INTEREST EXPENSE

Principal Residence Mortgage Interest - Form 1098

Taxpayer must be legally liable for the loan or is the legal or equitable owner of the real estate.

Fair Market Value of the Property _____

Mortgage Balance 12/31/17 _____

Mortgage Balance 12/31/18 _____

* If Mortgage Debt is greater than FMV of property then deductibility is limited

Purchase, Sell or Refinance House (bring in settlement sheet)

Are you a first time homebuyer?	Yes No
Is your mortgage more than $750,000?	Yes No
Is your mortgage more than $1,000,000?	Yes No

* New loans after December 15, 2017 are limited to $750,000

Mortgage Company Name: _____

Interest Paid _____

Was the mortgage **solely** used to **buy, build, or substantially improve** your home?	Yes No
Was this the original mortgage that was used to purchase the home (excluding bank name changes)?	Yes No
If this was not the original mortgage, was the original mortgage refinanced at any time since the original purchase of the home?	Yes No
If the original mortgage was refinanced, did you borrow more than the original loan balance?	Yes No
If you did borrow more than the original loan balance, was the difference of the proceeds solely used to improve your home that the loan is secured against?	Yes No

Second Residence (Vacation Home) Mortgage Interest - Form 1098

Taxpayer must be legally liable for the loan or is the legal or equitable owner of the real estate.

Fair Market Value of the Property _____

Mortgage Balance 12/31/17 _____

Mortgage Balance 12/31/18 _____

* If Mortgage Debt is greater than FMV of property then deductibility is limited

* Boat / RV mortgage interest (must have sleeping, cooking, toilet facilities)

Purchase, Sell or Refinance House (bring in settlement sheet)

Is your mortgage more than $750,000?	Yes No
Is your mortgage more than $1,000,000?	Yes No

* New loans after December 15, 2017 are limited to $750,000

Mortgage Company Name: _____

Interest Paid _____

Was the mortgage **solely** used to **buy, build, or substantially improve** your home?	Yes No
Was this the original mortgage that was used to purchase the home (excluding bank name changes)?	Yes No
If this was not the original mortgage, was the original mortgage refinanced at any time since the original purchase of the home?	Yes No
If the original mortgage was refinanced, did you borrow more than the original loan balance?	Yes No
If you did borrow more than the original loan balance, was the difference of the proceeds solely used to improve your home that the loan is secured against?	Yes No

INTEREST EXPENSE

Home Equity Loan/Line of Credit Interest - Form 1098

Interest on home equity debt is no longer deductible unless buy, build, or improve home

Mortgage Company Name: _____

Interest Paid

Did your Home Equity Loan exceed $100,000 this year? Yes No

Was the mortgage **solely** used to **buy, build, or substantially improve** your home? Yes No

Refinance (bring in settlement sheet)

Date Refinanced: _____

# of Years of New Loan: _____

Was the mortgage **solely** used to **buy, build, or substantially improve** your home? Yes No

Mortgage(s) paid to individual(s):

Amount Paid: _____

Name: _____

Address: _____

Social Security Number: _____

REAL ESTATE TAX EXPENSE

Real estate taxes - principal residence (tax only) _____

Penalty & interest put that amount here: _____

PA residence: School Taxes: _____

Real estate taxes - 2nd home _____

Ground Rent _____

_____

Personal Property Tax _____

other:

* Homes under construction - review in process rule
*Loans refinanced after 12/15/17 that extend the term amount borrowed use $750,000
*Loans refinanced after 12/15/17 with no additonal amount borrowed still use $1,000,000
*Loans refinanced after 12/15/17 with additonal amount borrowed use $750,000
*if you borrow from your home equity to buy rental it does not go on schedule E
*you would have to make special election 10-T election attach to return and you borrow equity money but want the tracing rule to apply. 2018 Manual Page 252 is example of election
* election has to be made by the due date of the tax return - the first tax return
* private letter rulings have been in the taxpayers favor if you had consistently been putting it on Schedul

* when you have a combine Code Section 8-T all principal payments applied are to the non-deductible portion of the debt * would have to track it
*CFS Tax Tools software will track mortgage interest

e E