attach Form 2848 showing the delegation to sign Form 4506-C.

**Privacy Act and Paperwork Reduction Act Notice.** We ask for the information on this form to establish your right to gain access to the requested tax information under the Internal Revenue Code. We need this information to properly identify the tax information and respond to your request. You are not required to request any transcript; if you do request a transcript, sections 6103 and 6109 and their regulations require you to provide this information, including your SSN or EIN. If you do not provide this information, we may not be able to process your request. Providing false or fraudulent information may subject you to penalties.

Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation, and cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their tax laws. We may also disclose this information to other countries under a tax treaty, to federal and state agencies to enforce federal nontax criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism.

You are not required to provide the information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. Generally, tax returns and return information are confidential, as required by section 6103.

The time needed to complete and file Form 4506-C will vary depending on individual circumstances. The estimated average time is:

Learning about the law or the form .....	10 min.
Preparing the form .....	12 min.
Copying, assembling, and sending the form to the IRS .....	20 min.

If you have comments concerning the accuracy of these time estimates or suggestions for making Form 4506-C simpler, we would be happy to hear from you. You can write to:

Internal Revenue Service  
Tax Forms and Publications Division  
1111 Constitution Ave. NW, IR-6526  
Washington, DC 20224

Do not send the form to this address. Instead, see Where to file on this page.







## Instructions for Form 4506-C, IVES Request for Transcript of Tax Return

Section references are to the Internal Revenue Code unless otherwise noted.

### Future Developments

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**What's New.** Form 4506-C was created to be utilized by authorized IVES participants to order tax transcripts with the consent of the taxpayer.

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**Line 1b.** Enter the social security number (SSN) or individual taxpayer identification number (ITIN) for the individual listed on line 1a, or enter the employer identification number (EIN) for the business listed on line 1a.

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**Signature and date.** Form 4506-C must be signed and dated by the taxpayer listed on line 1a or 2a. The IRS must receive Form 4506-C within 120 days of the date signed by the taxpayer or it will be rejected. Ensure that all applicable lines, including lines 5a through 8, are completed before signing.



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(1) an officer having legal authority to bind the corporation, (2) any person designated by the board of directors or other governing body, or (3) any officer or employee on written request by any principal officer and attested to by the secretary or other officer. A bona fide shareholder of record owning 1 percent or more of the outstanding stock of the corporation may submit a Form 4506-C but must provide documentation to support the requester's right to receive the information.

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**Documentation.** For entities other than individuals, you must attach the authorization document. For example, this could be the letter from the principal officer authorizing an employee of the corporation or the letters testamentary authorizing an individual to act for an estate.

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**Corporations.** Generally, Form 4506-C can be signed by:  
(1) an officer having legal authority to bind the corporation,  
(2) any person designated by the board of directors or other governing body, or  
(3) any officer or employee on written request by any principal officer and attested to by the secretary or other officer. A bona fide shareholder of record owning 1 percent or more of the outstanding stock of the corporation may submit a Form 4506-C but must provide documentation to support the requester's right to receive the information.

**Partnerships.** Generally, Form 4506-C can be signed by any person who was a member of the partnership during any part of the tax period requested on line 8.

**All others.** See section 6103(e) if the taxpayer has died, is insolvent, is a dissolved corporation, or if a trustee, guardian, executor, receiver, or administrator is acting for the taxpayer.

**Note:** If you are Heir at law, Next of kin, or Beneficiary you must be able to establish a material interest in the estate or trust.

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The time needed to complete and file Form 4506-C will vary depending on individual circumstances. The estimated average time is:

Learning about the law or the form . . . . .	10 min.
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If you have comments concerning the accuracy of these time estimates or suggestions for making Form 4506-C simpler, we would be happy to hear from you. You can write to:

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1111 Constitution Ave. NW, IR-6526  
Washington, DC 20224

Do not send the form to this address. Instead, see Where to file on this page.





# Request for Taxpayer Identification Number and Certification

► Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

**Give Form to the requester. Do not send to the IRS.**

Print or type.  
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>SWAPNA KURA</b>	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ <b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ►	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
5 Address (number, street, and apt. or suite no.) See instructions. <b>7904 ELLIS WYATT CT</b>	Requester's name and address (optional) <b>BANK OF AMERICA, N.A. 101 South Tryon Street Charlotte, NC 28255</b>
6 City, state, and ZIP code <b>ELKRIDGE, MD 21075</b>	
7 List account number(s) here (optional) <b>102316964</b>	

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number <b>665-05-5891</b>
or Employer identification number <b>-</b>

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► 	Date ► <b>1/17/23</b>
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## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding, later*.



By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting*, later, for further information.

**Note:** If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

**Foreign person.** If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*).

**Nonresident alien who becomes a resident alien.** Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

**Example.** Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

## Backup Withholding

**What is backup withholding?** Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

**Payments you receive will be subject to backup withholding if:**

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the instructions for Part II for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships*, earlier.

## What is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

## Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

## Penalties

**Failure to furnish TIN.** If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

**Civil penalty for false information with respect to withholding.** If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.



**Criminal penalty for falsifying information.** Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

**Misuse of TINs.** If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

## Specific Instructions

### Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

a. **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

**Note: ITIN applicant:** Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. **Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. **Partnership, LLC that is not a single-member LLC, C corporation, or S corporation.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. **Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

### Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

### Line 3

Check the appropriate box on line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3.

IF the entity/person on line 1 is a(n)...	THEN check the box for...
• Corporation	Corporation
• Individual • Sole proprietorship, or • Single-member limited liability company (LLC) owned by an individual and disregarded for U.S. federal tax purposes.	Individual/sole proprietor or single-member LLC
• LLC treated as a partnership for U.S. federal tax purposes, • LLC that has filed Form 8832 or 2553 to be taxed as a corporation, or • LLC that is disregarded as an entity separate from its owner but the owner is another LLC that is not disregarded for U.S. federal tax purposes.	Limited liability company and enter the appropriate tax classification. (P= Partnership; C= C corporation; or S= S corporation)
• Partnership	Partnership
• Trust/estate	Trust/estate

### Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

#### Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

1-An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)

2-The United States or any of its agencies or instrumentalities

3-A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

4-A foreign government or any of its political subdivisions, agencies, or instrumentalities

5-A corporation

6-A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession

7-A futures commission merchant registered with the Commodity Futures Trading Commission

8-A real estate investment trust

9-An entity registered at all times during the tax year under the Investment Company Act of 1940

10-A common trust fund operated by a bank under section 584(a)

11-A financial institution

12-A middleman known in the investment community as a nominee or custodian

13-A trust exempt from tax under section 664 or described in section 4947



The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for...	THEN the payment is exempt for...
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required to be reported and direct sales over \$5,000 <sup>1</sup>	Generally, exempt payees 1 through 5 <sup>2</sup>
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

<sup>1</sup> See Form 1099-MISC, Miscellaneous Income, and its instructions.

<sup>2</sup> However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

**Exemption from FATCA reporting code.** The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A-An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B-The United States or any of its agencies or instrumentalities

C-A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D-A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E-A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F-A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G-A real estate investment trust

H-A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I-A common trust fund as defined in section 584(a)

J-A bank as defined in section 581

K-A broker

L-A trust exempt from tax under section 664 or described in section 4947(a)(1)

M-A tax exempt trust under a section 403(b) plan or section 457(g) plan

**Note:** You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

**Line 5**

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, write NEW at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

**Line 6**

Enter your city, state, and ZIP code.

**Part I. Taxpayer Identification Number (TIN)**

**Enter your TIN in the appropriate box.** If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

**Note:** See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

**How to get a TIN.** If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at [www.SSA.gov](http://www.SSA.gov). You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at [www.irs.gov/Businesses](http://www.irs.gov/Businesses) and clicking on Employer Identification Number (EIN) under Starting a Business. Go to [www.irs.gov/Forms](http://www.irs.gov/Forms) to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to [www.irs.gov/OrderForms](http://www.irs.gov/OrderForms) to place an order and have Form W-7 and/or SS-4 mailed to you within 10 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

**Note:** Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

**Caution:** A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

**Part II. Certification**

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

**Signature requirements.** Complete the certification as indicated in items 1 through 5 below.





**1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.** You must give your correct TIN, but you do not have to sign the certification.

**2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983.** You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

**3. Real estate transactions.** You must sign the certification. You may cross out item 2 of the certification.

**4. Other payments.** You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

**5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLÉ accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions.** You must give your correct TIN, but you do not have to sign the certification.

**What Name and Number To Give the Requester**

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account <sup>1</sup>
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor <sup>2</sup>
5. a. The usual revocable savings trust (grantor is also trustee) b. So-called trust account that is not a legal or valid trust under state law	The grantor-trustee <sup>1</sup> The actual owner <sup>1</sup>
6. Sole proprietorship or disregarded entity owned by an individual	The owner <sup>3</sup>
7. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor <sup>4</sup>
For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity <sup>4</sup>
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee

For this type of account:	Give name and EIN of:
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

<sup>1</sup> List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

<sup>2</sup> Circle the minor's name and furnish the minor's SSN.

<sup>3</sup> You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

<sup>4</sup> List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships*, earlier.

\* Note: The grantor also must provide a Form W-9 to trustee of trust.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

**Secure Your Tax Records From Identity Theft**

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

**Protect yourself from suspicious emails or phishing schemes.** Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.



The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to [phishing@irs.gov](mailto:phishing@irs.gov). You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at [spam@uce.gov](mailto:spam@uce.gov) or report them at [www.ftc.gov/complaint](http://www.ftc.gov/complaint). You can contact the FTC at [www.ftc.gov/idtheft](http://www.ftc.gov/idtheft) or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see [www.IdentityTheft.gov](http://www.IdentityTheft.gov) and Pub. 5027.

Visit [www.irs.gov/IdentityTheft](http://www.irs.gov/IdentityTheft) to learn more about identity theft and how to reduce your risk.

## Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.



## Request for Taxpayer Identification Number and Certification

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

**Give Form to the  
requester. Do not  
send to the IRS.**

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>SURENDER YELUGANDULA</b>		
	2 Business name/disregarded entity name, if different from above		
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes. <input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ <b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from FATCA reporting code (if any) _____  <i>(Applies to accounts maintained outside the U.S.)</i>	
	5 Address (number, street, and apt. or suite no.) See instructions. <b>7904 ELLIS WYATT CT</b>	Requester's name and address (optional) <b>BANK OF AMERICA, N.A.</b>	
	6 City, state, and ZIP code <b>ELKRIDGE, MD 21075</b>	<b>101 South Tryon Street Charlotte, NC 28255</b>	
	7 List account number(s) here (optional) <b>102316964</b>		

<b>Part I Taxpayer Identification Number (TIN)</b>					
Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> , later.  <b>Note:</b> If the account is in more than one name, see the instructions for line 1. Also see <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Social security number</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><b>218-83-9399</b></td> </tr> <tr> <td style="padding: 2px;">or</td> </tr> <tr> <td style="padding: 2px;">Employer identification number</td> </tr> </table>	Social security number	<b>218-83-9399</b>	or	Employer identification number
Social security number					
<b>218-83-9399</b>					
or					
Employer identification number					

<b>Part II Certification</b>			
Under penalties of perjury, I certify that:			
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and			
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and			
3. I am a U.S. citizen or other U.S. person (defined below); and			
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.			
<b>Certification instructions.</b> You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.			
<b>Sign Here</b>	<table style="width: 100%;"> <tr> <td style="width: 60%;">Signature of U.S. person ▶ <i>[Handwritten Signature]</i></td> <td style="width: 40%;">Date ▶ <i>01/17/23</i></td> </tr> </table>	Signature of U.S. person ▶ <i>[Handwritten Signature]</i>	Date ▶ <i>01/17/23</i>
Signature of U.S. person ▶ <i>[Handwritten Signature]</i>	Date ▶ <i>01/17/23</i>		

### General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*



By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting*, later, for further information.

**Note:** If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

**Foreign person.** If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*).

**Nonresident alien who becomes a resident alien.** Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

**Example.** Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

## Backup Withholding

**What is backup withholding?** Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

**Payments you receive will be subject to backup withholding if:**

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the instructions for Part II for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships*, earlier.

## What is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

## Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

## Penalties

**Failure to furnish TIN.** If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

**Civil penalty for false information with respect to withholding.** If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.



**Criminal penalty for falsifying information.** Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

**Misuse of TINs.** If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

## Specific Instructions

### Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

a. **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

**Note: ITIN applicant:** Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. **Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. **Partnership, LLC that is not a single-member LLC, C corporation, or S corporation.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. **Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

### Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

### Line 3

Check the appropriate box on line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3.

IF the entity/person on line 1 is a(n)...	THEN check the box for...
• Corporation	Corporation
• Individual • Sole proprietorship, or • Single-member limited liability company (LLC) owned by an individual and disregarded for U.S. federal tax purposes.	Individual/sole proprietor or single-member LLC
• LLC treated as a partnership for U.S. federal tax purposes, • LLC that has filed Form 8832 or 2553 to be taxed as a corporation, or • LLC that is disregarded as an entity separate from its owner but the owner is another LLC that is not disregarded for U.S. federal tax purposes.	Limited liability company and enter the appropriate tax classification. (P= Partnership; C= C corporation; or S= S corporation)
• Partnership	Partnership
• Trust/estate	Trust/estate

### Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

#### Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

- 1-An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2-The United States or any of its agencies or instrumentalities
- 3-A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities
- 4-A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5-A corporation
- 6-A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession
- 7-A futures commission merchant registered with the Commodity Futures Trading Commission
- 8-A real estate investment trust
- 9-An entity registered at all times during the tax year under the Investment Company Act of 1940
- 10-A common trust fund operated by a bank under section 584(a)
- 11-A financial institution
- 12-A middleman known in the investment community as a nominee or custodian
- 13-A trust exempt from tax under section 664 or described in section 4947



The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for...	THEN the payment is exempt for...
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required to be reported and direct sales over \$5,000 <sup>1</sup>	Generally, exempt payees 1 through 5 <sup>2</sup>
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

<sup>1</sup> See Form 1099-MISC, Miscellaneous Income, and its instructions.

<sup>2</sup> However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

**Exemption from FATCA reporting code.** The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A-An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B-The United States or any of its agencies or instrumentalities

C-A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D-A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E-A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F-A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G-A real estate investment trust

H-A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I-A common trust fund as defined in section 584(a)

J-A bank as defined in section 581

K-A broker

L-A trust exempt from tax under section 664 or described in section 4947(a)(1)

M-A tax exempt trust under a section 403(b) plan or section 457(g) plan

**Note:** You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

**Line 5**

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, write NEW at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

**Line 6**

Enter your city, state, and ZIP code.

**Part I. Taxpayer Identification Number (TIN)**

**Enter your TIN in the appropriate box.** If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

**Note:** See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

**How to get a TIN.** If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at [www.SSA.gov](http://www.SSA.gov). You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at [www.irs.gov/Businesses](http://www.irs.gov/Businesses) and clicking on Employer Identification Number (EIN) under Starting a Business. Go to [www.irs.gov/Forms](http://www.irs.gov/Forms) to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to [www.irs.gov/OrderForms](http://www.irs.gov/OrderForms) to place an order and have Form W-7 and/or SS-4 mailed to you within 10 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

**Note:** Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

**Caution:** A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

**Part II. Certification**

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

**Signature requirements.** Complete the certification as indicated in items 1 through 5 below.



**1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.** You must give your correct TIN, but you do not have to sign the certification.

**2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983.** You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

**3. Real estate transactions.** You must sign the certification. You may cross out item 2 of the certification.

**4. Other payments.** You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

**5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions.** You must give your correct TIN, but you do not have to sign the certification.

**What Name and Number To Give the Requester**

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account <sup>1</sup>
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor <sup>2</sup>
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee <sup>1</sup>
b. So-called trust account that is not a legal or valid trust under state law	The actual owner <sup>1</sup>
6. Sole proprietorship or disregarded entity owned by an individual	The owner <sup>3</sup>
7. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i) (A))	The grantor <sup>*</sup>

For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity <sup>4</sup>
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee

For this type of account:	Give name and EIN of:
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

<sup>1</sup> List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

<sup>2</sup> Circle the minor's name and furnish the minor's SSN.

<sup>3</sup> You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

<sup>4</sup> List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships*, earlier.

<sup>\*</sup> Note: The grantor also must provide a Form W-9 to trustee of trust.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

**Secure Your Tax Records From Identity Theft**

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

**Protect yourself from suspicious emails or phishing schemes.** Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.



The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to [phishing@irs.gov](mailto:phishing@irs.gov). You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at [spam@uce.gov](mailto:spam@uce.gov) or report them at [www.ftc.gov/complaint](http://www.ftc.gov/complaint). You can contact the FTC at [www.ftc.gov/idtheft](http://www.ftc.gov/idtheft) or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see [www.IdentityTheft.gov](http://www.IdentityTheft.gov) and Pub. 5027.

Visit [www.irs.gov/IdentityTheft](http://www.irs.gov/IdentityTheft) to learn more about identity theft and how to reduce your risk.

### Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.





**MARYLAND**  
Driver's License

DL LIMITED TERM

Customer identifier: **MD-10272644119**

Family name: **KURA**



Given names: **SWAPNA**

Address: **7904 ELLIS WYATE CT  
ELKBRIDGE MD 21075**

Date of birth: **03/15/1980** Sex: **F** Height: **5'-02"** Weight: **125**

Restrictions: **1** Classifications: **6** Endorsements: **0** Date of exp: **09/15/2024** Date of issue: **05/10/2022**

28035A060

**MARYLAND**  
Driver's License

DL LIMITED TERM

Customer identifier: **Y-425-778-018-835** 10/30/1981

Family name: **YELUGANDULA**



Given names: **SURENDER**

Address: **7904 ELLIS WYATE CT  
ELKBRIDGE MD 21075**

Date of birth: **10/30/1981** Sex: **M** Height: **5'-06"** Weight: **156**

Restrictions: **01** Classifications: **6** Endorsements: **0** Date of exp: **09/15/2024** Date of issue: **08/27/2021**

280116902

Prepared by: Anita Denier  
DATE: 01/17/2023  
BORROWER: SURENDER YELUGANDULA  
LOAN NO: 102316964  
PROPERTY: 5608 Pine Bluff Ct  
Frederick, MD 21704-6904

BANK OF AMERICA, N.A.  
Office #: 41670  
4909 SAVARESE  
Tampa, FL 33634  
Phone: (866) 900-7752  
Office Fax No.: (866) 409-1050

## IDENTITY AFFIDAVIT TO BE COMPLETED BY THE BORROWER

Before me, the undersigned Notary Public, personally came and appeared the undersigned Borrower, who being duly sworn did depose and state the following:

1. My full legal name is Surender Yelugandula  
(First) (Middle) (Last) (Jr., Sr., III)
2. The address of my principal residence is 5608 Pine bluff ct  
(Street Address)  
Frederick MD 21704  
(City) (State) (Zip)
3. My date of birth is 10/30/1981  
(Month/Day/Year)
4. My taxpayer identification number is 218-83-9399
5. The State and number of my driver's license or identification card are MD 4-425-778-018-835  
(State) (Number)
6. I swear under oath that the information provided in this Affidavit is true and correct to the best of my knowledge. I consent to the transfer of the information contained in this Affidavit for the sole purposes of verifying my identity and preventing fraud. I understand that this information will not be disclosed to any party for any other purpose.

**WITNESS THE HAND AND SEAL OF THE UNDERSIGNED.**

Surender Yelugandula  
- BORROWER - SURENDER YELUGANDULA



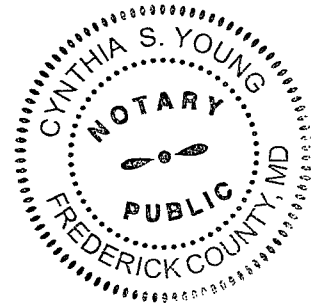
State of Maryland  
County of Frederick

Signed (or subscribed) and sworn to (or affirmed) before me on this 17<sup>th</sup> day of January, 20 23, by  
Surender Yelugandula

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

Cynthia S. Young  
Notary Public Signature  
My Commission Expires: 8-6-2025  
(If not on Seal)



Prepared by: Anita Denier  
DATE: 01/17/2023  
BORROWER: SWAPNA KURA  
LOAN NO: 102316964  
PROPERTY: 5608 Pine Bluff Ct  
Frederick, MD 21704-6904

BANK OF AMERICA, N.A.  
Office #: 41670  
4909 SAVARESE  
Tampa, FL 33634  
Phone: (866) 900-7752  
Office Fax No.: (866) 409-1050

## IDENTITY AFFIDAVIT TO BE COMPLETED BY THE BORROWER

Before me, the undersigned Notary Public, personally came and appeared the undersigned Borrower, who being duly sworn did depose and state the following:

1. My full legal name is Swapna Kura  
(First) (Middle) (Last) (Jr., Sr., III)
2. The address of my principal residence is 5608 Pine Bluff ct,  
(Street Address)  
Frederick MD 21704  
(City) (State) (Zip)
3. My date of birth is 3/15/1980  
(Month/Day/Year)
4. My taxpayer identification number is 665-05-5891.
5. The State and number of my driver's license or identification card are MD-1027264419  
(State) (Number)
6. I swear under oath that the information provided in this Affidavit is true and correct to the best of my knowledge. I consent to the transfer of the information contained in this Affidavit for the sole purposes of verifying my identity and preventing fraud. I understand that this information will not be disclosed to any party for any other purpose.

**WITNESS THE HAND AND SEAL OF THE UNDERSIGNED.**

*Swapna*  
- BORROWER - SWAPNA KURA



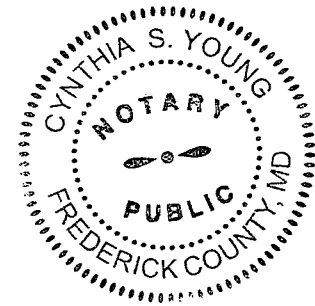
State of Maryland  
County of Frederick

Signed (or subscribed) and sworn to (or affirmed) before me on this 17<sup>th</sup> day of January, 20 23, by  
Swapna Kura

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

Curt L Y 7  
Notary Public Signature  
My Commission Expires: 8-6-2025  
(If not on Seal)



Prepared by: Anita Denier  
DATE: 01/17/2023  
BORROWER: SURENDER YELUGANDULA  
LOAN NO: 102316964  
PROPERTY: 5608 Pine Bluff Ct  
Frederick, MD 21704-6904

BANK OF AMERICA, N.A.  
Office #: 41670  
4909 SAVARESE  
Tampa, FL 33634  
Phone: (866) 900-7752  
Office Fax No.: (866) 409-1050

## NEW LOAN PAYMENT FORM

Thank you for giving **BANK OF AMERICA, N.A.** the opportunity to finance your mortgage loan. As you know, your monthly payments are due in our office on or before the 1<sup>st</sup> day of each month.

If you do not receive your monthly payment statement before your first payment due date, remit your first payment with this New Loan Payment Form to the payment address specified below.

Lender: <b>BANK OF AMERICA, N.A.</b>
First Payment Due Date: <b>MARCH 1, 2023</b>
Payee: <b>BANK OF AMERICA, N.A.</b>
Payment Address: <b>P.O. Box 650070, Dallas, TX 75265-0070</b>

A breakdown of your current monthly payment is shown below. Your total monthly payment may increase or decrease if there is a change in the amount of real estate taxes, insurance premiums, or other escrowed items.

Interest Only or Principal and Interest	\$ 3,526.72
Real Estate Taxes	\$ 785.00
Hazard Insurance	\$ 92.67
Mortgage Insurance Premium	\$
Flood Insurance	\$
<b>TOTAL MONTHLY PAYMENT:</b>	<b>\$ 4,404.39</b>



\*1023169643612277000\*


**WE ARE REQUIRED BY FEDERAL LAW TO MAKE THE FOLLOWING DISCLOSURE TO YOU. WE MAY REPORT INFORMATION ABOUT YOUR ACCOUNT TO CREDIT BUREAUS. LATE PAYMENTS, MISSED PAYMENTS OR OTHER DEFAULTS ON YOUR ACCOUNT MAY BE REFLECTED IN YOUR CREDIT REPORT.**

If your mailing address and/or telephone number has recently changed, call or write to Customer Service at 1-800-669-6607 or PO Box 961206, Fort Worth, TX 76161-0206.

To request information or to assert a lender error, you must notify us in writing at the following address: Bank of America, N.A., PO Box 942019, Simi Valley, CA 93094-2019. The notification must include your name and loan number, and must state the reasons you believe your loan account is in error and/or sufficient detail regarding information you are requesting.



Name: SURENDER YELUGANDULA  
 Address: 5608 Pine Bluff Ct  
 City: Frederick  
 State: Maryland Zip: 21704-6904  
 Loan Number: 102316964

**BANK OF AMERICA**   
**PayPlan Enrollment**

**Here's how you can sign up for automatic payments on your home loan.**

You may qualify<sup>1</sup> to enroll in our automated payment service called PayPlan. Our service offers the convenience of automated monthly payments from your checking or savings account with these benefits:

- Easy online enrollment and the ability to quickly make changes
- Flexibility to change your payment draft date
- No checks to write, no stamps to buy, no mail delays, and the peace of mind of no late fees
- Additional principal payment option to help pay off your loan faster

**Here's how to enroll**

If you would like to enjoy our PayPlan benefits, here's what you need to enroll:

- Loan number
- Bank routing and account number
- Payment draft date
- Additional principal payment amount, if you choose

<b>Online</b>	<ol style="list-style-type: none"> <li>1. Log on to Online Banking at <a href="http://www.BankofAmerica.com">www.BankofAmerica.com</a></li> <li>2. Select your loan</li> <li>3. Click "Enroll in PayPlan" and follow the instructions provided</li> </ol>
<b>By Phone</b>	<ol style="list-style-type: none"> <li>1. To enroll in English - (866) 767-4131</li> <li>2. Inscribirse en español - (866) 767-4133</li> </ol>

**Thank you for choosing us to finance your home loan.**

<sup>1</sup>The following loans are not eligible for the PayPlan service at this time: Neighborhood Assistance Corporation of America (NACA) mortgages; and mortgages insured by the Federal Housing Administration (FHA) or Veterans Administration (VA). Please contact your Home Service Specialist or Loan Officer if you are unsure of your loan's eligibility.



\*1023169643613321000\*



Prepared by: Anita Denier  
DATE: 01/17/2023  
BORROWER: SURENDER YELUGANDULA  
LOAN NO: 102316964  
PROPERTY: 5608 Pine Bluff Ct  
Frederick, MD 21704-6904

BANK OF AMERICA, N.A.  
Office #: 41670  
4909 SAVARESE  
Tampa, FL 33634  
Phone: (866) 900-7752  
Office Fax No.: (866) 409-1050

### SIGNATURE/NAME AFFIDAVIT

I, the undersigned Borrower, state that I am one and the same person named in the Note and Security Instrument. I also swear and affirm that the signature below is my true and exact signature for execution of the loan documentation.

I hereby certify that:

SURENDER, YELUGANDULA  
SURENDER YELUGANDULA  
YELUGANDUL SURENDER

are one and the same person.

SURENDER YELUGANDULA

(Print or Type Name)

Y. Surender  
Signature

01/17/23  
Date

SURENDER YELUGANDULA

State of Maryland

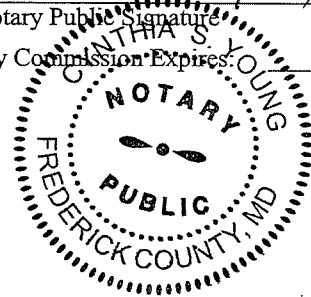
County of Frederick

Signed (or subscribed) and sworn to (or affirmed) before me on this 17<sup>th</sup> day of January, 20 23, by  
Surender Yelugandula

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

Christina S. Young  
Notary Public Signature  
My Commission Expires: 8-6-2025  
(If not on Seal)



Prepared by: Anita Denier  
DATE: 01/17/2023  
BORROWER: SWAPNA KURA  
LOAN NO: 102316964  
PROPERTY: 5608 Pine Bluff Ct  
Frederick, MD 21704-6904

BANK OF AMERICA, N.A.  
Office #: 41670  
4909 SAVARESE  
Tampa, FL 33634  
Phone: (866) 900-7752  
Office Fax No.: (866) 409-1050

### SIGNATURE/NAME AFFIDAVIT

I, the undersigned Borrower, state that I am one and the same person named in the Note and Security Instrument. I also swear and affirm that the signature below is my true and exact signature for execution of the loan documentation.

I hereby certify that:

SWAPNA, KURA  
SWAPNA KURA  
KURA SWAPNA  
SWAPNA KUPA

are one and the same person.

SWAPNA KURA

(Print or Type Name)

Signature

SWAPNA KURA

Date

1/17/2023

State of Maryland

County of Frederick

Signed (or subscribed) and sworn to (or affirmed) before me on this 17<sup>th</sup> day of January, 2023, by

Swapna Kura

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

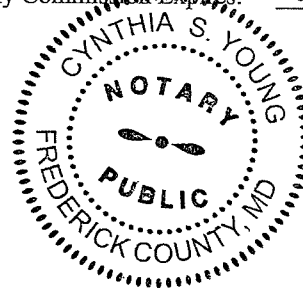
(Seal)

Notary Public Signature

My Commission Expires:

8-6-2025

(If not on Seal)



SIGNATURE AND NAME AFFIDAVIT (SIGAFF.US)  
865.207 (11/21)



Page 1 of 1

BANK OF AMERICA, N.A.



\*1023169643613309000\*

Prepared by: Anita Denier  
DATE: 01/17/2023  
BORROWERS: SURENDER YELUGANDULA  
SWAPNA KURA  
LOAN NO: 102316964  
PROPERTY: 5608 Pine Bluff Ct  
Frederick, MD 21704-6904

**BANK OF AMERICA, N.A.**  
Office #: 41670  
4909 SAVARESE  
Tampa, FL 33634  
Phone: (866) 900-7752  
Office Fax No.: (866) 409-1050

## DISCLOSURE STATEMENT ABOUT MERS AND ITS ROLE REGARDING YOUR LOAN

In your transaction, you have signed either a mortgage or a deed of trust. If you signed a mortgage, Mortgage Electronic Registration Systems, Inc. ("MERS") is designated on your mortgage as the mortgagee of record. If you signed a deed of trust, MERS is designated as the beneficiary. In either case, MERS is acting solely as a nominee for your Lender and the Lender's successors or assigns. Your Lender is: **BANK OF AMERICA, N.A.**

MERS is not your Lender, and MERS does not service your loan. MERS is a separate company that serves solely as the mortgagee or beneficiary of record. MERS is a membership organization, and your Lender is one of more than 3,000 MERS members throughout the real estate industry.

Your Lender will record your mortgage or deed of trust in the public land records, showing MERS as the mortgagee or the beneficiary, in order to provide notice of the lien on your property. If your Lender sells or transfers your loan to another entity, MERS may remain as the designated mortgagee or beneficiary in the public land records.

MERS's parent company, MERSCORP Holdings, Inc., maintains a database on the MERS System, a registered trademark of MERSCORPS Holdings, LLC, with information about each mortgage loan for which MERS is designated as the mortgagee or beneficiary of record. MERS ServicerID, a registered trademark of MERSCORPS Holdings, LLC, is a free service that allows a borrower to learn the identity of the current servicer and investor for a loan registered on the MERS System. Access to MERS ServicerID is available by phone at 1-888-679-6377 and online at: <https://www.mersinc.org/homeowners/mers-servicerid>.

As the mortgagee or beneficiary, MERS performs many of its actions, such as assignments of your mortgage or deed of trust, through individuals who are known as MERS Signing Officers and who may be designated as an officer of MERS on mortgage or deed of trust documents. Despite this designation, MERS Signing Officers are typically employees of the lenders, servicers, or other companies that are members of MERS, or employees of third-party agents of the members.

Naming MERS as the mortgagee or the beneficiary and registering the mortgage or deed of trust on the MERS System does not affect your obligations under your promissory note.



Prepared by: Anita Denier  
DATE: 01/17/2023  
BORROWER: SURENDER YELUGANDULA  
LOAN NO: 102316964  
PROPERTY: 5608 Pine Bluff Ct  
Frederick, MD 21704-6904

BANK OF AMERICA, N.A.  
Office #: 41670  
4909 SAVARESE  
Tampa, FL 33634  
Phone: (866) 900-7752  
Office Fax No.: (866) 409-1050

## DOCUMENT CORRECTION AND FEES DUE AGREEMENT

**AGREEMENT TO CORRECT MISSTATED OR PROVIDE ADDITIONAL DOCUMENTATION OR FEES:** In consideration of Lender disbursing funds for the closing of the Loan secured by the Property being encumbered, and regardless of the reason for any loss of, misplacement of, inaccuracy in, or failure to sign any Loan documentation, Borrower(s) agrees as follows: If any document is lost, misplaced, misstated, inaccurately reflects the true and correct terms and conditions of the Loan, or otherwise missing upon request of the Lender, Borrower(s) will comply with Lender's request to execute, acknowledge, initial and deliver to Lender any documentation Lender deems necessary to replace or correct the lost, misplaced, misstated, inaccurate or otherwise missing document(s). If the original promissory note is replaced, the Lender hereby indemnifies the Borrower(s) against any loss associated with a demand on the original note. All documents Lender requests of Borrower(s) shall be referred to as "Documents." Borrower(s) agrees to deliver the Documents within ten (10) days after receipt by Borrower(s) of a written request for such replacement. Borrower(s) also agrees that at any time, upon request by Lender, including at the time of loan pay-off, Borrower(s) will supply additional amounts and/or pay to Lender any additional sum previously disclosed to Borrower(s) as a cost or fee associated with the Loan, which for whatever reason was not collected at closing ("Fees"). Such amount due from Borrower(s) may also be off-set by Lender from any funds held by Lender, for Borrower's benefit, after loan pay-off. Borrower(s) further agrees that if funds are collected by Lender at closing to pay any outstanding Escrow Items for (a) taxes and assessments; (b) hazard or property insurance premiums; (c) leasehold payments or ground rents on the property; (d) flood insurance premiums; or (e) mortgage insurance premiums, and if those Escrow Items have been or are paid by Lender from Borrower's old escrow account, then Lender may retain those funds to reimburse Lender for any shortage in Borrower's old escrow account that results from such payment.

**REQUEST BY LENDER:** Any request under this Agreement may be made by the Lender, (including assignees and persons acting on behalf of the Lender) or Settlement Agent, and shall be prima facie evidence of the necessity for same. A written statement addressed to Borrower(s) at the address indicated in the Loan documentation shall be considered conclusive evidence of the necessity for the Documents.

**FAILURE TO DELIVER DOCUMENTS CAN CONSTITUTE DEFAULT:** If the Loan is to be guaranteed by the Department of Veterans Affairs ("VA") or insured by the Federal Housing Administration ("FHA"), Borrower(s) failure or refusal to comply with the terms of the correction request may constitute a default under the note and/or deed of trust, and may give Lender the option of declaring all sums secured by the loan documents immediately due and payable. If applicable, Borrower(s) further acknowledges that Lender estimated the amount of the one-time FHA Mortgage Insurance Premium (MIP) or VA Funding Fee at the time the loan was made. Borrower(s) hereby agrees and consents that Lender has the right to apply to the debt any amount held by the Lender in excess of the actual MIP or VA Funding Fee, as an offset against the debt.


**BORROWER LIABILITY:** If Borrower(s) fails or refuses to execute, acknowledge, initial and deliver the Documents or pay the Fees to Lender more than ten (10) days after being requested to do so by Lender, and understanding that Lender is relying on these representations, Borrower(s) agree(s) to be liable for any and all loss or damage which Lender reasonably sustains thereby, including but not limited to all reasonable attorney's fees and costs incurred by Lender.

**RETURNED PAYMENTS:** The Borrower understands and agrees that for the life of the loan, Borrower will be charged a fee for each transaction that results in nonpayment from Borrower's financial institution account. The maximum amount that Borrower will be charged is that legally permitted in the state the property associated with this loan is located, unless otherwise expressly limited or prohibited by law.



This agreement shall survive the closing of the Loan, and inure to the benefit of Lender's successors and assigns and be binding upon the heirs, devisees, personal representatives, successors and assigns of Borrower(s).

  
\_\_\_\_\_  
- BORROWER - SURENDER YELUGANDULA

  
\_\_\_\_\_  
- BORROWER - SWAPNA KURA



# CLOSING AGENT/NOTARY PUBLIC CERTIFICATION

## PHOTO IDENTIFICATION

I, Cynthia S. Young, the closing agent, their representative, or the Notary Public certify that I have made a visual inspection of the federal- or state-issued photo identification referenced below for the following borrower(s):

<u>Suren Das Velupanduk</u> Primary Borrower Name	<u>Swapna Kura</u> Co-Borrower Name	_____
<u>Drives license</u> Type of Photo ID	<u>Drives license</u> Type of Photo ID	_____
<u>MD</u> Issuing Agency	<u>MD</u> Issuing Agency	_____
<u>4-425-778-018-835</u> Serial or Identification Number	<u>MD-1027264119</u> Serial or Identification Number	_____
<u>8-27-21 9-15-2024</u> Issue Date and/or Expiration Date	<u>5-10-22 9-15-2024</u> Issue Date and/or Expiration Date	_____
		_____
		_____
		_____
		_____

and verified that all of the following are true:

- The name on the identification matches the name on the loan documents;
- Each borrower looks like his/her photographic image; and
- Each signature matches the signature on the loan documents.

## NON-PHOTO IDENTIFICATION

(Reliance solely on non-photo identification requires the Lender's prior written approval.)

I, Cynthia S. Young, the closing agent, their representative, or the Notary Public certify that I have made a visual inspection of the identifying documentation referenced below for the following borrowers:

<u>Swapna Kura</u> Primary Borrower Name	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

and verified that all of the following are true:

- The name on the identification matches the name on the loan documents; and
- Each signature matches the signature on the loan documents.

Cathy Y  
Signature of Closing Agent, Its Representative or Notary Public

Cynthia S. Young  
Print Name

Manager  
Title

Date: 1-17-23

Note:

1. If there are more than three (3) borrowers on the loan, make a photo copy of the blank form and fill in the additional borrower's information in the spaces provided for "Co-Borrower".
2. Do not attach a copy of the borrowers' photo identification to this form.
3. Do attach any non-photo identification documentation to this form.
4. Failure or refusal to complete this form may jeopardize your future business with the Lender.
5. Waivers must be requested through the office and will be reviewed and approved by a member of the senior operations management staff.



\*1023169643601005000\*

Prepared by: Anita Denier  
DATE: 01/17/2023  
BORROWER: SURENDER YELUGANDULA  
LOAN NO: 102316964  
PROPERTY: 5608 Pine Bluff Ct  
Frederick, MD 21704-6904

BANK OF AMERICA, N.A.  
Office #: 41670  
4909 SAVARESE  
Tampa, FL 33634  
Phone: (866) 900-7752  
Office Fax No.: (866) 409-1050

## HAZARD AND FLOOD INSURANCE REQUIREMENTS

### PART I - HAZARD INSURANCE

1. Scope of Coverage. Coverage must be at least fire and extended coverage with a "special form" coverage endorsement, i.e.: fire only - DP1 or DF1, homeowners policy - HO1 (as opposed to "Broad" form - HO2 - except in Texas). The insurance must not limit or exclude from coverage (in whole or in part) windstorm, hurricane, hail damages, or any other perils that are normally included under an extended coverage endorsement. If the Property is located in a U.S. Geological Survey-Designated Lava Zone 2, then you must obtain Volcanic Eruption Insurance in an amount at least equal to the loan amount.
2. Condominiums. If the Property is a condominium, we will accept coverage included in the condominium master insurance policy. If that policy does not: (1) cover interior walls, floors, ceilings, built-ins, fixtures, equipment, and other affixed property inside your unit; and (2) include replacement of improvements and betterment coverage to cover any improvements that you make to the unit, we may require that you obtain a "Walls-in" HO6 insurance policy with coverage.
3. Cooperatives. If the Property is a cooperative, we will accept coverage included in the cooperative association's master insurance policy.
4. Investment Properties. If the Property is for investment purposes, rent loss coverage is required.
5. New York. In accordance with notice requirements under New York Codes, Rules and Regulations, Title 3, Section 38.9(b), hazard insurance will be required and we cannot require you to obtain or maintain a policy in excess of the replacement cost of the improvements on the Property.
6. California. In accordance with California Civil Code Section 2955.5(a), we may not require a borrower, as a condition of receiving or maintaining a loan secured by real property, to provide hazard insurance coverage against risks to the improvements on that real property in an amount exceeding the replacement value of the improvements on the real property.
7. Coverage Amount - All States. The amount of hazard insurance coverage must equal 100% of the insurable value of the improvements on the Property as established by the property insurer (i.e. replacement cost value of the building(s) on the Property).
8. Deductibles. The deductible may be up to 5% of the face amount of the insurance policy, unless a higher amount is required by state law. If there are individual deductibles for loss from named perils (fire, water not caused by flooding, or wind/hurricane) then each deductible may not exceed 5% of the dwelling coverage. For cooperative loans, the deductible related to the individual unit may not exceed 5% of the limit maintained for dwelling coverage; and unless prohibited by state law, the maximum deductible amount for the common elements must be the lesser of \$10,000 or 1% of the policy face amount.
9. Proof of Coverage. Acceptable proofs of coverage include: Evidence/Certificates of Insurance, Binders, Declaration Pages, and Policies with appropriate mortgagee/loss payee clause. The term of a binder may not exceed 90 days, unless a longer period is required by state law.



10. Properties being Improved or Rehabilitated. Properties being improved or rehabilitated are subject to the same standards of coverage as noted above. This means that if necessary, following the completion of the repair or rehabilitation work, you may need to increase your insurance coverage.

Further, for Properties being improved or rehabilitated, additional premiums may be required for sub-par properties. Once you have completed the improvements or rehabilitation, you should contact your insurance agent to see if you can or should change your coverage and your premium. The coverage must also properly reflect your actual occupancy of the Property.

11. Changes to Hazard Insurance Coverage Requirements. Changes in federal or state laws or regulations, or other changed circumstances, may require us to modify the hazard insurance requirements to include additional types or amounts of coverage. In this event we will notify you prior to the effective date of any additional coverage so that you may purchase the required coverage. If you fail to purchase the required coverage, we may do so on your behalf and charge you for the insurance premium paid plus any related fees.
12. Policy Renewal or Changes. Evidence that your hazard insurance policy(ies) complies with our requirements and your loan agreement and that such policy(ies) has been in place continuously must be provided to us upon policy renewal, changes to your policy or upon our request. If you do not provide this evidence within the time frame required after receiving written notices requesting the same, we may purchase an insurance policy on your behalf and charge you for the insurance premium paid plus any related fees.

## PART II - FLOOD INSURANCE

1. Federal Law. The Federal Flood Disaster Protection Act of 1973, as amended, and/or the terms of your mortgage/deed of trust, require that flood insurance be purchased and maintained for the entire term of your loan if any of the improvements to your Property (buildings, homes, condominiums and manufactured homes) are located in a Special Flood Hazard Area (SFHA), as shown on a map published by the Federal Emergency Management Agency (FEMA), and the community in which your Property is located participates in the National Flood Insurance Program (NFIP).
2. Properties Located in Non-Participating Communities. A property located in a flood area that does not participate in the NFIP is ineligible for Bank of America Home Loans financing.
3. Flood Insurance Policy Requirements. If your Property is located in a SFHA and in a community that participates in the NFIP, you must purchase a flood insurance policy that:
- a. is issued by the NFIP or a Write Your Own insurer authorized to write NFIP policies and properly licensed to do business where the Property is located (if the loan will be insured by the Federal Housing Administration (FHA) or guaranteed by the Veterans Administration (VA));
  - b. is issued by the NFIP or any private insurer properly licensed to do business where the Property is located (if the loan is not insured or guaranteed by the FHA or VA);
  - c. meets the FEMA minimum deductible requirements and has a deductible no greater than \$10,000, unless a higher maximum deductible is required by state law (The deductible amount may not be above the insurable value of the building or so high as to avoid mandatory purchase requirements for flood insurance.);
  - d. identifies as the named insured on the policy at least one borrower who will have an ownership interest in the Property and will be a mortgagor/trustor on the mortgage or deed of trust, as applicable;
  - e. includes a standard mortgagee clause naming Bank of America as an additional insured/loss payee; and
  - f. provides for notice to us at least 45 days prior to cancellation or non-renewal of the policy.





4. Minimum Coverage Amount for Single Family Residences. As long as your property is located in a SFHA, we require, at a minimum, that you purchase and maintain for the life of the loan flood insurance coverage in an amount equal to the lesser of:
  - The outstanding principal balance of all loans secured by the Property (for home equity line(s) of credit, the full value of the credit line(s)); or
  - The full insurable value of the buildings on the Property and their contents if also taken as collateral (as described below); or
  - The maximum amount of coverage available under the NFIP policy covering the type of building or collateral.
  - a. The insurable value of the building(s) on the Property depends on the type of collateral securing the loan(s) and the payout conditions under the insurance policy. For example, under a NFIP flood insurance policy, if the building is your principal residence, the insurable value is typically the replacement cost value of the building, subject to a limit of \$250,000. If the building is a vacation or second home where you reside less than 80% of the time, the insurable value is typically the actual cash value of the building, subject to a limit of \$250,000. Actual cash value is the replacement cost value of the building less depreciation.
  - b. If you purchase and maintain flood insurance coverage that only meets the minimum requirements, and the amount or payout of the coverage is less than the full replacement cost value of the building(s) on the Property, then, the coverage amount may be insufficient to fully replace or repair the building(s) on the Property after a flood loss and may not otherwise fully compensate you for your losses due to flood damage.
  - c. The choice remains with you to elect to purchase and maintain more flood insurance coverage than the minimum requirements. You should discuss your flood insurance needs with a licensed insurance professional to decide whether the minimum requirements are appropriate for your circumstances, or whether additional coverage through the NFIP and/or an acceptable private flood insurance company is needed to fully protect the building(s) on your Property in case of a significant flood event.
  
5. Detached Structures on the Property. In addition to the main dwelling, any structure on the Property detached from the main dwelling intended to be or actually used as a residence must be covered by flood insurance if the structure generally includes sleeping, bathroom and/or kitchen facilities. The total amount of coverage will be allocated among the structures and determined by the value of each structure as compared to their overall insurable value. In addition, we may require you to maintain flood insurance on any detached structure not used as a residence.
  
6. Condominiums, Cooperatives and Planned Unit Developments (PUD).
  - a. For a unit in a condominium, cooperative or PUD where the homeowner's association maintains a Residential Condominium Building Association Policy (RCBAP), the replacement cost value and number of units on the RCBAP declaration page will be used in determining insurable value of the individual unit. The following flood coverage requirements apply:
    - 1) We will accept an RCBAP that covers at least 80% of the replacement cost value provided that the total coverage (including supplemental, if applicable) meets the lesser of the outstanding principal balance of the loan(s) and/or full value of the credit line(s), the full insurable value of the individual unit or the NFIP maximum for the individual unit. In the event that the RCBAP coverage meets at least 80% of the replacement cost value but does not provide coverage at least equal to the minimum coverage requirements, an individual flood policy must be obtained, which, when added to the coverage of the RCBAP, at least equals these minimum requirements.
    - 2) An RCBAP with coverage less than 80% of the replacement cost value is not acceptable. Further, an individual supplemental flood policy will not meet the requirements. (If the RCBAP coverage does not meet at least 80% of the building's replacement cost value as of the time of any loss, an individual supplemental flood policy may contain claim limitations that prevent the individual flood policy from covering the individual unit owner's share of the co-insurance penalty created by insufficiencies in the RCBAP coverage amount.)



- 3) If your loan will be insured by the FHA, FHA requires the RCBAP to provide the full amount of the required coverage and does not allow any deficiencies in coverage to be satisfied by a dwelling supplemental flood policy.
- b. If there is no RCBAP and the Property is an attached condominium, cooperative or PUD, the project must be covered by a private master or blanket flood insurance policy which provides at least the minimum coverage amount as stated above for the unit. If it does not, a supplemental flood policy is not acceptable and the Property is not eligible for financing.
- c. If the Property is a cooperative, we will obtain the required evidence of coverage from your cooperative association, and no action will be required on your part unless you are notified by us.
7. Private Policies (Non-Government Insured/Guaranteed Loans). Flood insurance that provides the same level of coverage as an NFIP policy may be obtained from a private insurance company. You are encouraged to compare the NFIP and Private policies. If your insurance policy is issued from a private insurance carrier, the requirements below will also apply:
- a. The private flood insurance company must be properly licensed or admitted to do business where the property is located or be a surplus lines insurer that is recognized by or not disapproved by the insurance regulator of the jurisdiction where the building is located.
- b. The private flood insurance policy should generally provide flood insurance coverage (considering deductibles, exclusions and conditions offered by the insurance company) that is at least as broad as coverage offered by an NFIP policy.
- c. The private flood insurance policy must include a mortgage interest clause similar to that contained in an NFIP policy.
- d. The policy must contain a provision that the insured must file suit within one year after the date of written denial of all or part of the claim.
- e. The private flood insurance policy must include a requirement for the insurance company to give us written notice of cancellation prior to the effective date of cancellation.
- f. If multiple properties or structures are covered by the private policy, the coverage should be sufficient to cover the structure secured by the subject loan. The policy information must include whether the coverage pays out on an annual or per occurrence basis as well as indicate the number of locations covered by the policy.
- g. The private flood insurance policy should provide information about the availability of flood insurance coverage under the NFIP.
- h. The private flood insurance policy should not contain cancellation provisions which are not found within a Standard Flood Insurance Policy (SFIP).
- i. If there are multiple insurance carriers, provisions for all of the carriers involved need to meet our requirements.
- j. The financial strength/solvency of your insurance carrier must meet our standards.
8. Massachusetts. If the Property is located in Massachusetts, you have or will receive a separate disclosure regarding additional flood insurance requirements.
9. Property Mapping into a SFHA. We can require you to purchase, or increase the amount of, flood insurance coverage at any time during the term of the loan if we determine that the Property is in a SFHA and not covered by flood insurance that meets the minimum requirements. If the Property is not currently covered by flood insurance and we later determine that the Property is in a SFHA, and you fail to purchase flood insurance coverage that meets the minimum requirements after receiving notice that such coverage is required, we may purchase flood insurance coverage for the Property on your behalf and charge you for the insurance premium plus any related fees.
10. Availability of Flood Insurance. If the Property is not in a SFHA and flood insurance is not required, you may want to consider obtaining flood insurance coverage, depending on your circumstances. Flood insurance coverage may still be available through the NFIP or private insurance companies. Check with your insurance agent for more information.



\*1023169643605105000\*

11. No Duty by Complying with Federal Law. No right or obligation of ours under The Federal Flood Disaster Protection Act of 1973, as amended, and/or the terms of your mortgage/deed of trust with respect to requiring flood insurance on properties located in a SFHA creates a duty owed by us to you as a borrower. We expressly disclaim any implication of a duty under a breach of contract, fiduciary relationship or any other legal theory by its compliance with federal law and/or the terms of your mortgage/deed of trust.
12. Policy Renewal or Changes. Evidence that your flood insurance policy(ies) complies with the requirements and your mortgage/deed of trust and that the policy(ies) has been in place continuously must be provided to us upon policy renewal or changes or upon our request. If you do not provide this evidence within the time frame required after receiving written notices requesting the evidence, we may purchase an insurance policy on your behalf and charge you for the insurance premium paid plus any related fees.
13. Proof of Coverage. If any structure on the Property is in a SFHA that requires flood insurance, proof of coverage must be delivered to us before scheduling your loan closing. Acceptable proof of insurance coverage for new flood policies include a copy of the flood insurance application with appropriate mortgagee/loss payee clause and receipt of payment for the policy, or a copy of the declaration page. Acceptable proof of insurance coverage for existing policies include an updated copy of the declaration page or a copy of an existing declaration page along with a Change Endorsement or appropriate ACORD form showing a change in the mortgagee/loss payee clause.
14. Escrow Account, Effective January 1, 2016 if the Property is located in a SFHA, we are required by law to establish an escrow account for your flood insurance premiums and any associated fees.

**PART III - GENERAL**

1. Policy. We will accept multi-year and/or continuous policies.
2. Mortgagee Clause.  
The mortgagee/loss payee clause must read:

Bank of America, N.A.  
 Its successors and/or assigns (I.S.A.O.A.) as their interest may appear (A.T.I.M.A.)  
 P.O. Box 961291  
 Fort Worth, Texas 76161  
 Mortgage Loan #

**Note:** In the event this loan does not close, you are responsible for working with your insurance company to ensure the policy reflects the correct mortgagee/loss payee clause.

3. **Important Note: If you are purchasing a home, the seller's insurance policy(ies) does not automatically transfer to you.** The seller's insurance policy(ies) is not and typically does not become your policy until you take certain steps and you obtain the approval of the seller's insurance company. It is your responsibility to take all necessary and appropriate steps to obtain the benefits of the existing insurance policy, or to acquire a new policy. This responsibility is yours, and continues even if you are receiving an assignment of the seller's escrow funds.
4. Insurance Company Requirements. The insurer must be licensed to transact insurance in the jurisdiction where the Property is located, and must also meet at least one of the following criteria:

**For all properties, the insurance company's parent underwriter must have:**

- a. an "A" or better rating in Demotech, Inc.'s Hazard Insurance Financial Stability Ratings;
- b. a "B+" or better Financial Strength Rating in Best's Insurance Reports; or
- c. a "BBB" or better Insurer Financial Strength Rating in Standard and Poor's Ratings Direct Insurance Services.



Coverage underwritten by a state's FAIR Plan or through state insurance plans is acceptable if the insurance is the only insurance available to you. An insurer that does not otherwise meet the requirements of this paragraph can qualify as an acceptable insurer if it is covered by reinsurance with a company that meets Demotech, Inc.'s, A.M. Best's or Standard & Poor's ratings shown above, provided that the reinsurance agreement contains a "cut-through" endorsement stating that the reinsurer becomes immediately liable for 100% of any covered loss that is payable but unpaid by reason of the insolvency of the primary insurer. Your insurance agent should be able to advise as to which insurance companies meet these requirements.

5. Changes to Types and/or Amounts of Coverage. Changes in federal or state laws or regulations, changes in property value, construction of additional improvements or other changed circumstances, may require us to modify our insurance requirements to include additional types or amount of coverage.
6. Amounts Advanced to Pay for Insurance Premiums. Any amounts advanced by us to obtain or renew any insurance policy will become an additional obligation secured by your mortgage/deed of trust. A new insurance policy obtained by us, typically referred to as lender placed insurance, may be more expensive and may provide less coverage than a policy that you obtain personally. For example, the policy obtained by us typically will not include coverage for your personal property.
7. Loan Number on Insurance Policies and Related Correspondence. Your loan number must be included on all policies, billings (if you have an escrow account) and correspondence to or from your insurer or insurance agent. You should provide your insurer or insurance agent with this information.
8. Proof of Coverage and Premium Payment. Proof of coverage and premium payment will be required. We may work with your insurance company to obtain adequate evidence of insurance coverage.

**Note:** You are responsible for paying any fees charged by the insurance company in order to obtain the evidence of insurance and/or update the mortgagee clause.

#### LOANS WITH AN ESCROW ACCOUNT

1. You are responsible for ensuring that the insurance company sends a bill to us at least 30 days in advance of the renewal date. If we do not receive the bill on or before the renewal date, we may obtain the required insurance on your behalf and you will be charged for the insurance premium as explained above.
2. Invoices for payment must indicate the total premiums to be paid for the insurance coverage of only the Property.
3. If an escrow account analysis discloses a surplus of equal to or greater than \$50, we will refund the surplus to you. If the surplus is less than \$50, we may credit the amount against the next year's escrow payments. If you are not current on your loan, we may retain the surplus. If an escrow account has a shortage or deficiency, we may require you to pay additional deposits to make up the shortage or deficiency.
4. If your escrow account has insufficient funds to pay the renewal premium and you fail to fund the escrow account with the amount necessary to pay the renewal premium or you fail to purchase insurance coverage that meets our requirements after receiving notice that the coverage is required, we may advance funds to your escrow account to make the payment and charge you for the cost of premiums paid.
5. If we have a reasonable basis to believe that your insurance has been canceled (or not renewed) for reasons other than nonpayment of premium charges or if there is a reasonable basis to believe that the Property is vacant, we may purchase lender-placed insurance.
6. If we have to advance funds to your escrow account to ensure that the insurance premiums are paid in a timely manner, we may seek repayment of the advanced funds from you, unless otherwise prohibited by applicable law.



7. **Effective January 1, 2016**, if the Property is located in a SFHA, we are required by law to establish an escrow account for your flood insurance premiums and any associated fees.

#### LOANS WITHOUT AN ESCROW ACCOUNT

1. You must provide us acceptable evidence that you have renewed the insurance coverage(s) required to be maintained on the Property in connection with your loan. Your insurance agency or insurance carrier may or may not provide this evidence to us after you renew the coverage with them. If not, you may receive a notice from us requesting that you provide acceptable evidence of insurance coverage. If you fail to provide the evidence, we may purchase the necessary insurance coverage(s) for the Property and charge you for the cost of the premium paid, plus any related fees.
2. If you fail to purchase and maintain insurance coverage that meets the minimum requirements after receiving notice that the coverage is required, we may purchase the necessary coverage for the Property and bill you for the cost of the premiums paid.
3. **Effective January 1, 2016**, if the Property is located in a SFHA, we are required by law to establish an escrow account for your flood insurance premiums and any associated fees, even if no other escrow accounts have been established.

**BY SIGNING BELOW, YOU ACKNOWLEDGE THAT YOU HAVE READ, UNDERSTOOD AND AUTHORIZE THE FOLLOWING, AND THAT YOU RECEIVED A COPY OF THIS FORM:**

#### FLOOD INSURANCE CERTIFICATION

If none of the buildings on the Property are in a SFHA, flood insurance is not required by us. You are aware that the possibility of flood damage may still exist and in the event of damage from flood there may be no government, lender or servicer assistance. If the Property is not in a SFHA, flood insurance coverage may be available from a private property insurance agent.

**You are aware that the purchase of flood insurance may be required by law at a later date if FEMA later determines that any structure on the Property is in a SFHA.** If you are notified of a change of status, you must obtain flood insurance coverage on the Property that meets the minimum requirements. If you do not obtain flood insurance coverage that meets the minimum requirements, we may obtain flood insurance at your expense, as explained above.

#### BORROWER'S RIGHT TO CHOOSE INSURANCE COMPANY AND AGENT

Federal and state law provide that you have the right to select the insurance company and insurance agent of your choice to provide the required property insurance, including selecting an insurer or agent with which you have an existing policy. We may not require you to purchase insurance through any particular insurance company or insurance agent as a condition to obtaining a loan, provided the insurance company meets our reasonable requirements as to the financial standing of the insurance company and the adequacy of the coverage. You understand your rights to select the insurance company and insurance agent of your choice and that this will not affect the decision made by us or the terms of the loan. You have made your selection freely and without coercion by us.

**YOU MAY BE REQUIRED TO PURCHASE PROPERTY INSURANCE AS A CONDITION OF RECEIVING THE LOAN. IF PROPERTY INSURANCE IS REQUIRED, YOU MAY SECURE INSURANCE FROM A COMPANY OR AGENT OF YOUR OWN CHOOSING.**



The insurance laws of your state may or may not prohibit us from using or disclosing information relative to a contract of insurance, unless we obtain your prior written consent to use or disclose the information, including but not limited to your name and Property address; the name of your insurer; the terms of your policy, including coverage limits and deductibles, premium amounts, and the date the policy expires (this is called "Insurance Information").

You acknowledge that you have no claim against us in the event we fail to notify you that the Property is within a SFHA.

Y. Suresh 01/17/23  
- BORROWER - SURENDER YELUGANDULA - DATE -

Swapna 11/17/23  
- BORROWER - SWAPNA KURA - DATE -



Prepared by: Anita Denier  
DATE: 01/17/2023  
BORROWER: SURENDER YELUGANDULA  
LOAN NO: 102316964  
PROPERTY: 5608 Pine Bluff Ct  
Frederick, MD 21704-6904

BANK OF AMERICA, N.A.  
Office #: 41670  
4909 SAVARESE  
Tampa, FL 33634  
Phone: (866) 900-7752  
Office Fax No.: (866) 409-1050

## IMPORTANT INFORMATION ABOUT PROPERTY TAXES ON NEW CONSTRUCTION

### WHY PROPERTY TAXES INCREASE

On a newly constructed home, the property taxes are typically very low the first year because taxes are based on the assessed value of the land only. The following year the taxing authorities will reassess the value of the property with the new home and will levy taxes on the improved value. This will result in a significant increase in the property taxes.

### ESTIMATING YOUR PROPERTY TAXES

We will conduct an analysis to estimate how much money you need to deposit into an escrow account at closing to cover future payments of property taxes and insurance. Because your property is new construction, federal law allows us to base the property tax estimate on the assessed value of comparable improved residential properties in the market area. This will avoid a significant increase in the escrow portion of your payment when your property is reassessed and your taxes are increased based upon the improved value.

### WHAT THIS MEANS TO YOU

Unless we waive the escrow account requirement, you will pay an escrow payment each month as part of your loan payment. The escrow payment will be deposited into an escrow account for future payments of property taxes and insurance. During the first year, the tax portion of your escrow payment will be an estimated amount based on the improved value of your property. If we agree to waive the requirement for an escrow account, it is important for you to set aside money on your own for the increased property tax payment.

Y. Sunder 01/17/23  
- BORROWER - SURENDER YELUGANDULA - DATE -

Swapna 1/17/23  
- BORROWER - SWAPNA KURA - DATE -



Prepared by: Anita Denier  
DATE: 01/17/2023  
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BANK OF AMERICA, N.A.  
Office #: 41670  
4909 SAVARESE  
Tampa, FL 33634  
Phone: (866) 900-7752  
Office Fax No.: (866) 409-1050

## OCCUPANCY CERTIFICATION

I hereby certify that, if my loan application on the above-described property is approved, I will occupy, establish, and use the property as my principal residence within 60 days after the execution of the Deed of Trust/Mortgage. I will continue to occupy the property as my principal residence for at least one year after the date of occupancy, unless extenuating circumstances exist which are beyond my control or you otherwise consent in writing. I agree to notify you of any extenuating circumstances, and your consent will not be unreasonably withheld.

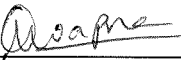
If I fail to occupy the property, that failure will constitute a default under the Note and Deed of Trust/Mortgage. In the event of a default, you may demand the whole sum of principal and accrued interest payable on the Note, plus incurred costs and expenses, immediately due and payable.

I understand that your intent is to transfer this loan to a mortgage investor. A requirement of the transfer is that the property be owner-occupied. My failure to occupy the property could result in your not being able to transfer the loan. As a result, I agree to indemnify you and hold you harmless from and against any and all loss, damage, liability, cost or expense, including reasonable attorneys' fees, incurred by you in connection with my failure to occupy the property.

I fully understand that it is a Federal Crime punishable by fine or imprisonment or both to knowingly make any false statement concerning any of the above facts, as applicable under the provisions of Title 18, United States Code, Section 1014.

By signing below, I acknowledge my full understanding of the above certification.

  
- BORROWER - SURENDER YELUGANDULA

  
- BORROWER - SWAPNA KURA





<b>FACTS</b>	<b>WHAT DOES BANK OF AMERICA DO WITH YOUR PERSONAL INFORMATION?</b>	<b>BANK OF AMERICA</b>
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<b>Why?</b>	Financial companies choose how they share your personal information. Under federal law, that means personally identifiable information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
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<b>What?</b>	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> <li>• Social Security number and employment information</li> <li>• account balances, transaction history and credit information</li> <li>• assets and investment experience</li> </ul>
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<b>How?</b>	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Bank of America chooses to share; and whether you can limit this sharing.
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Reasons we can share your personal information	Does Bank of America share?	Can you limit this sharing?
<b>For our everyday business purposes</b> — such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
<b>For our marketing purposes</b> — with service providers we use to offer our products and services to you (please see below to limit the ways we contact you)	Yes	No
<b>For joint marketing with other financial companies</b>	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness	Yes	Yes
<b>For nonaffiliates to market to you</b> — for all credit card accounts	Yes	Yes
<b>For nonaffiliates to market to you</b> — for accounts and services endorsed by another organization (e.g., debit card co-branded with a baseball team) "Sponsored Accounts"	Yes	Yes
<b>For nonaffiliates to market to you</b> — for accounts other than credit card accounts and Sponsored Accounts, such as insurance, investments, deposit and lending	No	We don't share

<b>To limit our sharing</b>	<ul style="list-style-type: none"> <li>• Visit us online: <a href="http://bankofamerica.com/privacy">bankofamerica.com/privacy</a></li> <li>• Call 888.341.5000 — our menu will prompt you through your choices</li> <li>• Talk to your assigned financial advisor</li> </ul> <p><b>Please note:</b> If you are a <i>new</i> customer, we can begin sharing your information 45 days from the date we sent this notice. When you are <i>no longer</i> our customer, we continue to share your information as described in this notice. However, you can contact us at any time to limit our sharing.</p>
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<b>To limit direct marketing contact</b>	<ul style="list-style-type: none"> <li>• Visit us online: <a href="http://bankofamerica.com/privacy">bankofamerica.com/privacy</a></li> <li>• Call 888.341.5000 — our menu will prompt you through your choices</li> <li>• Talk to your assigned financial advisor</li> </ul> <p><b>Please note:</b> Direct marketing is email, postal mail and telephone marketing. Your telephone and postal mail opt-out choices will last for five years, subject to applicable law. Even if you limit direct marketing, we may still contact you to service your account or as otherwise allowed by law.</p>
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<b>Questions?</b>	Call 888.341.5000 or go to <a href="http://bankofamerica.com/privacy">bankofamerica.com/privacy</a>
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\*1023169643605103000\*

<b>Who we are</b>	
<b>Who is providing this notice?</b>	Bank of America U.S. legal entities that utilize the names: Bank of America, Banc of America, U.S. Trust or Merrill, as well as the entities listed in the <i>Bank of America U.S. legal entities</i> section.
<b>What we do</b>	
<b>How does Bank of America protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit <a href="http://bankofamerica.com/security">bankofamerica.com/security</a> or <a href="http://ml.com/security">ml.com/security</a> .
<b>How does Bank of America collect my personal information?</b>	We collect your personal information, for example, when you: <ul style="list-style-type: none"> <li>• open an account or perform transactions</li> <li>• apply for a loan or use your credit or debit card</li> <li>• seek advice about your investments</li> </ul> We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
<b>Why can't I limit all sharing?</b>	Federal law gives you the right to limit some but not all sharing related to: <ul style="list-style-type: none"> <li>• affiliates' everyday business purposes — information about your creditworthiness</li> <li>• affiliates from using your information to market to you</li> <li>• nonaffiliates to market to you</li> </ul> State laws and individual Bank of America companies may give you more rights to limit sharing. See <i>Other important information</i> section for your rights under state law.
<b>What happens when I limit sharing for an account I hold jointly with someone else?</b>	Your choices will apply to you alone unless you tell us otherwise. However, your choice to limit sharing with nonaffiliates to market to you for credit card accounts or Sponsored Accounts will apply to all joint account holders. If you have more than one credit card account or Sponsored Account and you choose to opt out, you will need to do so for each account.

<b>Definitions</b>	
<b>Affiliates</b>	Companies related by common ownership or control. They can be financial and nonfinancial companies. <ul style="list-style-type: none"> <li>• Our affiliates include companies that utilize the names Bank of America, Banc of America, U.S. Trust or Merrill.</li> </ul>
<b>Nonaffiliates</b>	Companies not related by common ownership or control. They can be financial and nonfinancial companies. <ul style="list-style-type: none"> <li>• Nonaffiliates we share with can include financial services companies such as insurance agencies or mortgage brokers, nonfinancial companies such as retailers, travel companies and membership groups; and other companies such as nonprofit groups.</li> </ul>
<b>Joint marketing</b>	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. <ul style="list-style-type: none"> <li>• Our joint marketing partners include financial services companies.</li> </ul>

<b>Other important information</b>	
<b>Do Not Call Policy.</b> This notice is the Bank of America Do Not Call Policy under the Telephone Consumer Protection Act. We do not solicit via telephone numbers listed on the state or federal Do Not Call lists, unless the law allows. Bank of America employees receive training on how to document and process telephone marketing choices. Consumers who ask not to receive telephone solicitations from Bank of America will be placed on the Bank of America Do Not Call list and will not be called in future campaigns, including those of Bank of America affiliates.	
<b>Call Monitoring and Recording.</b> If you communicate with us by telephone, we may monitor or record the call.	



**For Nevada residents only.** We are providing you this notice under state law. You may be placed on our internal Do Not Call List by following the directions in the *To limit direct marketing contact* section. Nevada law requires we provide the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: 702.486.3132; email: [aginfo@ag.nv.gov](mailto:aginfo@ag.nv.gov); Bank of America, P.O. Box 25118, Tampa, FL 33622-5118; Phone number: 888.341.5000; Click on "Contact Us" at [bankofamerica.com/privacy](http://bankofamerica.com/privacy).

**Vermont:** Under Vermont law, we will not share information we collect about Vermont residents with companies outside of our corporate family, unless the law allows. For example, we may share information with your consent, to service your accounts or under joint marketing agreements with other financial institutions with which we have joint marketing agreements. We will not share information about your creditworthiness within our corporate family except with your consent, but we may share information about our transactions or experiences with you within our corporate family without your consent.

**California:** Under California law, we will not share information we collect about you with companies outside of Bank of America, unless the law allows. For example, we may share information with your consent, to service your accounts, or to provide rewards or benefits you are entitled to. We will limit sharing among our companies to the extent required by California law.

**For Insurance Customers in AZ, CA, CT, GA, IL, ME, MA, MN, MT, NV, NJ, NC, OH, OR and VA only.** The term "Information" in this part means customer information obtained in an insurance transaction. We may give your Information to state insurance officials, law enforcement, group policy holders about claims experience or auditors as the law allows or requires. We may give your Information to insurance support companies that may keep it or give it to others. We may share medical Information so we can learn if you qualify for coverage, process claims or prevent fraud, or if you say we can. To see your Information, write Insurance Operations, FL9-805-03-12, 4800 Deer Lake Drive East, Jacksonville, FL 32246. You must state your full name, address, the insurance company, policy number (if relevant) and the Information you want. We will tell you what Information we have. You may see and copy the Information (unless privileged) at our office or ask that we mail you a copy for a fee. If you think any Information is wrong, you must write us. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

### **Bank of America U.S. legal entities**

Bank of America U.S. legal entities that utilize the names: Bank of America, Banc of America, U.S. Trust or Merrill, and the entity Managed Account Advisors LLC.



# Federally Required Affiliate Marketing Notice

## YOUR CHOICE TO LIMIT MARKETING

- The Bank of America companies listed in this document are providing this notice.
- Federal law gives you the right to limit some but not all marketing from all the Bank of America affiliated companies. Federal law also requires us to give you this notice to tell you about your choice to limit marketing from all the Bank of America affiliated companies.
- You may limit all the Bank of America affiliated companies, such as the banking, loan, credit card, insurance and securities companies, from marketing their products or services to you based upon your personal information that they receive from other Bank of America companies. This information includes your income, your account history and your credit score.
- Your choice to limit marketing offers from all the Bank of America affiliated companies will apply for at least 5 years from when you tell us your choice. Before your choice to limit marketing expires, you will receive a renewal notice that will allow you to continue to limit marketing offers from all the Bank of America affiliated companies for at least another 5 years.
- You may tell us your choice to limit marketing offers, and you may tell us the choices for other customers who are joint account holders with you.
- This limitation will not apply in certain circumstances, such as when you have an account or service relationship with the Bank of America company that is marketing to you.
- For individuals with business purpose accounts, this limitation will only apply to marketing to individuals and not marketing to a business.

**To limit marketing offers, contact us at 888.341.5000.**

### Bank of America Companies:

This notice applies to all Bank of America U.S. legal entities that utilize the names:

Bank of America  
Banc of America  
U.S. Trust  
Merrill

These entities include banks and trust companies; credit card companies; brokerage and investment companies; and insurance and securities companies. In addition, this notice applies to the following Bank of America U.S. companies:

Managed Account Advisors LLC  
BAL Energy Holding, LLC  
BAL Energy Management II, LLC  
BAL Investment & Advisory, Inc.

**BANK OF AMERICA** 

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AFFILIATE MARKETING NOTICE (AMN.US)  
17329.28 (12/21)



Prepared by: Anita Denier  
DATE: 01/17/2023  
BORROWER: SURENDER YELUGANDULA  
LOAN NO: 102316964  
PROPERTY: 5608 Pine Bluff Ct  
Frederick, MD 21704-6904

BANK OF AMERICA, N.A.  
Office #: 41670  
4909 SAVARESE  
Tampa, FL 33634  
Phone: (866) 900-7752  
Office Fax No.: (866) 409-1050

## NOTICE CONCERNING YOUR ESCROW ACCOUNT

As a federally chartered bank, Bank of America is subject to federal law, and regulations promulgated by the Bureau of Consumer Financial Protection and the Office of the Comptroller of the Currency. In most cases Bank of America is not subject to state laws that regulate or otherwise affect its credit activities. Federal law and regulations do not require Bank of America to pay interest on escrow accounts. Accordingly, no interest will accrue on your escrow account even if your state has a law concerning the payment of interest on escrow accounts.

ESCROW ACCOUNT NOTICE (ESCACCTNFC.XX)  
17483.9 (09/17)

Page 1 of 1

BANK OF AMERICA, N.A.



\*1023169643605103000\*

**INITIAL ESCROW ACCOUNT DISCLOSURE STATEMENT**

Your monthly mortgage payment for the coming year will be \$4,404.39 of which \$3,526.72 will be for principal and interest and \$877.67 will go into your escrow account.

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made from your account.

Starting Balance is: \$2,632.97

If your property is new construction or you have made significant improvements since the last tax assessment, your first year tax escrow payment amount is an estimate based on the newly improved (land + improvements) value of your property. Federal law allows us to estimate the first year's property tax based on the assessed value of comparable improved residential properties in your market area to avoid a significant increase in the second year, at which time your property will be reassessed and the taxes increased based on the improved value.

Pymt Date	Deposit	Homeowner's Insurance	Mortgage Insurance	County Tax	Withdrawal	Balance
March	877.67				0.00	3,510.64
April	877.67				0.00	4,388.31
May	877.67				0.00	5,265.98
June	877.67				0.00	6,143.65
July	877.67			4,710.00	4,710.00	2,311.32
August	877.67				0.00	3,188.99
September	877.67				0.00	4,066.66
October	877.67				0.00	4,944.33
November	877.67				0.00	5,822.00
December	877.67			4,710.00	4,710.00	1,989.67
January	877.67	1,112.00			1,112.00	1,755.34
February	877.67				0.00	2,633.01

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Cushion selected by servicer: **\$1,755.34**



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## SERVICING FEES DISCLOSURE

PLEASE RETAIN THIS INFORMATION FOR FUTURE REFERENCE

When Bank of America, N.A. ("we" or "us") services your home loan, generally we do not charge fees associated with routine servicing. When you find it necessary to request special services from us, there may be a charge. Below are some of the fees that we charge for services that fall outside of the normal servicing routines. Other Loan Servicers may charge different amounts or charge fees for services not listed below:

Expedited Payoff Service Fee	\$ 30.00
Payoff Statement via Facsimile Fee (FHA only)	\$ 5.00
Verification of Mortgage	\$ 15.00
Returned Item	\$ 40.00

(Please Note: There is no charge for mailing the original Payoff Statement by regular U.S. mail.) In some states there may be a separate charge for preparing additional Payoff Statements.

The fees actually charged may be less than those stated above if there are limitations on fees imposed by the guarantor (for example, Department of Veterans Affairs) or insurer (for example, Federal Housing Administration) of your mortgage loan, or a state law, if not preempted by federal law, governs the amount of the fee.

Other fees may be assessed, depending on your specific request, inquiry or circumstances. Those fees will be disclosed to you before your request is processed. However, in the case of a returned check or electronic draft, whether for insufficient funds or any other reason, a charge will automatically be applied to your home loan account. You will also be responsible for certain fees, such as late charges, you agreed to in your mortgage loan documents. You will receive notices and statements from us that may contain additional information regarding fees and charges.

This disclosure does not contain a complete list of the types or amount of fees that could be charged over the life of your loan, and the amount of any fee disclosed above is subject to change. In the event that the servicing of your mortgage loan is transferred, you should consult your new Loan Servicer for a schedule of fees.

**In the event of a payment default or other default on your loan that could result in acceleration of all sums due under the note, Bank of America, N.A. will use companies to provide services required to protect the note holder's interests and rights in the property and under the note and security instrument, including any remedies thereunder (the "Default Related Services"). Bank of America, N.A. will assess fees to your loan account for the Default Related Services. A schedule of fees that may be charged to your account for Default Related Services is available at the following web address: <http://www.bankofamerica.com/defaultfees>. If you do not have internet access, please contact us at 1.800.669.6607 Monday through Friday 7 a.m.-10 p.m. Eastern Time to have a fee schedule mailed to you. The fee schedule contains a list of the common, non-state specific Default Related Services you could be charged, however it does not include a complete list of all fees or charges that could be assessed on your loan account.**





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## APPRAISAL DELIVERY WAIVER ACKNOWLEDGMENT

This notice is provided to you as a written acknowledgment of your waiver of the right to receive copies of any appraisal report and/or valuation developed in connection with your application three (3) business days prior to the consummation of your home loan.

Because you waived the timing requirement for the delivery of these documents, we are including copies of the appraisal and/or valuation, as applicable, with your loan documents.

Thank you for considering Bank of America Home Loans for your home financing needs.

*Any written appraisal report(s) obtained in connection with your loan application was prepared solely for our use in evaluating a request for an extension of credit. The written appraisal report(s) should not be relied upon by you or any other person or entity. We make no express or implied representation or warranty of any kind to any person or entity, and we expressly disclaim any liability to any person or entity with respect to the property valuation.*



\*1023169643602043000\*



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### BORROWER PROPERTY CONDITION CERTIFICATE

I certify that:

1. I or my agent inspected the Property.
2. I accept the Property in its current condition.
3. No flood waters have entered any of the living areas.
4. I believe the Property to be structurally sound and without material defect.
5. I have not received nor am I aware of any information about the Property's condition which might affect your decision to lend money against the Property.
6. If I learn of any information about the Property's condition which might affect your decision to lend money against the Property before my loan funds, I will bring it to your immediate attention in writing.

I acknowledge that:

1. You are making this loan and allowing me to close this transaction in reliance on the above certifications.
2. If I discover any structural defects after the loan funds, I will remain obligated to repay the loan.

I am signing this Certification for the purpose of inducing you to make this loan and not for the benefit of any other person or entity.

Y. Surender      01/17/23  
- BORROWER - SURENDER YELUGANDULA - DATE -

Swapna      1/17/23  
- BORROWER - SWAPNA KURA - DATE -

