



PO BOX 679260  
DALLAS, TX 75267



**Return Service Requested**

33651838  
SOBAN BAKTHAVATHSALU  
RAJITHA VARADHARAJAN  
10220 OLD EAGLE RIVER LN  
MCKINNEY, TX 75072

Principal Balance	
Current Payment	\$4,254.12
Ending Balance	\$521,512.41
Principal Applied	\$3,487.59

Escrow Reconciliation	
Beginning Balance	\$0.00
+ Deposits	\$12,978.99
+ Interest on Escrow	\$2.17
- Mortgage Ins Paid	\$630.00
- Taxes Paid	\$10,826.37
Ending Balance	\$1,524.79

CORRECTED (if checked)

**Mortgage  
Interest  
Statement**

**Copy B  
For Payer/  
Borrower**  
The information in boxes 1 through 9 and 11 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if the IRS determines that an underpayment of tax results because you overstated a deduction for this mortgage interest or for these points, reported in boxes 1 and 6; or because you didn't report the refund of interest (box 4); or because you claimed a nondeductible item.

RECIPIENT'S/LENDER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone no.  <b>Pentagon Federal Credit Union Box 1432 Alexandria, VA 22313-2032  800-585-9055</b>		*Caution: The amount shown may not be fully deductible by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent it was incurred by you, actually paid by you, and not reimbursed by another person.		OMB No. 1545-1380  Form <b>1098</b> (Rev. January 2022)  For calendar year 20 <u>23</u>	
RECIPIENT'S/LENDER'S TIN  <b>53-0197038</b>		PAYER'S/BORROWER'S TIN  <b>***-**-4209</b>		<b>1 Mortgage interest received from payer(s)/borrower(s)* \$14,879.01</b>	
PAYER'S/BORROWER'S name  <b>SOBAN BAKTHAVATHSALU RAJITHA VARADHARAJAN</b>		<b>2 Outstanding mortgage principal \$525,000.00</b>		<b>3 Mortgage origination date 05/26/2023</b>	
Street address (including apt. no.)  <b>10220 OLD EAGLE RIVER LN</b>		<b>4 Refund of overpaid interest \$0.00</b>		<b>5 Mortgage insurance premiums \$630.00</b>	
City or town, state or province, country, and ZIP or foreign postal code  <b>MCKINNEY, TX 75072</b>		<b>6 Points paid on purchase of principal residence \$8,870.00</b>		<b>7</b> <input type="checkbox"/> If address of property securing mortgage is the same as PAYER'S/BORROWER'S address, the box is checked, or the address or description is entered in box 8.	
<b>9 Number of properties securing the mortgage</b>		<b>10 Real Estate Taxes Paid \$10,826.37</b>		<b>8 Address or description of property securing mortgage  10220 OLD EAGLE RIVER LN MCKINNEY TX 75072</b>	
Account number (see instructions)  <b>2304790261</b>		<b>Conv w/PMI</b>		<b>11 Mortgage acquisition date</b>	

## Private Mortgage Insurance:

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

**Borrower Requested Cancellation of PMI: Under the Homeowners Protection Act of 1998, if your loan closed on or after July 29, 1999 as a single family primary residence, you have the right to request that PMI be cancelled on or after either of these dates: (1) the date the principal balance of your loan is first scheduled to reach 80% of the original value of the property or (2) the date the principal balance actually reaches 80% of the original value of the property. PMI will only be cancelled on these dates if (1) you submit a written request for cancellation: (2) you have a good payment history: and (3) we receive, if requested and at your expense, evidence that the value of the property has not declined below its original value and certification that there are no subordinate liens on the property. A "good payment history" means no payments 60 or more days past due within two years and no payments 30 or more days past due within one year of the cancellation date. "Original value" means the lesser of the contract sales price of the property or the appraised value of the property at the time the loan was closed.**

**Automatic Termination of PMI: Under the Homeowners Protection Act of 1998, if your loan closed on or after July 29, 1999 as a single family primary residence and if you are current on your loan payments, PMI will automatically terminate on the date the principal balance of your loan is first scheduled to reach 78% of the original value of the property. If you are not current on your loan payments as of that date, PMI will automatically terminate when you thereafter become current on your payments. In any event, PMI will not be required on your mortgage loan beyond the date that is the midpoint of the amortization period for the loan if you are current on your payments on that date.**

If your loan closed before July 29, 1999 or if it is not a single-family primary residence or second home: The conditions for cancelling mortgage insurance for mortgages closed before July 29, 1999 are not statutory under federal law, they may be changed at any time (unless otherwise required by state law). To determine if you can cancel the PMI on your loan or for further information about PMI Cancellation, contact us at 800-585-9055 or by mail at 6191 State Highway 161, Suite 500, Irving, TX 75038 .

## Instructions for Payer/Borrower

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

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

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

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

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

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



*If you prepaid interest in the calendar year that accrued in full by January 15, of the subsequent year, this prepaid interest may be included in box 1. However, you cannot deduct the prepaid amount in the calendar year paid even though it may be included in box 1.*

If you hold a mortgage credit certificate and can claim the mortgage interest credit, see Form 8396. If the interest was paid on a mortgage, home equity loan, or line of credit secured by a qualified residence, you can only deduct the interest paid on acquisition indebtedness, and you may be subject to a deduction limitation.

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

**Box 3.** Shows the date of the mortgage origination.

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

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

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

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

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

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

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

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

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

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



PO BOX 679260  
DALLAS, TX 75267

## Mortgage Account Activity for Calendar Year 2023



Statement Date: 12/31/2023  
Loan Number: 2304790261  
Page Number: 1

### Return Service Requested

35728654  
SOBAN BAKTHAVATHSALU  
RAJITHA VARADHARAJAN  
10220 OLD EAGLE RIVER LN  
MCKINNEY, TX 75072

### Customer Account Activity

Eff Date	Due Date	Description	Tran Amt	Principal	Interest	Escrow	Other
05/30/23		NEW LOAN SET UP	0.00	-525,000.00	0.00	0.00	0.00
05/30/23	06/2023	PAYMENT / ESCROW DEPOSIT	481.26	0.00	481.26	0.00	0.00
05/31/23	07/2023	PAYMENT / ESCROW DEPOSIT	5,339.61	0.00	0.00	5,339.61	0.00
06/29/23	07/2023	PAYMENT RECEIVED (NON-LOCKBOX)	4,254.12	574.64	2,406.25	1,273.23	0.00
07/07/23		MORTGAGE INSURANCE	-105.00	0.00	0.00	0.00	0.00
08/01/23	08/2023	PAYMENT RECEIVED	4,254.12	577.27	2,403.62	1,273.23	0.00
08/03/23		MORTGAGE INSURANCE	-105.00	0.00	0.00	0.00	0.00
09/01/23	09/2023	PAYMENT RECEIVED	4,254.12	579.92	2,400.97	1,273.23	0.00
09/07/23		MORTGAGE INSURANCE	-105.00	0.00	0.00	0.00	0.00
10/02/23	10/2023	PAYMENT RECEIVED	4,254.12	582.58	2,398.31	1,273.23	0.00
10/16/23		MORTGAGE INSURANCE	-105.00	0.00	0.00	0.00	0.00
11/01/23	11/2023	PAYMENT RECEIVED	4,254.12	585.25	2,395.64	1,273.23	0.00
11/14/23		MORTGAGE INSURANCE	-105.00	0.00	0.00	0.00	0.00
12/01/23	12/2023	PAYMENT RECEIVED	4,254.12	587.93	2,392.96	1,273.23	0.00
12/04/23		COUNTY TAX	-10,826.37	0.00	0.00	0.00	0.00
12/13/23		MORTGAGE INSURANCE	-105.00	0.00	0.00	0.00	0.00
12/29/23		INTEREST ON ESCROW	2.17	0.00	0.00	2.17	0.00

