Introduction

This publication provides tax information for first-time homeowners. Your first home may be a mobile home, a single-family house, a townhouse, a condominium, or a cooperative apartment.

The following topics are explained.

- How you treat items such as settlement and closing costs, real estate taxes, home mortgage interest, and repairs.
- What you can and cannot deduct on your tax return.
- The tax credit you can claim if you received a mortgage credit certificate when you bought your home.

Limit on itemized deductions. Certain itemized deductions (including real estate taxes and home mortgage interest) are limited if your adjusted gross income is more than $126,600 ($63,300 if you are married filing separately). For more information, see the instructions for Schedule A (Form 1040).

Photographs of missing children. The Internal Revenue Service is a proud partner with the National Center for Missing and Exploited Children. Photographs of missing children selected by the Center may appear in this publication on pages that would otherwise be blank. You can help bring these children home by looking at the photographs and calling 1-800-THE-LOST (1–800–843–5678) if you recognize a child.

Important Changes for 1999

Pending legislation. Legislation affecting the mortgage interest credit was pending at the time of printing. For guidance, visit the IRS’s web site at www.irs.gov or see the Form 8396 instructions. Publication 553, Highlights of 1999 Tax Changes, will also contain information about this and other tax law changes.

Get forms and other information faster and easier by:

- FTP • ftp.irs.gov
- FAX
- From your FAX machine, dial • (703) 368-9694
See How To Get More Information in this publication.
• Why you should keep track of adjustments to the basis of your home. (Your home's basis generally is what it costs; adjustments include the cost of any improvements you might make.)
• What records you should keep as proof of the basis and adjusted basis.

District of Columbia first-time homebuyer credit. You may be able to claim a one-time tax credit of up to $5,000 if you buy a main home in the District of Columbia. You must reduce the basis of your home by the amount of the credit you claimed. Only purchases after August 4, 1997, and before January 1, 2001, qualify for this credit. You qualify for the credit if you (and your spouse if you are married) did not have an ownership interest in a main home in the District of Columbia for at least 1 year before buying the new home. Individuals with modified adjusted gross income of $90,000 or more ($130,000 or more in the case of a joint return) cannot claim the credit. Individuals with modified adjusted gross income between $70,000 and $90,000 ($110,000 and $130,000 in the case of a joint return) can claim only a reduced credit. Use Form 8859, District of Columbia First-Time Homebuyer Credit, to figure your credit. See the form and its instructions for more information.

Useful Items
You may want to see:
Publication
- 523 Selling Your Home
- 527 Residential Rental Property
- 547 Casualties, Disasters, and Thefts
- 551 Basis of Assets
- 555 Community Property
- 587 Business Use of Your Home
- 936 Home Mortgage Interest Deduction

Form (and Instructions)
- 8396 Mortgage Interest Credit
See How To Get More Information, near the end of this publication, for information about getting these publications and this form.

What You Can and Cannot Deduct
To deduct expenses of owning a home, you must file Form 1040 and itemize your deductions on Schedule A (Form 1040). If you itemize, you cannot take the standard deduction. See the Form 1040 instructions if you have questions about whether to itemize your deductions or claim the standard deduction.

This section explains what expenses you can deduct as a homeowner. It also points out expenses that you cannot deduct. There are two primary discussions: real estate taxes and home mortgage interest. Generally, your real estate taxes and home mortgage interest are included in your house payment.

Your house payment. If you took out a mortgage (loan) to finance the purchase of your home, you probably have to make monthly house payments. Your house payment may include several costs of owning a home. The only costs you can deduct are real estate taxes actually paid to the taxing authority and interest that qualifies as home mortgage interest. These are discussed in more detail later. Here are some items, which may be included in your house payment, that cannot be deducted:
• Fire or homeowner's insurance premiums.
• FHA mortgage insurance premiums.
• The amount applied to reduce the principal of the mortgage.

Minister's or military housing allowance. If you are a minister or a member of the uniformed services and receive a housing allowance that is not taxable, you can still deduct your real estate taxes and your home mortgage interest. You do not have to reduce your deductions by your nontaxable allowance.

Nondeductible payments. You cannot deduct any of the following items:
• Insurance, including fire and comprehensive coverage, and title and mortgage insurance.
• Wages you pay for domestic help.
• Depreciation.
• The cost of utilities, such as gas, electricity, or water.
• Certain settlement costs. See Items not added to basis and not deductible, under Cost as Basis, later, for more information.

Real Estate Taxes
Most state and local governments charge an annual tax on the value of real property. This is called a real estate tax. You can deduct the tax if it is based on the assessed value of the real property and the taxing authority charges a uniform rate on all property in its jurisdiction. The tax must be for the welfare of the general public and not be a payment for a special privilege granted or service rendered to you.

Deductible Taxes
You can deduct real estate taxes imposed on you. You must have paid them either at settlement or closing, or to a taxing authority (either directly or through an escrow account) during the year. If you own a cooperative apartment, see Special Rules for Cooperatives, later.

Where to deduct real estate taxes. Enter the amount of your deductible real estate taxes on line 6 of Schedule A (Form 1040).

Real estate taxes paid at settlement or closing. Real estate taxes are generally divided so that you and the seller each pay taxes for the part of the property tax year you owned the home. Your share of these taxes is fully deductible, if you itemize your deductions.

Division of real estate taxes. For federal income tax purposes, the seller is treated as paying the property taxes up to, but not including, the date of sale. You (the buyer) are treated as paying the taxes beginning with the date of sale. This applies regardless of the lien dates under local law. Generally, this information is included on the settlement statement you get at closing.

You and the seller each are considered to have paid your own share of the taxes, even if one of the other paid the entire amount. You can each deduct your own share, if you itemize deductions, for the year the property is sold.

Example. You bought your home on September 1. The property tax year (the period to which the tax relates) in your area is the calendar year. The tax for the year was $730 and was due and paid by the seller on August 15.

You owned your new home during the real property tax year for 122 days (September 1 to December 31, including your date of purchase). You figure your deduction for real estate taxes on your home as follows.

1. Enter the total real estate taxes for the real property tax year .................................................. $730
2. Enter the number of days in the real property tax year that you owned the property ........................................... 122
3. Divide line 2 by 365 .............................................. 3342
4. Multiply line 1 by line 3. This is your deduction. Enter it on line 6 of Schedule A (Form 1040) ........................ $244

You can deduct $244 on your return for the year if you itemize your deductions. You are considered to have paid this amount and can deduct it on your return even if, under the contract, you did not have to reimburse the seller.

Delinquent taxes. Delinquent taxes are unpaid taxes that were imposed on the seller for an earlier tax year. If you agree to pay delinquent taxes when you buy your home, you cannot deduct them. You treat them as part of the cost of your home. See Real estate taxes, later, under Cost as Basis.

Escrow accounts. Many monthly house payments include an amount placed in escrow (put in the care of a third party) for real estate taxes. You may not be able to deduct the total you pay into the escrow account. You can deduct only the real estate taxes that the lender actually paid from escrow to the taxing authority. Your real estate tax bill will show this amount.

Refund or rebate of real estate taxes. If you receive a refund or rebate of real estate taxes this year for amounts you paid this year, you must reduce your real estate tax deduction by the amount refunded to you. If the refund or rebate was for real estate taxes paid for a prior year, you may have to include some or all of the refund in your income. For more information, see Recoveries in Publication 525, Taxable and Nontaxable Income.

Real Estate Items You Cannot Deduct
The following items are not deductible as real estate taxes.

Charges for services. An itemized charge for services to specific property or people is not a tax, even if the charge is paid to the
cause the homeowners association imposes

amount realized on the sale.

not deduct transfer taxes and similar taxes

of the following conditions.

costate tax bill to decide if any nondeductible

taxes, such as those just

listed, are included in the bill. If your taxing

authority (or lender) does not furnish you a

copy of your real estate tax bill, ask for it.

Assessments for local benefits. You can-

not deduct amounts you pay for local benefits

tend to increase the value of your prop-

erty. Local benefits include the construction

of streets, sidewalks, or water and sewer

systems. You must add these amounts to the

basis of your property.

You can, however, deduct assessments

(or taxes) for local benefits if they are for

maintenance, repair, or interest charges

related to those benefits. An example is a

charge to repair an existing sidewalk and any

interest included in that charge.

If only a part of the assessment is for

maintenance, repair, or interest charges, you

must be able to show the amount of that part

to claim the deduction. If you cannot show

what part of the assessment is for mainte-

nance, repair, or interest charges, you cannot

deduct any of it.

An assessment for a local benefit may be

listed as an item in your real estate tax bill. If

so, use the rules in this section to find how

much of it, if any, you can deduct.

Transfer taxes (or stamp taxes). You can-

not deduct transfer taxes and similar taxes

and charges on the sale of a personal home.

If you are the buyer and you pay them, in-

clude them in the cost basis of the property.

If you are the seller and you pay them, they

are expenses of the sale and reduce the amount

realized on the sale.

Homeowners association assessments. You
cannot deduct these assessments be-
cause the homeowners association imposes them rather than a state or local government.

Special Rules for Cooperatives

If you own a cooperative apartment, some special rules apply to you, though you gen-

erally receive the same tax treatment as other homeowners. As an owner of a cooperative

apartment, you own shares of stock in a cor-

poration that owns or leases housing facilities. You can deduct your share of the corpo-

ration's deductible real estate taxes if the cooperative housing corporation meets all of

the following conditions.

1) The corporation has only one class of

stock outstanding.

2) Each stockholder, solely because of

ownership of the stock, can live in a
	house, apartment, or house trailer

owned or leased by the corporation.

3) No stockholder can receive any distribu-

tion out of capital, except on a partial or

complete liquidation of the corporation.

4) The tenant-stockholders pay at least

80% of the corporation's gross income

for the tax year. For this purpose, gross

income means all income received dur-

ing the entire tax year, including any re-

ceived before the corporation changed

to cooperative ownership.

Tenant-stockholders. A tenant-stockholder
can be any entity (such as a corporation, trust, estate, partnership, or association) as well

as an individual. The tenant-stockholder
does not have to live in any of the cooper-

ative's dwelling units. The units that the tenant-stockholder has the right to occupy

can be rented to others.

Deductible taxes. You figure your share

of real estate taxes in the following way.

1) Divide the number of your shares of

stock by the total number of shares out-

standing, including any shares held by

the corporation.

2) Multiply the corporation's deductible real

estate taxes by the number you figured

in (1). This is your share of the real es-

tate taxes.

Generally, your share of the corporation's real

estate tax is the amount the corporation

gives you. It must reasonably reflect the cost

of real estate taxes for your dwelling unit.

Refund of real estate taxes. If the cor-

poration receives a refund of real estate taxes it

paid in an earlier year, it must reduce the

amount of real estate taxes paid this year when it allocates the tax expense to you. Your

deduction for real estate taxes the corporation

paid this year is reduced by your share of the

refund the corporation received.

Home Mortgage Interest

This section of the publication gives you basic

information about home mortgage interest, including information on interest paid at

settlement, points, and Form 1098, Mortgage

Interest Statement.

Most home buyers take out a mortgage (loan) to buy their home. They then make

monthly house payments to either the mort-

gage holder or someone collecting the pay-

ments for the mortgage holder. (See Your

house payment, earlier, under What You Can

and Cannot Deduct.)

Usually, you can deduct the entire part of your house payment that is for mortgage in-

terest, if you itemize your deductions on Schedule A (Form 1040). However, your de-

duction may be limited if:

1) Your total mortgage balance is more

than $1 million ($500,000 if married filing

separately), or

2) You took out a mortgage for reasons

other than to buy, build, or improve your

home.

If either of these situations applies to you, you

will need to get Publication 936. You may also

need Publication 536 if you later refinanced

your mortgage or buy a second home.

Refund of home mortgage interest. If you
receive a refund of home mortgage interest

that you deducted in an earlier year and that reduced your tax, you generally must include

the refund in income in the year you receive

it. For more information, see Recoveries in

Publication 525. The amount of the refund

will usually be shown on the mortgage inter-

est statement you receive from your mortgage

lender. See Mortgage Interest Statement, later.

Deductible Mortgage Interest

To be deductible, the interest you pay must

be on a loan secured by your main home or

a second home. The loan can be a first or

second mortgage, a home improvement loan, or a home equity loan.

Prepaid interest. If you pay interest in ad-

vance for a period that goes beyond the end

of the tax year, you must spread this interest

over the tax years to which it applies. You can
deduct all of the interest you paid in each year that qualifies as home mortgage interest for that year. However, there is an exception. See the discussion on Points, later.

Late payment charge on mortgage pay-

ment. You can deduct as home mortgage interest a late payment charge if it was not for a specific service in connection with your mortgage loan.

Mortgage prepayment penalty. If you pay

off your home mortgage early, you may have to pay a penalty. You can deduct that penalty as home mortgage interest only if it qualifies as home mortgage interest. The penalty is not for a specific service performed or cost incurred in connection with your mortgage loan.

Ground rent. In some states (such as Maryland), you may buy your home subject to a ground rent. A ground rent is an obliga-
tion you assume to pay a fixed amount per year on the property. Under this arrange-
ment, you are leasing (rather than buying) the land on which your home is located.

Rendeemable ground rents. If you make

annual or periodic rental payments on a re-
deeemable ground rent, you can deduct the payments as mortgage interest. The ground

rent is a redeemable ground rent only if all of

the following are true.

1) Your lease, including renewal periods, is

for more than 15 years.

2) You can freely assign the lease.

3) You have a present or future right (under

state or local law) to end the lease and

buy the lessor's entire interest in the land

by paying a specified amount.

4) The lessor's interest in the land is pri-

marily a security interest to protect the

rental payments to which he or she is

entitled.

Payments made to end the lease and to

buy the lessor's entire interest are not redeemable ground rents. You cannot deduct

them.

Nonredeemable ground rents. Pay-

ments on a nonredeemable ground rent are

not mortgage interest. You can deduct them

as rent if they are a business expense or if

they are for rental property.
Cooperative apartment. You can usually treat the interest on a loan you took out to buy stock in a cooperative housing corporation as home mortgage interest if you own a cooperative apartment and the cooperative housing corporation meets the conditions described earlier under Special Rules for Cooperatives. In addition, you can treat as home mortgage interest your share of the corporation’s deductible mortgage interest. Figure your share of mortgage interest the same way that is shown for figuring your share of real estate taxes. For more information on cooperatives, see Special Rule for Tenant-Stockholders in Cooperative Housing Corporations in Publication 936.

Refund of cooperative’s mortgage interest. You must reduce your mortgage interest deduction by your share of any cash portion of a patronage dividend that the cooperative receives. The patronage dividend is a partial refund to the cooperative housing corporation of mortgage interest it paid in a prior year.

If you receive a Form 1098 from the cooperative housing corporation, the form should show only the amount you can deduct.

Mortgage Interest Paid at Settlement

One item that normally appears on a settlement or closing statement is home mortgage interest. You can deduct the interest that you pay at settlement if you itemize your deductions on Schedule A (Form 1040). This amount should be included in the mortgage interest statement provided by your lender. See the discussion under Mortgage Interest Statement, later. Also, if you pay interest in advance, see Prepaid interest, earlier, and Points, next.

Points

The term “points” is used to describe certain charges paid, or treated as paid, by a borrower to obtain a home mortgage. Points may also be called loan origination fees, maximum loan charges, loan discount, or discount points.

A borrower is treated as paying any points that a home seller pays for the borrower's mortgage. See Points paid by the seller, later.

General rule. You cannot deduct the full amount of points in the year paid. Because they are prepaid interest, you generally must deduct them over the life (term) of the mortgage.

Exception. You can fully deduct points in the year paid if you meet all the following tests.

1) Your loan is secured by your main home. (Your main home is the one you live in most of the time.)
2) Paying points is an established business practice in the area where the loan was made.
3) The points paid were not more than the points generally charged in that area.
4) You use the cash method of accounting. This means you report income in the year you receive it and deduct expenses in the year you pay them. Most individuals use this method.
5) The points were not paid in place of amounts that ordinarily are stated separately on the settlement statement, such as appraisal fees, inspection fees, title fees, attorney fees, and property taxes.
6) You use your loan to buy or build your main home.
7) The points were computed as a percentage of the principal amount of the mortgage.
8) The amount is clearly shown on the settlement statement (such as the Uniform Settlement Statement, Form HUD-1) as points charged for the mortgage. The points may be shown as paid from either your funds or the seller's.
9) The funds you provided at or before closing, plus any points the seller paid, were at least as much as the points charged. The funds you provided do not have to have been applied to the points. They can include a down payment, an escrow deposit, earnest money, and other funds you paid at or before closing for any purpose. You cannot have borrowed these funds from your lender or mortgage broker.

Home improvement loan. You can also fully deduct in the year paid points paid on a loan to improve your main home, if statements (1) through (5) are true.

Points not fully deductible in year paid.

If you do not qualify under the exception to deduct the full amount of points in the year paid, see Points in chapter 8 of Publication 535, Business Expenses, for the rules on when and how much you can deduct.

Figure A. You can use Figure A as a quick guide to see whether your points are fully deductible in the year paid.

Amounts charged for services. Amounts charged by the lender for specific services connected to the loan are not interest. Examples of these charges are:

1) Appraisal fees.
2) Notary fees,
3) Preparation costs for the mortgage note or deed of trust,
4) Mortgage insurance premiums, and
5) VA funding fees.

You cannot deduct these amounts as points either in the year paid or over the life of the mortgage. For information about the tax treatment of these amounts and other settlement fees and closing costs, see Basis, later.

Points paid by the seller. The term “points” includes loan placement fees that the seller pays to the lender to arrange financing for the buyer.

Treatment by seller. The seller cannot deduct these fees as interest. But they are a selling expense that reduces the seller's amount realized. See Publication 523 for more information.

Treatment by buyer. The buyer also reduces the basis of the home by the amount of the seller-paid points and treats the points as if he or she paid them. If all the tests under the Exception are met, the buyer can deduct the points in the year paid. If any of those tests is not met, the buyer deducts the points over the life of the loan.

If you need information about the basis of your home, see Publication 523.

Funds provided are less than points. If you meet all the tests in the Exception except that the funds you provided were less than the points charged to you (test 9), you can deduct the points in the year paid up to the amount of funds you provided. In addition, you can deduct any points paid by the seller.

Example 1. When you took out a $100,000 mortgage loan to buy your home in December, you were charged one point ($1,000). You meet all the tests for deducting points in the Exception, except the only funds you provided were a $750 down payment. Of the $1,000 you were charged for points, you can deduct $750 in the year paid. You spread the remaining $250 over the life of the mortgage.

Example 2. The facts are the same as in Example 1, except that the person who sold you your home also paid one point ($1,000) to help you get your mortgage. In the year paid, you can deduct the $750 ($750 of the amount you were charged plus the $1,000 paid by the seller). You must reduce the basis of your home by the $1,000 paid by the seller.

Excess points. If you meet all the tests in the Exception except that the points paid were more than are generally paid in your area (test 3), you can deduct in the year paid only the points that are generally charged. You must spread any additional points over the life of the mortgage.

Mortgage ending early. If you spread your deduction for points over the life of the mortgage, you can deduct any remaining balance in the year the mortgage ends. A mortgage may end early due to a prepayment, refi nancing, foreclosure, or similar event.

Example. Dan prepaid his mortgage in full in 1999. He had deducted $1,200 of these points through 1998.

Dan prepaid his mortgage in full in 1999. He can deduct the remaining $1,800 of points in 1999.

Exception. If you refinance the mortgage with the same lender, you cannot deduct any remaining points for the year. Instead, deduct them over the term of the new loan.

Form 1098. The mortgage interest statement you receive should show not only the total interest paid during the year, but also your deductible points. See Mortgage Interest Statement, later.

Where To Deduct Home Mortgage Interest

Enter on line 10 of your Schedule A (Form 1040) the home mortgage interest and points reported to you on Form 1098 (discussed next). If you did not receive a Form 1098, enter your deductible interest on line 11, and any deductible points on line 12. See Table 1 for a summary of where to deduct home mortgage interest and real estate taxes.

If you paid home mortgage interest to the person from whom you bought your home, show that person’s name, address, and social security number (SSN) or employer identifi cation number (EIN) on the dotted lines next to line 11. The seller must give you this
Figure A. Are My Points Fully Deductible This Year?

Start Here:

Is the loan secured by your main home?

- Yes
- No → Is the payment of points an established business practice in your area?

- Yes → Were the points paid more than the amount generally charged in your area?

- Yes → Do you use the cash method of accounting?

- Yes → Were the points paid in place of amounts that ordinarily are separately stated on the settlement sheet?

- Yes → Did you take out the loan to improve your main home?

- Yes → Did you take out the loan to buy or build your main home?

- Yes → Were the points computed as a percentage of the principal amount of the mortgage?

- Yes → Were the funds you provided (other than those you borrowed from your lender or mortgage broker), plus any points the seller paid, at least as much as the points charged?*

- Yes → Is the amount paid clearly shown as points on the settlement statement?

- Yes → You can fully deduct the points this year.

- No → You cannot fully deduct the points this year. See the discussion on Points.

* The funds you provided do not have to have been applied to the points. They can include a down payment, an escrow deposit, earnest money, and other funds you paid at or before closing for any purpose.
number and you must give the seller your SSN; Form W-9, Request for Taxpayer Identification Number and Certification, can be used for this purpose. Failure to meet either of these requirements may result in a $50 penalty for each failure.

Mortgage Interest Statement

If you paid $600 or more of mortgage interest (including certain points) during the year on any one mortgage to a mortgage holder in the course of that holder's trade or business, you should receive a Form 1098, Mortgage Interest Statement, or similar statement from the mortgage holder. The statement will show the total interest paid on your mortgage during the year. If you bought a main home during the year, it will also show the deductible points you paid and any points you can deduct that were paid by the person who sold you your home. See Points, earlier.

The interest you paid at settlement should be included on the statement. If it is not, add the interest from the settlement sheet that qualifies as home mortgage interest to the total shown on Form 1098 or similar statement. Put the total on line 10 of Schedule A (Form 1040) and attach a statement to your return explaining the difference. Write “See attached” next to line 10.

A mortgage holder can be a financial institution, a governmental unit, or a cooperative housing corporation. If a statement comes from a cooperative housing corporation, it will generally show your share of interest.

You should receive your mortgage interest statement for each year by January 31 of the following year. A copy of this form will also be sent to the IRS.

Example. You bought a new home on May 3. You paid no points on the purchase. During the year, you made mortgage payments which included $1,872 deductible interest on your new home. The settlement sheet for the purchase of the home included interest of $232 for 29 days in May. The mortgage statement you receive from the lender includes total interest of $2,104 ($1,872 + $232). You can deduct the $2,104 if you itemize your deductions.

Refund of overpaid interest. If you receive a refund of mortgage interest you overpaid in a prior year, you generally will receive a Form 1098 showing the refund in box 3. See Refund of home mortgage interest, earlier, under Home Mortgage Interest.

More than one borrower. If you and at least one other person (other than your spouse if you file a joint return) were liable for and paid interest on a mortgage that was for your home, and the other person received a Form 1098 showing the interest that was paid during the year, attach a statement to your return explaining this. Show how much of the interest each of you paid, and give the name and address of the person who received the form. Deduct your share of the interest on line 11 of Schedule A (Form 1040), and write “See attached” next to the line.

Table 1. Where To Deduct Interest and Taxes Paid on Your Home

<table>
<thead>
<tr>
<th>IF you are eligible to deduct . . .</th>
<th>THEN report the amount on Schedule A (Form 1040) . . .</th>
</tr>
</thead>
<tbody>
<tr>
<td>Real estate taxes</td>
<td>line 6</td>
</tr>
<tr>
<td>Home mortgage interest and points reported on Form 1098</td>
<td>line 10</td>
</tr>
<tr>
<td>Home mortgage interest not reported on Form 1098</td>
<td>line 11</td>
</tr>
<tr>
<td>Points not reported on Form 1098</td>
<td>line 12</td>
</tr>
</tbody>
</table>

Mortgage Interest Credit

The mortgage interest credit is intended to help lower-income individuals afford home ownership. The tax credit is allowed each year for part of the home mortgage interest they pay.

To be eligible for the credit, you must get a mortgage interest certificate (MCC) from your state or local government. Generally, an MCC is issued only in connection with a new mortgage for the purchase of your main home.

The MCC will show the certificate credit rate you will use to figure your credit. It will also show the certified indebtedness amount on which the interest is eligible for the credit.

You must contact the appropriate government agency about getting an MCC before you get a mortgage and buy your home. Contact your state or local housing finance agency for information about the availability of MCCs in your area.

Claiming the credit. To claim the credit, complete Form 8396 and attach it to your Form 1040. Include the credit in your total for line 47 of Form 1040, and check box b.

Reducing your home mortgage interest deduction. If you itemize your deductions on Schedule A (Form 1040), reduce your home mortgage interest deduction by the amount of the mortgage interest credit.

Selling your home. If you purchase a home after 1990 using an MCC, and you sell that home within 9 years, you will have to recapture (repay) a portion of the credit. For additional information, see Publication 523.

Figuring the Credit

Figure your credit on Form 8396.

Mortgage not more than certified indebtedness. If your mortgage is equal to (or smaller than) the certified indebtedness amount shown on your MCC, enter on line 1 of Form 8396 all the interest you paid on your mortgage during the year.

Mortgage more than certified indebtedness. If your mortgage is larger than the certified indebtedness amount shown on your MCC, you can figure the credit on only part of the interest you paid. To find the amount to enter on line 1, multiply the total interest you paid during the year on your mortgage by the following fraction.

Certified indebtedness amount on your MCC

Original amount of your mortgage

This fraction, which you may change to a percentage, will not change as long as you can take the credit.

Example. Emily's mortgage loan is $50,000. The certified indebtedness amount on her MCC is $40,000. She paid $4,000 interest in this year. Emily figures the interest to enter on line 1 of Form 8396 as follows:

\[
\frac{40,000}{50,000} = 80\% \quad (80)
\]

\[
4,000 \times 80 = 3,200
\]

Emily enters $3,200 on line 1 of Form 8396. In each later year, she will figure her credit using only 80% of the interest she pays for that year.

Limits

Two limits may apply to your credit:

1) A limit based on the credit rate, and
2) A limit based on your tax.

Limit based on credit rate. If the certificate credit rate is higher than 20%, the credit cannot be more than $2,000.

Limit based on tax. Your credit (after applying the limit based on the credit rate) cannot be more than your regular tax liability on line 40 of Form 1040 reduced by any credits claimed on lines 41 through 44 of Form 1040.

Legislation affecting this limit was pending at the time of printing. For guidance, visit the IRS’s web site at www.irs.gov or see the Form 8396 instructions, Publication 553, Highlights of 1999 Tax Changes, will also contain information about this and other tax law changes.

Dividing the Credit

If two or more persons (other than a married couple filing a joint return) hold an interest in the home to which the MCC relates, the credit must be divided based on the interest held by each person.

Example. John and his brother, George, were issued an MCC. They used it to get a mortgage on their main home. John has a 60% ownership interest in the home, and George has a 40% ownership interest in the home. John paid $5,400 mortgage interest this year and George paid $3,600.
The MCC shows a credit rate of 25% and a certified indebtedness amount of $65,000. The loan amount (mortgage) on their home is $60,000. Because the credit rate is more than 20%, the credit is limited to $2,000.

John figures the credit by multiplying the mortgage interest he paid this year ($5,400) by the certificate credit rate (25%) for a total of $1,350. His credit is limited to $1,200 ($2,000 × 60%).

George figures the credit by multiplying the mortgage interest he paid in this year ($3,600) by the certificate credit rate (25%) for a total of $900. His credit is limited to $800 ($2,000 × 40%).

Carryforward
If your allowable credit is reduced because of the limit based on your tax, you can carry forward the unused portion of the credit to the next 3 years or until used, whichever comes first.

Example. You receive a mortgage credit certificate from State X. This year, your tax liability is $1,100, your tentative minimum tax is zero, and your mortgage interest credit is $1,700. You claim no other credits. Your unused mortgage interest credit for this year is $600 ($1,700 – $1,100). You can carry forward this amount to the next 3 years.

Credit rate more than 20%.
If you are subject to the $2,000 limit because your certificate credit rate is more than 20%, you cannot carry forward any amount more than $2,000 (or your share of the $2,000 if you must divide the credit).

Example. In the earlier example under Dividing the Credit, John and George used the entire $2,000 credit. The excess $150 for John and $100 for George ($900 – $800) cannot be carried forward to future years, despite the tax liabilities for John and George.

Refinancing
If you refinance your original mortgage loan on which you had been given an MCC, you must get a new MCC to be able to claim the credit on the new loan. And the amount of credit you can claim on the new loan may change. Table 2 summarizes how to figure your credit if you refinance your original mortgage loan.

An issuer may reissue an MCC after you refinance your mortgage, but only up to one year after the date of the refinancing. If you did not get a new MCC, you may want to contact the state or local housing finance agency that issued your original MCC for information about whether you can get a reissued MCC.

Year of refinancing. In the year of refinancing, add the applicable amount of interest paid on the old mortgage and the applicable amount of interest paid on the new mortgage, and enter the total on line 1 of Form 8396.

If your new MCC has a credit rate different from the rate on the old MCC, you must attach a statement to Form 8396. The statement must show the calculation for lines 1, 2, and 3 for the part of the year when the old MCC was in effect. It must show a separate calculation for the part of the year when the new MCC was in effect. Combine the amounts of each line 3, enter the total on line 3 of the form, and write “See attached” on the dotted line.

New MCC cannot increase your credit.
The credit that you claim with your new MCC cannot be more than the credit that you could have claimed with your old MCC. In most cases, the agencies that issues your new MCC will make sure that it does not increase your credit. However, if either your old loan or your new loan has a variable (adjustable) interest rate, you will need to check this yourself. In that case, you will need to know the amount of the credit you could have claimed using the old MCC.

There are two methods for figuring the credit you could have claimed. Under one method, you figure the actual credit that would have been allowed. This means you use the credit rate on the old MCC and the interest you would have paid on the old loan.

Under the other method, you figure the credit using a payment schedule of a hypothetical self-amortizing mortgage with level payments projected to the final maturity date of the old mortgage. The interest rate of the hypothetical mortgage is the annual percentage rate (APR) of the new mortgage for purposes of the Federal Truth in Lending Act. The principal of the hypothetical mortgage is the remaining outstanding balance of the certified mortgage indebtedness shown on the old MCC.

You must choose one method and use it consistently beginning with the first tax year for which you claim the credit based on the new MCC.

As part of your tax records, you should keep your old MCC and the schedule of payments for your old mortgage.

Basis
Basis is your starting point for figuring a gain or loss if you later sell your home, or for figuring depreciation if you later use part of your home for business purposes or for rent.

When you acquire your home, you may add certain items to your basis. You may subtract certain other items from your basis. These items are called adjustments to basis and are explained later under Adjusted Basis.

It is important that you understand these terms when you first acquire your home because you must keep track of your basis and adjusted basis during the period you own your home. You must also keep records of the events that affect basis or adjusted basis. See Keeping Records, later.

Figuring Your Basis
How you figure your basis depends on how you acquire your home. If you buy or build your home, your cost is your basis. If you receive your home as a gift, your basis is usually the adjusted basis that the person who gave you the home had. If you inherit your home, the fair market value at that time is generally your basis. Each of these topics is discussed later.

Fair market value. Fair market value is the price that property would sell for on the open market. It is the price that would be agreed on between a willing buyer and a willing seller, with neither having to buy or sell, and both having reasonable knowledge of the relevant facts.

Property transferred from a spouse. If your home is transferred to you from your spouse, or from your former spouse as a result of a divorce, your basis is the same as the transferee’s adjusted basis just before the transfer. Publication 504, Divorced or Separated Individuals, fully discusses transfers between spouses.

Cost as Basis
The cost of your home, whether you purchased it or constructed it, is the amount you paid for it, including any debt you assumed.

The cost of your home includes most settlement or closing costs you paid when you bought the home. If you built your home, your cost includes most closing costs paid when you bought the land or settled on your mortgage.

Purchase. The basis of a home you bought is the amount you paid for it. This usually includes your down payment and any debt you assumed. The basis of a cooperative apartment is the amount you paid for your shares in the corporation that owns or controls the property. This amount includes any purchase commissions or other costs of acquiring the shares.

Construction. If you contracted to have your home built on land that you own, your basis in the home is your basis in the land plus the amount you paid to have the home built. This includes the cost of labor and materials, the amount you paid the contractor, any archi-

Table 2. Effect of Refinancing on Your Credit

<table>
<thead>
<tr>
<th>IF you get a new (reissued) MCC and the amount of your new mortgage is . . .</th>
<th>THEN the interest you claim on Form 8396, line 1, is . . .</th>
</tr>
</thead>
<tbody>
<tr>
<td>Smaller than or equal to the certificate indebtedness amount on the new MCC</td>
<td>All the interest paid during the year on your new mortgage*</td>
</tr>
</tbody>
</table>
| Larger than the certificate indebtedness on the new MCC | Interest paid during the year on your new mortgage multiplied by the following fraction.  
Certificate indebtedness on your new MCC / Original amount of your mortgage |

* The credit using the new MCC cannot be more than the credit using the old MCC. See New MCC cannot increase your credit.
Real estate taxes. Real estate taxes are usually divided so that you and the seller each pay taxes for the part of the property tax year that each owned the home. See the earlier discussion of Real estate taxes paid at settlement or closing, under Real Estate Taxes, to figure the real estate taxes you paid or are considered to have paid.

If you pay any part of the seller's share of the real estate taxes (the taxes up to the date of sale), and the seller did not reimburse you, add those taxes to your basis in the home. You cannot deduct them as taxes paid.

If the seller paid any of your share of the real estate taxes (the taxes beginning with the date of sale), you can still deduct those taxes. If you did not reimburse the seller, you must reduce your basis by the amount of those taxes.

Example 1. You bought your home on September 1. The property tax year in your area is the calendar year, and the tax is due on August 15. The real estate taxes on the home you bought were $730 for the year and had been paid by the seller on August 15. You did not reimburse the seller for your share of the real estate taxes from September 1 through December 31. You must reduce the basis of your home by the $244 [(122 ÷ 365) × $730] the seller paid for you. You can deduct your $244 share of real estate taxes on your return for the year you purchased your home.

Example 2. You bought your home on May 3, 1999. The property tax year in your area is the calendar year. The taxes for the previous year are assessed on January 2 and are due on May 31 and November 30. Under state law, the taxes become a lien on May 31. You agreed to pay all taxes due after the date of sale. The taxes due in 1999 for 1998 were $520. The taxes due in 2000 for 1999 are due on May 31 and November 30. You agreed to pay the $520 to the cost (basis) of your home.

Because you owned the home in 1999 for 243 days (May 3 to December 31), you can take a tax deduction on your 2000 return of $376 (243 ÷ 365) × $520) paid in 2000 for 1999. You add the remaining $189 ($565 - $376) of taxes paid in 2000 to the cost (basis) of your home.

Settlement or closing costs. If you bought your home, you probably paid settlement or closing costs in addition to the contract price. These costs are divided between you and the seller according to the sales contract, local custom, or understanding of the parties. If you built your home, you probably paid these costs when you bought the land or settled on your mortgage.

The only settlement or closing costs you can deduct are home mortgage interest and certain real estate taxes. You deduct them in the year you buy your home if you itemize your deductions. You can add certain other settlement or closing costs to the basis of your home.

Items added to basis. You can include in your basis the settlement fees and closing costs that are for buying your home. A fee is for buying the home if you would have had to pay it even if you paid cash for the home.

The following are some of the settlement fees and closing costs that you can include in the original basis of your home.

- Abstract fees (abstract of title fees).
- Charges for installing utility services.
- Legal fees (including fees for the title search and preparation of the sales contract and deed).
- Recording fees.
- Surveys.
- Transfer taxes.
- Title insurance.
- Any amount the seller owes that you agree to pay, such as back taxes or interest, recording or mortgage fees, cost for improvements or repairs, and sales commissions.

If the seller actually paid for any item that you are liable for and that you can take a deduction for (such as your share of the real estate taxes for the year of sale), you must reduce your basis by that amount unless you are charged for it in the settlement.

Items not added to basis and not deductible. Here are some settlement and closing costs which you cannot deduct or add to your basis.

1) Fire insurance premiums.
2) Charges for using utilities or other services related to occupancy of the home before closing.
3) Rent for occupying the home before closing.
4) Charges connected with getting or refinancing a mortgage loan, such as:
   a) FHA mortgage insurance premiums and VA funding fees,
   b) Loan assumption fees,
Adjusted Basis

While you own your home, various events may take place that can change the original basis of your home. These events can increase or decrease your original basis. The result is called adjusted basis. See Table 3 for a list of some of the items that can adjust your basis.

Improvements. An improvement materially adds to the value of your home, considerably prolongs its useful life, or adapts it to new uses. You must add the cost of any improvements to the basis of your home. You cannot deduct these costs.

Improvements include putting a recreation room in your unfinished basement, adding another bathroom or bedroom, putting up a fence, putting in new plumbing or wiring, installing a new roof, and paving your driveway.

Amount added to basis. The amount you add to your basis for improvements is your actual cost. This includes all costs for material and labor, except your own labor, and all expenses related to the improvement. For example, if you had your lot surveyed to put up a fence, the cost of the survey is a part of the cost of the fence.

You must also add to your basis state and local assessments for improvements such as streets and sidewalks. These assessments are discussed earlier under Real Estate Taxes.

Repairs versus improvements. A repair keeps your home in an ordinary, efficient operating condition. It does not add to the value of your home or prolong its life. Repairs include repainting your home inside or outside, fixing your gutters or floors, fixing leaks or plastering, and replacing broken window panes. You cannot deduct repair costs and generally cannot add them to the basis of your home.

However, repairs that are done as part of an extensive remodeling or restoration of your home are considered improvements. You add them to the basis of your home.

Records to keep. You can use Table 4 as a guide to help you keep track of improvements to your home. Also see Keeping Records, later.

Energy conservation subsidy. If a public utility gives you (directly or indirectly) a subsidy for the purchase or installation of an energy conservation measure for your home, you cannot select:

• keep records related to the basis of property (discussed earlier) longer than the period of limitations. Keep those records as long as they are important in figuring the basis of the original or replacement property. Generally, this means for as long as you own the property and, after you dispose of it, for the period of limitations that applies to you.

How to keep records. How you keep records is up to you, but they must be clear and accurate and must be available to the IRS.

Keeping Records

Keeping full and accurate records is vital to properly report your income and expenses, to support your deductions, and to know the basis or adjusted basis of your home. These records include your purchase contract and settlement papers if you bought the property, or other objective evidence if you acquired it by gift, inheritance, or similar means. You should keep any receipts, canceled checks, and similar evidence for improvements or other additions to the basis. In addition, you should keep track of any decreases to the basis such as those listed in Table 3.

How to keep records. How you keep records is up to you, but they must be clear and accurate and must be available to the IRS.

How long to keep records. You must keep your records for as long as they are important for the federal tax law.

Keep records that support an item of income or a deduction appearing on a return until the period of limitations for the return runs out. (A period of limitations is the limited period of time after which no legal action can be brought.) For assessment of tax you owe, this is generally 3 years from the date you filed the return. For filing a claim for credit or refund, this is generally 3 years from the date you filed the original return, or 2 years from the date you paid the tax, whichever is later. Returns filed before the due date are treated as filed on the due date.

You may need to keep records relating to the basis of property (discussed earlier) longer than the period of limitations. Keep those records as long as they are important in figuring the basis of the original or replacement property. Generally, this means for as long as you own the property and, after you dispose of it, for the period of limitations that applies to you.

How To Get More Information

You can order free publications and forms, ask tax questions, and get more information from the IRS in several ways. By selecting the method that is best for you, you will have quick and easy access to tax help.

Free tax services. To find out what services are available, get Publication 910, Guide to Free Tax Services. It contains a list of free tax publications and an index of tax topics. It also describes other free tax information services, including tax education and assistance programs and a list of TeleTax topics.

Personal computer. With your personal computer and modem, you can access the IRS on the Internet at www.irs.gov. While visiting our web site, you can select:

• Frequently Asked Tax Questions (located under Taxpayer Help & Ed) to find answers to questions you may have.
• Forms & Pubs to download forms and publications or search for forms and publications by topic or keyword.
• Fill-in Forms (located under Forms & Pubs) to enter information while the form is displayed and then print the completed form.
• Tax Info For You to view Internal Revenue Bulletins published in the last few years.
• Tax Regs in English to search regulations and the Internal Revenue Code (under United States Code (USC)).
• Digital Dispatch and IRS Local News Net (both located under Tax Info For Business) to receive our electronic newsletters on hot tax issues and news.
• Small Business Corner (located under Tax Info For Business) to get information on starting and operating a small business.

You can also reach us with your computer using File Transfer Protocol at ftp.irs.gov.

Fax service. Using the phone attached to your fax machine, you can receive forms and instructions by calling 703–368–9694. Follow the directions from the prompts. When you order forms, enter the catalog number for the form you need. The items you request will be faxed to you.

Phone. Many services are available by phone.

• Ordering forms, instructions, and publications. Call 1–800–829–3676 to order current and prior year forms, instructions, and publications.
• Asking tax questions. Call the IRS with your tax questions at 1–800–829–1040.
• TTY/TDD equipment. If you have access to TTY/TDD equipment, call 1–800–829–4059 to ask tax questions or to order forms and publications.
• TeleTax topics. Call 1–800–829–4477 to listen to pre-recorded messages covering various tax topics.

Evaluating the quality of our telephone services. To ensure that IRS representatives give accurate, courteous, and professional answers, we evaluate the quality of our telephone services in several ways.

• A second IRS representative sometimes monitors live telephone calls. That person only evaluates the IRS assistant and does not keep a record of any taxpayer’s name or tax identification number.
• We sometimes record telephone calls to evaluate IRS assistants objectively. We hold these recordings no longer than one week and use them only to measure the quality of assistance.
• We value our customers’ opinions. Throughout this year, we will be surveying our customers for their opinions on our service.

Walk-in. You can walk in to many post offices, libraries, and IRS offices to pick up certain forms, instructions, and publications. Also, some libraries and IRS offices have:

• An extensive collection of products available to print from a CD-ROM or photocopied from reproducible proofs.
• The Internal Revenue Code, regulations, Internal Revenue Bulletins, and Cumulative Bulletins available for research purposes.
Mail. You can send your order for forms, instructions, and publications to the Distribution Center nearest to you and receive a response within 10 workdays after your request is received. Find the address that applies to your part of the country.

- **Western part of U.S.:**
  Western Area Distribution Center
  Rancho Cordova, CA 95743–0001

- **Central part of U.S.:**
  Central Area Distribution Center
  P.O. Box 8903
  Bloomington, IL 61702–8903

- **Eastern part of U.S. and foreign addresses:**
  Eastern Area Distribution Center
  P.O. Box 85074
  Richmond, VA 23261–5074

CD-ROM. You can order IRS Publication 1796, *Federal Tax Products on CD-ROM*, and obtain:

- Current tax forms, instructions, and publications.
- Prior-year tax forms, instructions, and publications.
- Popular tax forms which may be filled in electronically, printed out for submission, and saved for recordkeeping.
- Internal Revenue Bulletins.

The CD-ROM can be purchased from National Technical Information Service (NTIS) by calling 1–877–233–6767 or on the Internet at [www.irs.gov/cdorders](http://www.irs.gov/cdorders). The first release is available in mid-December and the final release is available in late January.

IRS Publication 3207, *Small Business Resource Guide*, is an interactive CD-ROM that contains information important to small businesses. It is available in mid-February. You can get one free copy by calling 1–800–829–3676.
Table 4. **Record of Home Improvements**

Keep this for your records. Also keep receipts or other proof of improvements.  
**Caution:** Remove from this record any improvements that are no longer part of your main home. For example, if you put wall-to-wall carpeting in your home and later replace it with new wall-to-wall carpeting, remove the cost of the first carpeting.

<table>
<thead>
<tr>
<th>(a) Type of Improvement</th>
<th>(b) Date</th>
<th>(c) Amount</th>
<th>(a) Type of Improvement</th>
<th>(b) Date</th>
<th>(c) Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Additions:</strong></td>
<td></td>
<td></td>
<td><strong>Heating &amp; Air Conditioning:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bedroom</td>
<td></td>
<td></td>
<td>Heating system</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bathroom</td>
<td></td>
<td></td>
<td>Central air conditioning</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deck</td>
<td></td>
<td></td>
<td>Furnace</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garage</td>
<td></td>
<td></td>
<td>Duct work</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Porch</td>
<td></td>
<td></td>
<td>Central humidifier</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Patio</td>
<td></td>
<td></td>
<td>Filtration system</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storage shed</td>
<td></td>
<td></td>
<td>Other</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fireplace</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Lawn &amp; Grounds:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscaping</td>
<td></td>
<td></td>
<td>Electrical:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Driveway</td>
<td></td>
<td></td>
<td>Lighting fixtures</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walkway</td>
<td></td>
<td></td>
<td>Wiring upgrades</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fences</td>
<td></td>
<td></td>
<td>Other</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retaining wall</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sprinkler system</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Swimming pool</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior lighting</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Communications:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Satellite dish</td>
<td></td>
<td></td>
<td>Plumbing:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Intercom</td>
<td></td>
<td></td>
<td>Water heater</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Security system</td>
<td></td>
<td></td>
<td>Soft water system</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td>Filtration system</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Other</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Miscellaneous:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storm windows and doors</td>
<td></td>
<td></td>
<td>Insulation:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td></td>
<td></td>
<td>Attic</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Central vacuum</td>
<td></td>
<td></td>
<td>Walls</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td>Floors</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Pipes and duct work</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Other</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Interior Improvements:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Built-in appliances</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Kitchen modernization</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Bathroom modernization</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Flooring</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Wall-to-wall carpeting</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Other</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# Index

## A
- Adjusted basis ........................................... 9
- Assessments:
  - For local benefits ........................................ 3
  - Homeowners association .................................. 3
- Assistance (See More information)

## B
- Basis ............................................................. 7

## C
- Certificate, mortgage credit ................................ 6
- Construction .................................................. 7
- Cooperatives .................................................. 3, 4
- Cost basis ........................................................ 7
- Credit, mortgage interest .................................... 6

## D
- Deductions:
  - Home mortgage interest ................................... 3
  - Real estate taxes ........................................... 2

## E
- Escrow accounts .............................................. 2

## F
- Fire insurance premiums .................................... 8
- Form: 1098 ...................................................... 6

## G
- Gift of home .................................................... 8
- Ground rent ..................................................... 3

## H
- Help (See More information)
  - Home:
    - Inherited .................................................. 8
    - Mortgage interest ......................................... 3
    - Purchase of ................................................. 7
    - Received as gift ............................................. 8
  - Homeowners association, assessments ......................... 3
  - House payment ............................................... 2
  - Housing allowance, minister or military ......................... 2

## I
- Improvements .................................................. 9
- Inheritance ..................................................... 8
- Insurance ....................................................... 2, 8
- Interest:
  - Home mortgage .............................................. 3
  - Prepaid ......................................................... 3

## K
- Keeping records ................................................ 9

## L
- Late payment charge ......................................... 3
- Local benefits, assessments for ................................ 3

## M
- MCC (Mortgage credit certificate) .......................... 6
- Minister's or military housing allowance ......................... 3
- More information (MCC) ....................................... 9
- Mortgage credit certificate (MCC) ............................ 6
- Mortgage insurance premiums ................................... 8
- Mortgage interest:
  - Credit .......................................................... 6
  - Deduction ........................................................ 3
  - Late payment charge ........................................... 3
  - Paid at settlement ............................................. 4
  - Refund .......................................................... 3, 6
  - Statement ....................................................... 6
  - Mortgage prepayment penalty .................................. 3

## N
- Nondeductible payments ...................................... 2, 8

## P
- Points ............................................................. 4
- Prepaid interest ................................................ 4
- Publications (See More information)

## R
- Real estate taxes:
  - Deductible taxes ............................................. 2
  - Paid at settlement or closing ................................ 2, 8
  - Refund or rebate ............................................. 2
  - Recordkeeping ............................................... 9
  - Refund of:
    - Mortgage interest .......................................... 3, 6
    - Real estate taxes ........................................... 2
    - Repairs ....................................................... 9

## S
- Settlement or closing costs:
  - Basis of home ................................................ 8
  - Mortgage interest ............................................ 4
  - Real estate taxes ............................................. 2, 8
  - Stamp taxes ................................................... 3
  - Statement, mortgage interest .................................. 6

## T
- Tax help (See More information)
- Taxes:
  - Real estate .................................................... 2
  - Transfer taxes ............................................... 3
  - TTY/TDD information ......................................... 9

## V
- VA funding fees ................................................ 8

## W
- What you can and cannot deduct ............................. 2