

**DISCLOSURE STATEMENT
ANNUAL DISCLOSURE NOTICE TO MORTGAGOR
FOR INFORMATION PURPOSES ONLY**

Date: January 14, 2021

Borrower Name(s): JEREMY L BASS

Address: 1515 21ST AVE
LEWISTON, ID 83501

Loan#: 4000401948
FHA#: 1212658354703

Property Address: 1515 21ST AVE
LEWISTON ID 83501

This notice is to advise you of requirements that must be followed to prepay your mortgage. This notice is also to advise you of requirements you must fulfill upon the prepayment of your mortgage to prevent accrual of any interest after the date you prepay your mortgage.

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

\$116,638.96 This amount is good through 02/01/21.

For A Mortgage Insured On or After August 2, 1985, and closed before January 21, 2015:

You may prepay your mortgage at any time without penalty. However, in order to avoid accrual of interest on any prepayment after the date of prepayment, the prepayment must be received on the installment due date (the first day of the month). Otherwise, you may be required to pay interest on the amount prepaid through the end of the month.

For FHA-insured mortgages closed on or after January 21, 2015.

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

If you have any questions regarding this notice, please contact our Customer Service Department's toll free number at (800) 561-4567 from 8:00 a.m. to 8:00 p.m., Eastern Time, Monday through Friday.



ANNUAL DISCLOSURE FOR FHA¹-MIP CANCELLATION NOTICE TO MORTGAGOR

For FHA-insured loans closed on or after January 1, 2001, and a case number assigned before June 3, 2013:

- **Automatic Termination:** For Mortgages with terms more than 15 years, the Department of Housing and Urban Development (HUD) will automatically cancel the annual mortgage insurance premium ("MIP") when you have paid the annual MIP for at least five years from the date of origination and the Loan-to-Value (LTV) ratio, which is the unpaid principal balance, excluding the amount of financed Upfront MIP (UFMIP), reaches 78 percent of the lesser of the initial sales price or appraised value at origination ("original value"). The date of automatic termination will be based on the initial scheduled amortization of the loan. New appraisals will not be considered. The five-year minimum does not apply to loans with terms of fifteen years or less.
- **Borrower-Initiated Cancellation:** You have the right to request cancellation of the FHA annual MIP sooner than scheduled if you have paid the annual MIP for at least five years from the date of origination ("Closing Date") and reached the 78 percent LTV ratio in advance of the projected amortization date by making additional payments of mortgage principal ("principal curtailment"), provided that you have not been more than 30 days delinquent on the mortgage during the previous 12 months. New appraisals will not be considered. If you believe you qualify for the borrower initiated cancellation, or have any questions regarding this notice, please contact our Customer Service Department's toll free number specified above during the hours of operations provided. Please include your name, address, the above FHA case number and loan number and telephone number when submitting a written request for cancellation. Any request for FHA-MIP cancellation must be sent in writing to the following address:

Carrington Mortgage Services, LLC,
Attention: Escrow Department
P.O. Box 5001
Westfield, IN 46074

For FHA-insured loans with FHA case numbers assigned on or after June 3, 2013:

FHA will collect the annual MIP for the maximum duration permitted under 12 U.S.C. § 1709(c)(2)(B) and you will pay the monthly premium for either:

- the first 11 years of the mortgage term, or the end of the mortgage term, whichever occurs first, if your mortgage had an original principal obligation (excluding financed UFMIP) with a loan-to-value ("LTV") ratio of less than or equal to 90 percent; or
- the first 30 years of the mortgage term, or the end of the mortgage term, whichever occurs first, for any mortgage involving an original principal obligation (excluding financed UFMIP) with an LTV greater than 90 percent.

¹FHA means the Federal Housing Administration.

RECIPIENT'S/LENDER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone no.

CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD
SUITES 110 & 200-A
ANAHEIM, CA 92806
1-800-561-4567

*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. 1545-0901

2020

Substitute
Form **1098**

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.

11 Mortgage acquisition date

RECIPIENT'S/LENDER'S TIN

20-8745846

PAYER'S/BORROWER'S name, street address (including apt. no.) city or town, state or province, country, and ZIP or foreign postal code

0479227 01 AB 0.416 **AUTO T6 09434 83501-392615 -C01-P79746-I



JEREMY L BASS
1515 21ST AVE
LEWISTON ID 83501-3926

1 Mortgage interest received from payer(s)/borrower(s)*

\$ 2,684.78

2 Outstanding mortgage principal

\$ 113,935.79

3 Mortgage origination date

10/16/2009

4 Refund of overpaid interest

\$ 0.00

5 Mortgage insurance premiums

\$ 376.95

6 Points paid on purchase of principal residence

\$ 0.00

7 ☒ If address of property securing mortgage is the same as PAYER'S/BORROWER'S address, the box is checked, or the address or description is entered in box 8.

8 Address or description of property securing mortgage (see instructions)

9 Number of properties securing the mortgage

10 Other

TAXES PAID 2020: \$1,846.30

Account number (see instructions)

4000401948

PAYER'S/BORROWER'S TIN

XXX-XX-0076

Form **1098**

(Keep for your records)

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 he or she paid and points paid by the seller that represent his or her 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 or 1040-SR) 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 2020 that accrued in full by January 15, 2021, this prepaid interest may be included in box 1. However, you cannot deduct the prepaid amount in 2020 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, 2020. If the mortgage originated in 2020, shows the mortgage principal as of the date of origination. If the recipient/lender acquired the loan in 2020, 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 2020 Schedule 1 (Form 1040 or 1040-SR). 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 2020 Schedule A (Form 1040 or 1040-SR) 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. This is 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 2020, 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.