



End of Year (1098) FAQs

- **End of Year Mortgage Interest Statement - 1098**

- **When will my annual statement be mailed?**

- o Gateway Mortgage Group is required to mail annual statements by January 31st. If you are enrolled in paperless billing, you will receive an email notification when your end of your statement is available online.

- To enroll in paperless billing, log into your online account and click “statements”.

- **I have multiple loans with you. Will I receive one end of year statement?**

- o You will receive an end of year statement for each loan with us.

- **What deductions can I claim for income tax purposes?**

- o We're unable to provide tax advice. Please contact your tax/financial advisor, or call the Internal Revenue Service (IRS) at 1-800-829-1040, or visit www.irs.gov.

- **I pay mortgage insurance premiums monthly. Why is there no amount listed in Box 4 (Mortgage insurance premiums) on my Form 1098 (Mortgage Interest Statement)?**

- o Box 4 (Mortgage insurance premiums) applies only to loans closed after December 31, 2006. See the Schedule A (Form 1040) instructions for more information. For loans closed or originated on or before December 31, 2006, this does not apply.

- **Why did I pay more interest this year than last year?**

- o The amount of interest paid may change from year to year. The change may be the result of a change in the interest rate or the number of payments we received from you during the calendar year may have fluctuated.

- **Can reportable interest be claimed by more than one person?**

- o We're unable to provide tax advice. Instead, please contact your tax/financial advisor, call the IRS at 1-800-829-1040, or visit www.irs.gov

- **Why doesn't my Social Security number appear on Form 1098 (Mortgage Interest Statement)?**

- o According to IRS regulations, we're only required to report mortgage interest received from the “Payer of Record” on the loan. We report mortgage interest received in the name and Social Security number of the first person listed on the billing statement, who is also known as the primary borrower.

- **I am a co-borrower/co-mortgagor on a loan. Will I receive an annual statement?**

- o Gateway Mortgage Group provides one statement to the primary borrower at the current mailing address. A copy of the statement will be provided upon request for a fee.

- **If my loan was transferred during the year and is now being serviced by a different company or I refinanced my loan, will I receive more than one Form 1098 (Mortgage Interest Statement)?**

- o When appropriate, you should receive a Form 1098 (Mortgage Interest Statement) from each company to which you paid reportable interest or points. If you refinanced and had reportable interest on both the old and the new loan, you should receive a separate Form 1098 for each account.





- **Are the real estate taxes I paid reported to the IRS, and can I deduct them?**

- o According to IRS regulations, we're not required to report real estate taxes paid by you to the IRS. We provide you with the amount of real estate taxes you've paid on the Annual Tax and Interest Statement for informational purposes only.
- o To determine if real estate taxes paid by you are deductible, please contact your tax/financial advisor, call the IRS at 1-800-829-1040, or visit www.irs.gov

- **I paid points at closing. Why is there no amount listed in Box 2 (Points Paid on Purchase of Principal Residence) on my Form 1098 (Mortgage Interest Statement)?**

- o **Points**, also known as “discount **points**,” are fees paid directly to the lender at closing in exchange for a reduced interest rate. This is also called “buying down the rate,” which can, in turn, lower your monthly **mortgage** payments. A **point** is equal to 1% of your **mortgage** amount (or \$1,000 for every \$100,000).
- o According to IRS regulations, not all points paid are reportable. For more information, please contact your tax/financial advisor, call the IRS at 1-800-829-1040, or visit www.irs.gov
- o If applicable, you can locate points paid on the Closing Disclosure/HUD (in your closing documents) under Loan Costs, Section A.

Closing Cost Details

Loan Costs	Borrower-Paid	
	At Closing	Before Closing
A. Origination Charges		\$1,802.00
01 0.25 % of Loan Amount (Points)	\$405.00	
02 Application Fee	\$300.00	
03 Underwriting Fee	\$1,097.00	
04		
05		
06		
07		

- **What should I expect after my loan is paid in full?**

- o At the end of the year, we'll provide you with a Form 1098 (Mortgage Interest Statement) for your interest paid. We'll send it to the mailing address on your account. To verify or update your mailing address, log into your online account and click “My Information.”

- **End of Year Statement – 1099**

- o Why did I receive a 1099?
 - A 1099 is issued when there is a transfer of ownership of the secured property to the lender, such as a foreclosure or abandoned property.
- o Why did I receive a 1098 and a 1099?
 - If there was any activity on the loan, including an Escrow disbursement, we are required to provide a 1098 too.
- o Why are there different 1099 types?
 - 1099s are issued based on different situations. For more information about why you received a specific 1099 form, visit www.irs.gov