

## **Attention:**

This form is provided for informational purposes and should not be reproduced on personal computer printers by individual taxpayers for filing. The printed version of this form is designed as a "machine readable" form. As such, it must be printed using special paper, special inks, and within precise specifications.

Additional information about the printing of these specialized tax forms can be found in IRS Publications 1141, 1167, 1179, and other IRS resources.

The printed version of the form may be obtained by calling 1-800-TAX-FORM (1-800-829-3676). Be sure to order using the IRS form or publication number.

8181

VOID

CORRECTED

RECIPIENT'S/LENDER'S name, address, and telephone number		<b>2004</b>	OMB No. 1545-0901
			Form <b>1098</b>
RECIPIENT'S Federal identification no.	PAYER'S social security number	1	Mortgage interest received from payer(s)/borrower(s) \$
PAYER'S/BORROWER'S name		2	Points paid on purchase of principal residence \$
Street address (including apt. no.)		3	Refund of overpaid interest \$
City, state, and ZIP code		4	
Account number (optional)			

**Mortgage Interest Statement**

**Copy A**  
**For Internal Revenue Service Center**  
**File with Form 1096.**  
 For Privacy Act and Paperwork Reduction Act Notice, see the **2004 General Instructions for Forms 1099, 1098, 5498, and W-2G.**

Form **1098**

Cat. No. 14402K

Department of the Treasury - Internal Revenue Service

**Do Not Cut or Separate Forms on This Page — Do Not Cut or Separate Forms on This Page**

CORRECTED (if checked)

RECIPIENT'S/LENDER'S name, address, and telephone number	<i>* 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.</i>	OMB No. 1545-0901  <b>2004</b>  Form <b>1098</b>
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**Mortgage  
Interest  
Statement**

RECIPIENT'S Federal identification no.	PAYER'S social security number	<b>1</b> Mortgage interest received from payer(s)/borrower(s)* \$	<b>Copy B For Payer</b> The information in boxes 1, 2, and 3 is important tax information and is being furnished to the Internal Revenue Service. 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 or because you did not report this refund of interest on your return.
PAYER'S/BORROWER'S name		<b>2</b> Points paid on purchase of principal residence (See <b>Box 2</b> on back.) \$	
Street address (including apt. no.)		<b>3</b> Refund of overpaid interest (See <b>Box 3</b> on back.) \$	
City, state, and ZIP code		<b>4</b>	
Account number (optional)			

Form **1098**

(keep for your records)

Department of the Treasury - Internal Revenue Service

## 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 for mortgage interest and points. Each borrower may have to include in income a share of any amount reported in box 3.

If your mortgage payments were subsidized by a government agency, you may not be able to deduct the amount of the subsidy.

**Box 1.** Shows the mortgage interest received by the interest recipient during the year. This amount includes interest on any obligation secured by real property, including a home equity, line of credit, or credit card loan. This amount does not include points, government subsidy payments, or seller payments on a "buy-down" mortgage. Such amounts are deductible by you only in certain circumstances. **Caution:** *If you prepaid interest in 2004 that accrued in full by January 15, 2005, this prepaid interest may be included in box 1. However, you cannot deduct the prepaid amount in 2004 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**, Mortgage Interest Credit. If the interest was paid on a mortgage, home equity, line of credit, or credit card loan secured by your personal residence, you may be subject to a deduction limitation. For example, if a home equity loan exceeds \$100,000 (\$50,000 if married filing separately) or, together with other home loans, exceeds the fair market value of your home (such as in a high loan-to-value loan), your interest deduction may be limited. For more information, see **Pub. 936**, Home Mortgage Interest Deduction.

**Box 2.** Not all points are reportable to you. Box 2 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 this box may also be deductible. See Pub. 936 or Schedule A (Form 1040) instructions.

**Box 3. 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, include the total amount shown in box 3 on the "Other income" line of your 2004 Form 1040. However, do not report the refund as income if you did not itemize deductions in the year(s) you paid the interest. No adjustment to your prior year(s) tax return(s) is necessary. For more information, see Pub. 936 and "Recoveries" in **Pub. 525**, Taxable and Nontaxable Income.

**Box 4.** The interest recipient may use this box to give you other information, such as the address of the property that secures the debt, real estate taxes, or insurance paid from escrow.

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RECIPIENT'S/LENDER'S name, address, and telephone number		OMB No. 1545-0901  <b>2004</b>  Form <b>1098</b>
RECIPIENT'S Federal identification no.	PAYER'S social security number	

**Mortgage  
Interest  
Statement**

PAYER'S/BORROWER'S name		1 Mortgage interest received from payer(s)/borrower(s) \$
Street address (including apt. no.)		2 Points paid on purchase of principal residence \$
City, state, and ZIP code		3 Refund of overpaid interest \$
Account number (optional)		4

**Copy C  
For Recipient**  
  
 For Privacy Act  
 and Paperwork  
 Reduction Act  
 Notice, see the  
**2004 General  
 Instructions for  
 Forms 1099,  
 1098, 5498,  
 and W-2G.**

## Instructions for Recipients/Lenders

General and specific form instructions are provided as separate products. The products you should use to complete Form 1098 are the **2004 General Instructions for Forms 1099, 1098, 5498, and W-2G** and the separate specific instructions, **2004 Instructions for Form 1098**. A chart in the general instructions gives a quick guide to which form must be filed to report a particular payment. To order these instructions and additional forms, call 1-800-TAX-FORM (1-800-829-3676).

**Caution:** *Because paper forms are scanned during processing, you cannot file Forms 1096, 1098, 1099, or 5498 that you download and print from the IRS website.*

**Due dates.** Furnish Copy B of this form to the recipient by January 31, 2005.

File Copy A of this form with the IRS by February 28, 2005. If you file electronically, the due date is March 31, 2005.

