

RECIPIENT'S/LENDER'S name, address and telephone number Wells Fargo Bank N.A. Return Mail Operations PO Box 14411 Des Moines IA 50306-3411		01/03/23		* 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 2022 Form 1098		MORTGAGE INTEREST STATEMENT Copy B For Payer/Borrower	
We accept telecommunications relay service calls. Phone #: 1-800-222-0238 Fax #: 1-866-278-1179				<input type="checkbox"/> CORRECTED (if checked)		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 did not report the refund of interest (box 4); or because you claimed a nondeductible item.			
PAYER'S/BORROWER'S name, street address, city, state and ZIP code STEPHEN J BOERNER MELISSA A BEMER 246 N 3RD ST # 4CD PHILADELPHIA, PA 19106-1121									
RECIPIENT'S/LENDER'S TIN 94-1347393		PAYER'S/BORROWER'S TIN XXX-XX-7195							
1 Mortgage Interest received from payer(s)/borrower(s)* \$8,887.89									
2 Outstanding mortgage principal (See instructions) \$360,000.00		3 Mortgage origination date 04/15/2022							
4 Refund of overpaid interest \$0.00		5 Mortgage insurance premiums \$315.00							
6 Points paid on purchase of principal residence \$0.00									
7 The address of the property securing the mortgage will be entered in box 8 and may be the same as PAYER'S/BORROWER'S address. See box 8 below.									
8 Address or description of property securing mortgage 246 N. 3RD ST 4 C D PHILADELPHIA, PA 19106									
9 Number of properties securing the mortgage		10 Real estate taxes		11 Mortgage acquisition date					
\$2,340.79 Total current payment		\$569.81 Escrow portion of payment		Account number 0611524695					

Form 1098 SEE BACK SIDE FOR IMPORTANT INFORMATION (Keep for your records.) www.irs.gov/Form1098 Department of the Treasury - Internal Revenue Service

Please consult a Tax Advisor about the deductibility of any payments made by you or others.

Box 2. Shows the outstanding principal on the mortgage as of January 1, 2022. If the mortgage originated in 2022, shows the mortgage principal as of the date of origination. If the recipient/lender acquired the loan in 2022, shows the mortgage principal as of the date of acquisition.

If Box 5 (Mortgage Insurance Premiums) is populated, that amount may not be deductible. Please consult the IRS or your tax advisor to determine the deductibility.

----- 2022 INTEREST DETAIL -----

TOTAL INTEREST APPLIED 2022	\$8,887.89
2022 MORTGAGE INTEREST RECEIVED FROM PAYER/BORROWER(S)	\$8,887.89

If you have questions about your loan, you can use the number listed at the top of this statement. By selecting one of the options listed, you can receive information regarding:

- Taxes paid year-to-date
- Interest paid year-to-date
- The amount & date of your last payment
- Other valuable information

We issue tax documents to the primary account owner.

Wells Fargo Home Mortgage, a division of Wells Fargo Bank, N.A., believes Customers come first. You can always count on us to provide the excellent service you've come to expect.

YNNNNNNNNN

Retain This 1098 With Your Important Tax Records

Please consult a Tax Advisor about the deductibility of any payments made by you or others .

Instructions for Payer/Borrower

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

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

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

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

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

Box 1. Shows the mortgage interest received by the recipient/lender during the year. This amount includes interest on any obligation secured by real property, including a mortgage, home equity loan, or line of credit. This amount does not include points, government subsidy payments, or seller payments on a “buydown” mortgage. Such amounts are deductible by you only in certain circumstances. CAUTION: If you prepaid interest in the calendar year that accrued in full by January 15, of the subsequent year, this prepaid interest may be included in box 1. However, you cannot deduct the prepaid amount in the calendar year 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 dollar amount located in the Box is the tax amount we paid on your behalf, as billed to us by your local taxing authority, and may include items other than “Real Estate Taxes”. Please consult with a tax advisor on the deductibility, as we do not report this amount to the IRS and is informational only.

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

Mortgage information as of 12/31/2022. The information is as of the end of the year. If your loan was transferred to another servicer, the information would have been as of the date of the transfer.

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.

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

DISPUTING ACCOUNT INFORMATION REPORTED TO CREDIT BUREAUS: We furnish information about your account to credit bureaus. You have the right to dispute the accuracy of the information reported by writing us at Wells Fargo Home Mortgage PO Box 10335 Des Moines, IA 50306.