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Annual Loan Statement (FPSRP382)

Purpose

The Year End Statement program creates annual loan statements and/or IRS 1098 mortgage interest notices and reports.

Reading the Report

Statement

The [annual statement](#) is a combination statement and 1098 notice. It uses 8½" x 11" paper and includes loan information and IRS information (if applicable). The statement is created for all loans. Different information is displayed depending on if a loan is subject to 1098 mortgage interest reporting requirements or not. For example, a consumer mortgage loan would include IRS 1098 mortgage interest information, whereas an automobile loan would not. Loan monetary transaction history can also be included on the statement.

Condensed 1098 Mailer

An option is available for a [condensed 1098 form](#). The condensed mailer is 8½" x 3½" and is printed 3-up on 8½" x 11" for paper and 1-up for eStatements. It is only created for loans subject to 1098 IRS mortgage interest reporting requirements.

Reports

Three reports are also created from this program:

1. [Year End Loan Mortgage Interest 1098 Report](#)
2. [Year End Loan Statement Report](#)
3. [Year End Loan Statement Exception Report](#)

Statements will be created for all open and closed loans that had activity in the current tax year; an option is available to include released loans. **Note:** LIP history cannot be shown on this statement; see the Loan > System Setup > Year End screen for information on receiving a separate LIP statement with history.

These statements are "rendered" forms and can be printed at your office, rather than at FPS GOLD, providing you with immediate access to them and saving you shipping costs. Complete copies of statements, including boxes, headings, and the back of the statement are stored in GOLDView, giving you the ability to reprint an exact copy of a statement(s).

Preprinted IRS forms cannot be used; you must use the rendered statements.

These statements are 1098 substitutes and follow the IRS rules for substitute forms.

eStatements

Year-end statements can be accessed from the institution's website if the borrower has signed up for eStatements. Only the IRS owner can access the statement; a hard copy of the statement will also be sent to the borrower. **Note:** Your institution must be using FPS GOLD Web services to be able to use eStatements.

Email Statement with No Paper Statement

The IRS has indicated that a statement can be furnished electronically instead of on paper if certain requirements are met. These conditions include consent from the borrower, software requirements, posting dates, and much more. Please refer to the IRS publication for additional information. **WARNING:** Using eStatements with no paper statement will require that notifications and additional items be placed on your website. Please contact the FPS GOLD Web department to have this implemented.

Options and Year End Screen

Institution options, loan level options, and report level options are used to determine what information is included on the statements. There is also a year end screen that explains and is used to set up the options. Please refer to documentation for the Loan > System Setup > Year End screen for additional information.

Full Statement

The following options are directly related to the statement:

- Truncate the borrower's tax id number
- Display the property address on the statement
- Display the previous year-end balance on the statement
- Display transaction history on the statement
- Display transaction history on the 2nd page of the statement
- Display late charge history on the statement
- Include contract collection accounts
- Include service released loans
- Sort by ZIP code
- Display statement counter numbers
- Display OMR mailing indicator
- Sort no mails to the top
- Truncate the loan number

Condensed Mailer

- Display the LIP disbursed balance instead of the principal balance
- Include contract collection accounts
- Include service released loans
- Sort by ZIP code
- Display statement counter numbers
- Display OMR mailing indicator
- Sort no mails to the top
- Truncate the loan number

Institution Options That Affect Year End:

- IRSL - Include late charges paid with YTD interest paid
- RLIP - Report LIP interest paid to the IRS
- SKCC - Report contract collections seller income as 1099I interest
- SKCK - Skip \$600 IRS limit on 1098

FPS GOLD Only

Input Records must have "ML" and "NAD." Must also use the following if applicable: "LHS" (loan history), "LNR" (released loans), "L2" for YTD PMI (L2CYMI).

WARNING: If released loans are included for year-end and the institution also requests a [Broker/Contractor report \(FPSRP116\)](#), you must include "LNR" in FPSRP116.

Report Options

1. Checkmark for test statements
2. Checkmark to use the office phone numbers instead of the institution phone number
3. Checkmark to include the statement counter (displays to right of mailing name)
- 4.
- 5.
6. Must be checkmarked for eStatements
7. Must be checkmarked for paper statements

Miscellaneous Parameter

To have any of the following items printed on the statement, enter the appropriate code from the table below in the 6th, 7th, 8th, 9th, or 10th positions of the **Misc Parm**.

In the 14th position, enter "L" for condensed mailers.

In the 19th position, enter the number of quarters to store statements in GOLDView. Valid entries are 1 thru 9, with 1 being 1 quarter, 2 being 2 quarters, etc.

Note: Since statements can be accessed from the Web, it is recommended that at least 2 quarters be used; this will keep the statement on the Web until after the April 15 tax deadline.

How to use the Miscellaneous Parameters Key Table

Example for position 5: If you want the property address and LIP taxes to appear on the statement, then the number would be 8001 (this is the combination of 8, blank, blank, and 1); look in the box for 8001 and the number to the right is 9, you would enter "9" in the 5th position of the **Misc Parm**.

If you want only the property address, then the number would be 8000 (this is the combination of 8, blank, blank, and blank); so you would enter "8" in the 5th position of the **Misc Parm**.

Miscellaneous Parameters Key

0000 - "0"	0400 - "4"	8000 - "8"	8400 - "C"
0001 - "1"	0401 - "5"	8001 - "9"	8401 - "D"
0020 - "2"	0420 - "6"	8020 - "A"	8420 - "E"
0021 - "3"	0421 - "7"	8021 - "B"	8421 - "F"

Position 1 to 4: Set to "HYTD" to include history.

Position 5:

- 8 - Print property address
- 4 - Obsolete - do not use
- 2 -
- 1 - Include LIP taxes on statement

Position 6:

- 8 - Create billing records for statements and notices
- 4 - Don't print previous balance information
- 2 - Don't check for the conversion date
- 1 - Display taxes paid - LSYTDY

Position 7:

- 8 - Print history
- 4 - Don't print late charge history
- 2 - Amount reported to IRS - LNYTDI (**WARNING:** This should be left blank.)
- 1 - Use ZIP code in sort

Position 8:

- 8 - Create an IRS tape for reporting
- 4 - Print assumption message
- 2 - Sort no mails to the top; missing/bad address, or give to operations department
- 1 - Print history on page 2

Position 9:

- 8 - Use undisbursed balance for LIP loans
- 4 - Include the OMR mark (You must use this for in-house mailing service)
- 2 -
- 1 -

Position 10:

- 8 -
- 4 -
- 2 - Skip dollar amount limit check on PMI paid
- 1 - Skip processing of contract collections (general category 90)

Sort Key Fields

Place a 90 in the 8th field (last line) of the sort table for the Mortgage Interest 1098 report

Place a 91 in the 8th field of the sort table for the mortgage interest 1098 notices

Place a 92 in the 8th field of the sort table for the exception report

Place a 99 in the 8th field of the sort table for the loan statement report

Leave all the sort fields blank to get the loan statement.

Renderer

Truncate the borrower's tax id number

Truncate the loan number

Options Controlled by the Layout File

- <HIDE_ACCOUNT_NUMBER>Y</HIDE_ACCOUNT_NUMBER>—"X" out the office, the check digit, and everything but last 4 digits of the account number
- <SKIP_RETURN_ADDRESS>Y</SKIP_RETURN_ADDRESS>—don't print the return address
- <RETURN_ADDRESS>my custom return address</RETURN_ADDRESS>— use to specify custom return address in the layout file
- <SKIP_INST_NAME_ON_MAIL>Y</SKIP_INST_NAME_ON_MAIL>— don't print the inst name as part of the return address
- <SHOW_SSN> Y</SHOW_SSN>— show the entire ssn, rather than hiding the first 5 digits with "***"

Other Options

JOBNAME: If JOBNAME starts with A, M, or Y followed by a number, then the renderer *will not* print a test watermark. If JOBNAME starts with LN or RR, then the renderer *will not* print a test watermark. Otherwise, the renderer will print a test watermark.

Annual Loan Statement

Column Heading Descriptions

Column	Description
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Column	Description
Institution Name, Address, and Telephone Number	<p>The institution name, address, and telephone numbers are pulled from CIS, Institution Information. Statements are printed without a logo.</p> <p>WARNING: The IRS requires that you include the telephone number of an employee at your institution for borrowers to contact. This number must provide direct access to an individual who can answer questions about the statement. The loan telephone number is set up in institution information in CIS.</p> <p>Note: The institution's federal tax ID number is displayed below in the Institution Name and Federal ID Number section.</p>
OMB Number	The IRS OMB Number, tax year and form number (1098) appear in a box in the upper right corner of the statement.
Loan Number	This is the office number, account number, and check digit of the loan. An option is available to truncate the account number.
Statement Date	This is the date the statement was generated.
Tax ID Number	This is either the social security number or tax identification number of the account owner. An option is available to truncate the number.
Name and Mailing Address	<p>This is the name and mailing address of the account owner. If a loan has "do not mail" or institution attention mail codes set up, that wording will be displayed. Statements with mailing exception codes are sorted to the top. (An option is available to not sort no mails to the top.)</p> <p>An option is available that, when set, will display mail counter numbers. Counter numbers are small numbers displayed above and to the right of the borrower name; they are helpful in verifying that the correct statements are placed in separate envelopes.</p>
Period Covered date 1 through date 2	<p>This box displays the previous principal balance, current principal balance, previous reserve 1 & 2 balance, current reserve 1 & 2 balance, next due date, loan payment, late charges due, Y-T-D interest paid, year-to-date late charges paid and property taxes paid. Note: Information that is not applicable will not be displayed. For example, if a loan does not have reserves, that verbiage will not be shown. Some options also control what is displayed. If a loan is set up for auto payments, the verbiage "Automatic Payment" will be displayed below the Next Due Date and Loan Payment.</p>
Property Address	This is the address of the property for which the statement is being generated. An option is available to display the property address.
Information for year	<p>This section shows the IRS Box descriptions and amounts paid.</p> <p>Box 1 Mortgage interest received from payer(s)/borrowers(s)—the amount (if any) will be displayed.</p> <p>Box 2 Points paid on purchase of principal residence—the amount (if any) will be displayed.</p>

Column	Description
	<p>Box 3 Refund of overpaid interest—the amount (if any) will be displayed.</p> <p>Note: If LIP interest is applicable, then the verbiage "LIP Interest Paid" and the amount of interest paid will be displayed. (This is not an IRS box but is displayed as additional information for the borrower.)</p> <p>Additional information (if applicable) that will be displayed in this section are the following:</p> <ul style="list-style-type: none"> • Int paid this year for last year • Int paid last year for this year • Int subs for this year – (Note: this is for subsidized payments) • Int subs this year for last year • Int subs last year for this year • Prepaid interest • Deferred interest paid • Interest on reserves
Institution Number and Federal ID Number	<p>This is the lender's name (pulled from CIS) and the institution's federal tax identification number (pulled from institution options).</p> <p>IRS verbiage is displayed, matching the verbiage on the actual 1098 form.</p> <p>An option is available to print the message "If this loan has been assumed during the year, interest and taxes should be allocated between the parties involved in preparing income tax returns."</p>
Transaction History	<p>An option is available that, when set, will display monetary transaction history. Note: Using this option may extend the statement to two pages; this option is not available for the small 3½" x 8½" mailers.</p> <p>The fields displayed in the transaction history are Date, Transaction Description, Transaction Amount, Principal, Interest, Reserves, and Late Charges.</p> <p>Note: An option is available to print the history on the second page instead of on the first page.</p>
Numbers at Bottom of Statement	<p>The numbers displayed at the bottom right of the statement are the following:</p> <p>First section = the statement number (this increments by 1 for each loan)</p> <p>Second section = the form name (always YEND)</p> <p>Third section = the institution number</p> <p>Fourth section = the report code number</p>
Back of Statement	<p>The back of the statement displays the Instructions for Payer/Borrower exactly as it is displayed on the original IRS 1098 Form. If a loan does not meet the criteria for 1098 mortgage interest, this area is blank.</p>

Statement Examples

The following are examples of a full 1098 form with different options and sections included on it.

FPS GOLD BANK
1525 N. 820 W.
Provo, UT 84601
801-453-9400

Annual Loan Statement

OMB No 1545-0901
2012
Form 1098

Loan Number 01 000001 01
Statement Date 12-31-12
Tax ID Number ***-**-3782

Page 1 of 2

John Doe
PO Box 111
Provo, UT 84601

Period Covered 1-01-12 through 12-31-12

Previous Principal Balance	35,779.06
Current Principal Balance	33,746.49
Next Due Date and Loan Payment	2-01-13 271.37
Year-to-Date Interest Paid	1,348.87

Property Address: 111 W. Lake Drive Provo UT 84601

Information for 2012

Box 1 Mortgage interest received from payer(s)/borrower(s)*	1,348.87	Box 2 Points paid on purchase of principal residence	0.00
Box 3 Refund of overpaid interest	0.00		

FPS GOLD BANK Federal ID Number **00-1111111**

Copy B for Payer/Borrower Mortgage Interest Statement

The information in boxes 1, 2, and 3 is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if the IRS determines that an underpayment of tax results because you overstated a deduction for this mortgage interest or for these points or because you did not report this refund of interest on your return.

Caution: The amount shown may not be fully deductible by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent it was incurred by you, actually paid by you, and not reimbursed by another person.

If this loan has been assumed during the year, interest and taxes should be allocated between the parties involved in preparing income tax returns.

DATE	DESCRIPTION	TRANSACTION	AMOUNT	PRINCIPAL	INTEREST	RESERVES	LATE CHARGES
	BEGINNING BALANCES			35,779.06		0.00	
01-27-12	REGULAR PAYMENT		271.37	155.63-	115.54		
01-27-12	CREDIT FIELD		50.00	50.00-			
02-27-12	REGULAR PAYMENT		271.37	156.50-	114.87		
02-27-12	CREDIT FIELD		25.00	25.00-			
03-26-12	REGULAR PAYMENT		271.37	157.08-	114.29		
03-26-12	CREDIT FIELD		25.00	25.00-			
04-30-12	REGULAR PAYMENT		271.37	157.67-	113.70		
04-30-12	CREDIT FIELD		25.00	25.00-			
06-01-12	REGULAR PAYMENT		271.37	158.26-	113.11		
06-28-12	REGULAR PAYMENT		271.37	158.77-	112.60		
07-30-12	REGULAR PAYMENT		271.37	159.29-	112.08		
08-27-12	REGULAR PAYMENT		271.37	159.80-	111.57		
09-27-12	REGULAR PAYMENT		271.37	160.32-	111.05		
10-22-12	REGULAR PAYMENT		271.37	160.83-	110.54		
11-29-12	REGULAR PAYMENT		271.37	161.35-	110.02		
12-24-12	REGULAR PAYMENT		271.37	161.87-	109.50		
	ENDING BALANCES			33,746.49		0.00	

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Annual Loan Statement with History, But No Reserves (Click to Enlarge)

FPS GOLD BANK
 1525 N. 820 W.
 Provo, UT 84601
 801-453-9400

Annual Loan Statement

OMB No 1545-0901
2012
 Form 1098

Loan Number 01 000001 01
 Statement Date 12-31-12
 Tax ID Number ***-**-3782

Page 1 of 2

John Doe
 PO Box 111
 Provo, UT 84601

Period Covered 1-01-12 through 12-31-12	
Previous Principal Balance	35,779.06
Current Principal Balance	33,746.49
Next Due Date and Loan Payment	2-01-13 271.37
Year-to-Date Interest Paid	1,348.87

Property Address: 111 W. Lake Drive Provo UT 84601

Information for 2012			
Box 1 Mortgage interest received from payer(s)/borrower(s)*	1,348.87	Box 2 Points paid on purchase of principal residence	0.00
Box 3 Refund of overpaid interest	0.00		

FPS GOLD BANK

Federal ID Number 00-1111111

Copy B for Payer/Borrower

Mortgage Interest Statement

The information in boxes 1, 2, and 3 is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if the IRS determines that an underpayment of tax results because you overstated a deduction for this mortgage interest or for these points or because you did not report this refund of interest on your return.

Caution: The amount shown may not be fully deductible by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent it was incurred by you, actually paid by you, and not reimbursed by another person.

If this loan has been assumed during the year, interest and taxes should be allocated between the parties involved in preparing income tax returns.

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Annual Loan Statement Without History (Click to Enlarge)

FPS GOLD BANK
1525 N. 820 W.
Provo, UT 84601
801-453-9400

Annual Loan Statement

OMB No 1545-0901
2012
Form 1098

Loan Number 03 000001 03
Statement Date 12-31-12
Tax ID Number ***-**-5039

Page 1 of 3

John Doe
PO Box 1
Provo, UT 84601

Period Covered 1-01-12 through 12-31-12	
Previous Principal Balance	70,640.56
Current Principal Balance	60,527.51
Previous Reserve 1 Balance	202.21
Current Reserve 1 Balance	67.93
Next Due Date and Loan Payment	1-01-13 466.76
Year-to-Date Interest Paid	3,331.39
Property Taxes Paid	719.15

Property Address: 1 W. Lake Drive Provo UT 84601

Information for 2012			
Box 1 Mortgage interest received from payer(s)/borrower(s)*	3,331.39	Box 2 Points paid on purchase of principal residence	0.00
Box 3 Refund of overpaid interest	0.00		

FPS GOLD BANK Federal ID Number **00-1111111**
Copy B for Payer/Borrower Mortgage Interest Statement
The information in boxes 1, 2, and 3 is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if the IRS determines that an underpayment of tax results because you overstated a deduction for this mortgage interest or for these points or because you did not report this refund of interest on your return.

Caution: The amount shown may not be fully deductible by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent it was incurred by you, actually paid by you, and not reimbursed by another person.

If this loan has been assumed during the year, interest and taxes should be allocated between the parties involved in preparing income tax returns.

DATE	DESCRIPTION	TRANSACTION	AMOUNT	PRINCIPAL	INTEREST	RESERVES	LATE CHARGES
	BEGINNING BALANCES			70,640.56		202.21	
01-03-12	REGULAR PAYMENT		467.44	90.75-	279.62	97.07	
01-09-12	REFUND OF RSRV		106.49-			106.49-	
02-02-12	REGULAR PAYMENT		466.76	91.11-	279.26	96.39	
03-01-12	REGULAR PAYMENT		466.76	91.47-	278.90	96.39	
04-03-12	REGULAR PAYMENT		466.76	91.83-	278.54	96.39	
05-01-12	REGULAR PAYMENT		466.76	92.20-	278.17	96.39	
05-02-12	FIRE INSURANCE		466.00-			466.00-	
06-01-12	REGULAR PAYMENT		466.76	92.56-	277.81	96.39	
07-05-12	REGULAR PAYMENT		466.76	92.93-	277.44	96.39	
08-01-12	REGULAR PAYMENT		466.76	93.30-	277.07	96.39	
09-04-12	REGULAR PAYMENT		466.76	93.67-	276.70	96.39	
10-01-12	REGULAR PAYMENT		466.76	94.04-	276.33	96.39	
10-16-12	PROPERTY TAXES		719.15-			719.15-	
11-01-12	REGULAR PAYMENT		466.76	94.41-	275.96	96.39	
11-01-12	REGULAR PMNT CORR		466.76-	94.41	275.96-	96.39-	
11-01-12	REGULAR PAYMENT		466.76	94.41-	275.96	96.39	

1986 YEND 6 8610

Annual Loan Statement with Reserve Information (Click to Enlarge)

FPS GOLD BANK
1525 N. 820 W.
Provo, UT 84601
801-453-9400

Annual Loan Statement

OMB No 1545-0901
2012
Form 1098

Loan Number 02 000001 02
Statement Date 12-31-12
Tax ID Number ***-**-0658

Page 1 of 2

John Doing
PO Box 11
Provo, UT 84601

Period Covered 1-01-12 through 12-31-12

Previous Principal Balance	129,109.95
Current Principal Balance	0.00
Previous Reserve 1 Balance	1,130.51
Current Reserve 1 Balance	0.00
Year-to-Date Interest Paid	5,741.27

Property Address: 11 W. Lake Drive Provo UT 84601

Information for 2012

Box 1 Mortgage interest received from payer(s)/borrower(s)*	5,741.27	Box 2 Points paid on purchase of principal residence	0.00
Box 3 Refund of overpaid interest	0.00		

FPS GOLD BANK Federal ID Number **00-1111111**
Copy B for Payer/Borrower Mortgage Interest Statement
The information in boxes 1, 2, and 3 is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if the IRS determines that an underpayment of tax results because you overstated a deduction for this mortgage interest or for these points or because you did not report this refund of interest on your return.

Caution: The amount shown may not be fully deductible by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent it was incurred by you, actually paid by you, and not reimbursed by another person.

If this loan has been assumed during the year, interest and taxes should be allocated between the parties involved in preparing income tax returns.

DATE	DESCRIPTION	TRANSACTION	AMOUNT	PRINCIPAL	INTEREST	RESERVES	LATE CHARGES
	BEGINNING BALANCES			129,109.95		1,130.51	
01-03-12	REGULAR PAYMENT		872.66	174.53-	484.16	213.97	
01-09-12	REFUND OF RSRV		1,069.33-			1,069.33-	
02-02-12	REGULAR PAYMENT		796.29	175.18-	483.51	137.60	
02-24-12	REGULAR PAYMENT		796.29	175.84-	482.85	137.60	
03-30-12	REGULAR PAYMENT		796.29	176.50-	482.19	137.60	
05-02-12	REGULAR PAYMENT		796.29	177.16-	481.53	137.60	
05-02-12	CREDIT FIELD		103.71	103.71-			
05-09-12	FIRE INSURANCE		348.00-			348.00-	
06-01-12	REGULAR PAYMENT		796.29	178.21-	480.48	137.60	
06-29-12	REGULAR PAYMENT		796.29	178.88-	479.81	137.60	
08-01-12	REGULAR PAYMENT		796.29	179.55-	479.14	137.60	
08-31-12	REGULAR PAYMENT		796.29	180.23-	478.46	137.60	
10-01-12	REGULAR PAYMENT		796.29	180.90-	477.79	137.60	
11-01-12	REGULAR PAYMENT		796.29	181.58-	477.11	137.60	
11-30-12	MISC. DEBITS		1,303.15-			1,303.15-	
11-30-12	CREDIT FIELD		1,303.15	1,303.15-			
11-30-12	LOAN PAYOFF		126,198.77	125,744.53-	454.24		
	ENDING BALANCES			0.00		0.00	

1981 YEND 6 8610

Annual Loan Statement, Closed Account with History and Reserves (Click to Enlarge)

Year End Loan Mortgage Interest 1098 Report (Report 1) Column Heading Descriptions

Note: If a loan has been service released, the message "Service Rel" will be displayed on a separate line below the account line.

Column	Description
Account Number, Ck Dg	This is the office number, account number, and check digit of the loan.
Short Name	This is the short name of the borrower. It is pulled from the CIS system.
Social Security Number	This is the Social Security number of the borrower. It is pulled from the CIS system.
Current Principal Balance	This is the current principal balance of the loan.
YTD Interest Paid	This is the total interest amount paid by the borrower.
Interest Reported to the IRS	This is the total amount of interest reported to the IRS for the current tax year.
Loan Fees Reported to the IRS	This is the total amount of loan fees reported to the IRS for the current tax year.
YTD Deferred Interest	This is the total of the deferred interest that has been paid for the current tax year.
YTD LIP Interest	This is the total amount of LIP interest paid by the borrower for the current tax year.
YTD Subsidy Interest	This is the total amount of subsidy interest paid by the borrower for the current tax year.
Over Paid Interest	This is the total amount of interest overpaid by the borrower for the current tax year.
Late Charges Paid	This is the total amount of late charges paid by the borrower for the current tax year.
Delivery Method (unnamed column)	At the end of the row is an unnamed column that shows how the statement was delivered to the borrower: E = email, P = paper, B = both.

Totals

The following totals are displayed at the end of the report.

Column	Description
Number With TIN	This is the number of accounts that have a tax identification number.
Int Reported to IRS	This is the amount of interest reported to the IRS for accounts having a tax identification number.
Points Reported to IRS	This is the points reported to the IRS for accounts that have a tax identification number.
Number Without TIN	This is the number of accounts that do <i>not</i> have a tax identification number.

Column	Description
Int Reported to IRS	This is the amount of interest reported to the IRS for accounts <i>not</i> having a tax identification number.
Points Reported to IRS	This is the points reported to the IRS for accounts that do <i>not</i> have a tax identification number.
Total Number of Accounts	This is the total number of accounts.
Total Int Reported	This is the total interest reported to the IRS.
Points Reported to IRS	This is the total points reported to the IRS.
Date Statements Printed	This is the date the statements were printed.
Number of Pages Printed	This is the total number of pages that were printed.

Year End Loan Mortgage Interest 1098 Report (FPSRP382) Example

Year End Loan Statement Report (Report 2) Column Heading Descriptions

Column	Description
Account Number, Ck Dg	This is the office number, account number, and check digit of the loan.
Short Name	This is the short name of the borrower. It is pulled from the CIS system.
Pmt Method	This is the payment method for the loan.
Principal Balance	This is the current principal balance of the loan.
YTD Interest	This is the total interest amount.
IRS Rptd Interest	This is the total amount of interest reported to the IRS for the current tax year.
YTD Taxes	This is the total amount of taxes paid to the IRS for the current year.
LIP Interest	This is the total amount of LIP interest paid by the borrower for the current tax year.
Loan Status	This is the status of the loan. It can be open, closed, or released.
General Category 80-89 (unnamed column)	An asterisk (*) in the column next to Loan Status indicates that the loan has a general category of 80-89.
Special Messages (unnamed column)	Next after the Loan Status is an unnamed column that displays special messages to alert you of special conditions. Messages could be the following: <ul style="list-style-type: none"> • "Loan prepaid to xx"

Column	Description
	• "Loan assumed"
Delivery Method (unnamed column)	At the end of the row is an unnamed column that shows how the statement was delivered to the borrower: E = email, P = paper, B = both.

Totals

The following totals are displayed at the end of the report.

Column	Description
Office Totals	
Total Number of Loans	This is the total number of accounts for this office.
Total Principal Balance	This is the total principal balance for this office.
Institution Totals	
Total Number of Loans	This is the total number of accounts for the institution.
Total Principal Balance	This is the total principal balance for the institution.

Year End Loan Statement Report (FPSRP382) Example

Year End Loan Statement Exception Report (Report 3) Column Heading Descriptions

Column	Description
Account Number, Ck Dg	This is the office number, account number, and check digit of the loan.
Short Name	This is the short name of the borrower. It is pulled from the CIS system.
Reason for Exceptions	This is the exception. Note that some exceptions prevent a loan from appearing on the Year End Loan Interest or Statement Report. Exceptions would be for special mail codes, such as Do Not Mail or missing tax ID numbers.
Delivery Method (unnamed column)	At the end of the row is an unnamed column that shows how the statement was delivered to the borrower: E = email, P = paper, B = both.

Year End Loan Statement Exception Report (FPSRP382) Example

Condensed 1098 Mailer

FPS GOLD also offers a condensed 1098 Mortgage Interest mailer to be sent to the borrower. This is different from the 1098 Mortgage Interest Statement in that the information is condensed to 8" x 3½" but is printed on 8½" x 11" paper, as shown below.

Only loans that meet the IRS reporting requirements (\$600.00 or over, etc.) will produce a statement for open and closed loans as well as released loans, if requested.

This form is printed at FPS GOLD, with IRS instructions included on the back. FPS GOLD will print the form information as well as your customer's detail on blank sheets of paper using our laser printers.

The boxes completed by FPS GOLD are as follows:

- Recipient's/Lender's name, address, and telephone number**
- Recipient's federal identification no.**
- Payer's Social Security number**
- Mortgage interest received (Box 1)**
- Points paid on purchase of principal residence (Box 2)**
- Refund of overpaid interest (Box 3)**
- Payer's/Borrower's name, address, city, state, ZIP**
- Account number**
- Mortgage Insurance Premiums (Box 4)**

The information entered in Box 5 is miscellaneous information. The FPS GOLD system automatically places the principal balance/disbursed LIP balance (option 2.02.01), year-to-date taxes, and insurance paid in this box (see Note below). We will *not* make programming changes to add other information to this box.

Note: Only taxes and insurance paid using the Loans > Account Information > Reserves > Account Reserve Detail screen will be reported.

IMPORTANT: You are required to include the *telephone number* of an employee at your institution for borrowers to contact. This number must provide direct access to an individual who can answer questions about the statement. The loan telephone number is set up in Institution Information in CIS.

CORRECTED (if checked)

RECIPIENT'S/LENDER'S name, address, and telephone number		* Caution: The amount shown may not be fully deductible by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent it was incurred by you, actually paid by you, and not reimbursed by another person.	OMB No. 1545-0001 <div style="font-size: 2em; font-weight: bold; text-align: center;">2012</div> Form 1098	Mortgage Interest Statement
RECIPIENT'S federal identification no.	PAYER'S social security number ***-**-4893	1 Mortgage interest received from payer(s)/borrower(s) \$ 2,609.60	Copy B For Payer/Borrower The information in boxes 1, 2, and 3 is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if the IRS determines that an underpayment of tax results because you overstated a deduction for this mortgage interest or for these points or because you did not report this refund of interest on your return.	
PAYER'S/BORROWER'S name		2 Points paid on purchase of principal residence \$		
Account number (see instructions)		3 Refund of overpaid interest \$		
		4 PRINCIPAL REB IN SURAN 4,478.00		

Form 1098 (keep for your records) Department of the Treasury - Internal Revenue Service

Condensed 1098 Mailer