

## Instructions for Homeowner

**Homeowner's identification number.** For your protection, this form may show only the last four digits of your social security number (SSN) or individual taxpayer identification number (ITIN). However, the filer has reported your complete identification number to the IRS and, where applicable, to state and/or local governments.

**Form 1098-MA.** The information on this statement is submitted to the IRS by State Housing Finance Agencies (HFAs) or the Department of Housing and Urban Development (HUD) to report: (1) payments made by either HUD under the Emergency Homeowners' Loan Program (EHLF) or a State HFA under the Housing Finance Agency Innovation Fund for the Hardest Hit Housing Markets (HFA Hardest Hit Fund) or the EHLF (State HFA/HUD mortgage assistance payments); and (2) payments made by you (homeowner mortgage payments) under these programs.

**Safe-harbor deduction computation.** You may use a safe-harbor method to compute your deduction for mortgage interest, mortgage insurance premiums, and real property taxes on your main home if you meet two tests. First, you meet the rules to deduct all of the mortgage interest on your loan, all of the mortgage insurance premiums, and all of the real property taxes on your main home. Second, you participated in an HFA Hardest Hit Fund program in which program payments could be used to pay mortgage interest or you participated in an EHLF. If you meet these tests, then you may

deduct an amount equal to the sum of all payments you actually made during the year to your mortgage servicer, the State HFA, or HUD. However, the amount you may deduct cannot exceed the sum of the amounts shown on your Form 1098, Mortgage Interest Statement, in box 1 (Mortgage interest received from payer(s)/borrower(s)), and any real estate taxes and mortgage insurance premiums reported in box 4. However, you are not required to use this safe-harbor method to compute your deduction for mortgage interest, mortgage insurance premiums, and real property taxes on your main home.

**Account Number (optional).** May show an account number the filer has assigned to distinguish your account.

**Box 1.** Shows the total amount of State HFA/HUD mortgage assistance payments and homeowner mortgage payments.

**Box 2.** Shows the amount of State HFA/HUD mortgage assistance payments.

**Box 3.** Shows the amount of homeowner mortgage payments you paid to the State HFA or HUD.

**Future developments.** For the latest information about developments related to Form 1098-MA and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/form1098ma](http://www.irs.gov/form1098ma).