

**Mortgage Interest Credit**  
(For Holders of Qualified Mortgage Credit Certificates Issued by  
State or Local Governmental Units or Agencies.)

▶ Attach to Form 1040.

Name(s) shown on Form 1040

Your social security number

Enter the address of your main home to which the qualified mortgage certificate relates if it is different from the address shown on Form 1040.

**Part I Mortgage Interest Credit**

1	Interest paid on the certified indebtedness amount. If someone else (other than your spouse if filing jointly) also held an interest in the home, enter only your share of the interest paid.	1		
2	Enter the certificate credit rate shown on your mortgage credit certificate	2		%
3	If line 2 is 20% or less, multiply line 1 by line 2. If line 2 is more than 20%, or if you refinanced your mortgage and received a reissued certificate, see instructions for amount to enter. You <b>must</b> reduce your mortgage interest deduction on Schedule A (Form 1040) by the line 3 amount	3		
4	Enter any credit carryforward from 1994 (line 18 of your 1996 Form 8396)	4		
5	Enter any credit carryforward from 1995 (line 16 of your 1996 Form 8396)	5		
6	Enter any credit carryforward from 1996 (line 19 of your 1996 Form 8396)	6		
7	Add lines 3 through 6.	7		
8	Enter the amount from Form 1040, line 39.	8		
9	Add the amounts from Form 1040, lines 40 and 41, and enter the total	9		
10	Subtract line 9 from line 8. If zero or less, enter -0-	10		
11	<b>Mortgage Interest Credit.</b> Enter the <b>smaller</b> of line 7 or line 10. See the instructions for the amount of credit to enter on Form 1040, line 44. Be sure to check box <b>b</b> on that line	11		

**Part II Mortgage Interest Credit Carryforward to 1998.** (Complete **only** if line 11 is less than line 7.)

12	Add lines 3 and 4	12		
13	Enter the amount from line 7	13		
14	Enter the <b>larger</b> of line 11 or line 12.	14		
15	Subtract line 14 from line 13	15		
16	<b>1996 credit carryforward to 1998.</b> Enter the <b>smaller</b> of line 6 or line 15	16		
17	Subtract line 16 from line 15	17		
18	<b>1995 credit carryforward to 1998.</b> Enter the <b>smaller</b> of line 5 or line 17	18		
19	<b>1997 credit carryforward to 1998.</b> Subtract line 11 from line 3. If zero or less, enter -0-	19		

**General Instructions**

**Purpose of Form**

Use Form 8396 to figure the mortgage interest credit for 1997 and any carryforward to 1998.

**Who May Claim the Credit**

You may claim the credit only if you were issued a qualified Mortgage Credit Certificate (MCC) by a state or local governmental unit or agency under a qualified mortgage credit certificate program.

**Caution:** Certificates issued by the Federal Housing Administration, Department of Veterans Affairs, and Farmers Home Administration, and Homestead Staff Exemption Certificates **do not** qualify for the credit.

The home to which the certificate relates must be your **main home** and must also be **located in the jurisdiction** of the governmental unit that issued the certificate.

If the interest on the mortgage was paid to a **related person**, you **cannot** claim the credit.

### Refinanced Mortgage Credit Certificates

You can refinance your mortgage without losing this Federal subsidy if your existing MCC is reissued and the reissued certificate meets the following conditions.

1. It must be issued to the holder(s) of the existing certificate for the same property,
2. It must entirely replace the existing certificate. The holder cannot retain any portion of the outstanding balance of the existing certificate,
3. The certified indebtedness specified on the reissued certificate cannot exceed the outstanding balance shown on the existing certificate,
4. The credit rate (line 2) of the reissued certificate cannot exceed the credit rate of the existing certificate, and
5. The reissued certificate cannot result in a larger line 3 credit than would otherwise have been allowable under the existing certificate for any tax year.

For each tax year you must determine the amount of credit that you would have been allowed using your old MCC by multiplying the interest that was scheduled to be paid on your original mortgage times the certificate rate on your original MCC. That figure may limit your line 3 credit allowed when you have a reissued MCC, even if your new loan has a lower interest rate.

If, in the year you refinanced, the certificate credit rates are different, attach a statement showing the separate calculations for lines 1, 2, and 3 for the applicable parts of the year when the original MCC and the reissued MCC were 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.

For more details, see **Form 8828**, Recapture of Federal Mortgage Subsidy, and read the special rules for refinancing your home, or see Regulations section 1.25-3(p).

### Recapture of Credit

If you bought a home after 1990 using an MCC, and sell that home within 9 years, you may have to recapture (repay) some of the credit. See **Pub. 523**, Selling Your Home, and Form 8828.

### Specific Instructions

**Note:** If you refinanced during the year, see **Refinanced Mortgage Credit Certificates** above.

**Line 1.** Enter the interest you paid during the year on the loan amount shown on your mortgage credit certificate. In most cases, this will be the amount shown on **Form 1098**, Mortgage Interest Statement, in box 1, or on a similar statement that you received from your mortgage holder. The loan amount (certified indebtedness amount) shown on your MCC may be less than your total mortgage loan. If so, you must allocate the interest to determine what part relates to the amount of the loan covered by the MCC. See **Pub. 530**, Tax Information for First-Time Homeowners, for an example of how to make this allocation.

**Line 3.** If the certificate credit rate shown on line 2 is more than 20%, do not enter more than \$2,000 on line 3. If you refinanced, see **Refinanced Mortgage Credit Certificates**, earlier.

If you and someone else (other than your spouse if you file jointly) held an interest in the home, the \$2,000 limit must be allocated to each owner in proportion to the interest held. See **Pub. 530** for an example of how to make the allocation.

**Reduction of Home Mortgage Interest on Schedule A (Form 1040).** If you itemize your deductions on **Schedule A (Form 1040)**, you must subtract the amount shown on line 3 of Form 8396 from the total deductible interest you paid on your home mortgage, even if part of the amount on line 3 is carried forward to 1998.

**Line 11.** You may need to complete **Form 6251**, Alternative Minimum Tax—Individuals, because the amount from line 24 of that form may limit the amount of your credit. Use the worksheet below to see if you need to complete Form 6251 and to figure the amount of credit to enter on Form 1040.

### Line 11—Worksheet (keep a copy for your records)

1. Enter the amount from Form 8396, line 11 . . . \_\_\_\_\_
2. Enter the amount from Form 1040, line 22, plus any net operating loss deduction and tax-exempt interest from private activity bonds issued after August 7, 1986 \_\_\_\_\_  
**Next:** If line 2 is more than \$150,000 (\$112,500 if single or head of household; \$75,000 if married filing separately) **OR** you file Schedule C, C-EZ, D, E, or F, of Form 1040, complete Form 6251 through line 24. Then, complete only lines 5, 8, 9, and 10 below. Otherwise, go to line 3.
3. Enter \$45,000 (\$33,750 if single or head of household; \$22,500 if married filing separately) . . . \_\_\_\_\_
4. Subtract line 3 from line 2. If zero or less, **stop here**; enter on Form 1040, line 44, the amount from line 1 above. Otherwise, go to line 5 . . . \_\_\_\_\_
5. Enter the amount from Form 8396, line 10 . . . \_\_\_\_\_
6. Multiply line 4 by 26% (.26) . . . \_\_\_\_\_
7. Subtract line 6 from line 5. If zero or less, enter -0- \_\_\_\_\_  
**Next:** If line 7 is equal to or more than line 1, **stop here**; enter the amount from line 1 on Form 1040, line 44. Otherwise, complete Form 6251 through line 24, and lines 8, 9, and 10 below.
8. Enter the amount from Form 6251, line 24 . . . \_\_\_\_\_
9. Subtract line 8 from line 5. If zero or less, enter -0- \_\_\_\_\_
10. Enter the **smaller** of line 1 or line 9 here and on Form 1040, line 44. If line 9 is the smaller amount, write "AMT" in the left margin next to line 44 and replace the amount on Form 8396, line 11, with this line 10 amount. Also, check box **b** on line 44 of Form 1040 \_\_\_\_\_

**Lines 12 through 19.** If the amount on line 11 is less than the amount on line 7, you may have an unused credit to carry forward to the next 3 tax years or until used, whichever comes first. Because the unused credit can only be carried forward for 3 years, you will have to keep track of each year's unused credit. The current year credit is used first and then the prior year credits, beginning with the earliest prior year.

If you have any unused credit to carry forward to 1998, be sure you keep a copy of this form to figure your credit for 1998.

**Note:** If you are subject to the \$2,000 credit limitation because your certificate credit rate is more than 20%, no amount over the \$2,000 for any tax year (or your prorated share of the \$2,000 if you must allocate the credit) may be carried forward for use in a later year.

**Paperwork Reduction Act Notice.** We ask for the information on this form to carry out the Internal Revenue laws of the United States. You are required to give us the information. We need it to ensure that you are complying with these laws and to allow us to figure and collect the right amount of tax.

You are not required to provide the information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. Generally, tax returns and return information are confidential, as required by Internal Revenue Code section 6103.

The time needed to complete and file this form will vary depending on individual circumstances. The estimated average time is: **Recordkeeping**, 46 min.; **Learning about the law or the form**, 6 min.; **Preparing the form**, 42 min.; and **Copying, assembling, and sending the form to the IRS**, 20 min.

If you have comments concerning the accuracy of these time estimates or suggestions for making this form simpler, we would be happy to hear from you. See the Instructions for Form 1040.

