

## SINGLE FAMILY HOMEOWNER'S TAX DEDUCTIONS

Please note this information is current as of its publication date and is not all inclusive. Interview questions during tax preparation may review expired tax deductions/credits, additional tax deductions/credits and/or missing documentation. **Most of your tax deductions will be found on the 1098-Mortgage Interest statement** issued to you by your mortgage servicing company at year's end.

1. **Mortgage interest** \$ \_\_\_\_\_

2. **Points on home mortgage and refinancing** \$ \_\_\_\_\_

3. **Interest on home-improvement loan** \$ \_\_\_\_\_

4. **Property tax** \$ \_\_\_\_\_

5. **Private mortgage insurance** \$ \_\_\_\_\_

6. **Energy-efficiency expenses** \$ \_\_\_\_\_

7. **Renewable-energy expenses:** solar electric, solar water-heating, fuel cell property, small wind-energy property, and geothermal heat pumps. (provide receipts) \$ \_\_\_\_\_

8. **Ground rent:** There are rare situations in the U.S. for homeowners where the original owner still owns the land under your house after you've bought it, and you own the aboveground property and "rent" the ground from the owner. (provide receipts) \$ \_\_\_\_\_

9. **Income and interest on reverse mortgages:** The IRS considers reverse mortgages as a loan advance not income, so the amount you receive isn't taxable. But the interest accrued on a reverse mortgage isn't deductible until the loan is paid off. \$ \_\_\_\_\_

10. **Home expenses and improvement:** Only if you sell your primary residence before living in it for at least 2 years. \$ \_\_\_\_\_

11. **Buying a home:** The IRS allows first-time home buyers to withdraw up to \$10,000 from their traditional IRA (and even Roth IRAs) penalty-free to help with the purchase of the home. Your spouse or even a parent, child, or grandchild can kick in another \$10,000 from their IRA accounts, for a total of up to \$20,000. You can also borrow half of your 401(k) balance up to \$50,000 for the purchase of a home. But, the interest you pay on that 401(k) loan, unlike a mortgage loan, isn't tax-deductible.