Form **8828** (Rev. October 1996)
Department of the Treasury Internal Revenue Service

Recapture of Federal Mortgage Subsidy

► Attach to Form 1040. ► See separate instructions.

OMB No. 1545-1288
Attachment Sequence No. **64**

Name(s) | **Social security number** (as shown on page 1 of your tax return)

Part I Description of Home Subject to Federally Subsidized Debt

1 Address of property (number and street, city or town, state, and ZIP code)

2 Check the box that describes the type of Federal subsidy you had on the loan for your home.

a ☐ Mortgage loan from the proceeds of a tax-exempt bond

b ☐ Mortgage credit certificate

Note: *If neither box applies, you are not subject to recapture tax on the sale or other disposition of your home.* ***DO NOT*** *complete this form.*

3 Name of the bond or certificate issuer ______ State ______ Political subdivision (city, county, etc.) ______ Agency, if any

4 Name and address of original lending institution ______

5 Date of closing of the original loan . . . ______ Month Day Year

Note: *If the date of closing of the loan was before January 1, 1991, recapture tax does not apply.* ***DO NOT*** *complete this form. If you (1) checked the box on line 2b (mortgage credit certificate), (2) refinanced your home, and (3) received a reissued mortgage credit certificate, see* ***Refinancing your home*** *on page 2 of the instructions.*

6 Date of sale or other disposition of your interest in the home . . . ______ Month Day Year

7 Number of years and full months between original closing date (line 5) and date of sale or disposition (line 6): ______ Years Full months

8 Date of full repayment of the original loan including a refinancing other than one for which a replacement mortgage credit certificate was issued (see instructions) . . . ______ Month Day Year

Part II Computation of Recapture Tax

9	Sales price of your interest in the home sold or disposed of (see instructions)	**9**	
10	Expenses of sale. Include sales commissions, advertising, legal fees, etc.	**10**	
11	Amount realized. Subtract line 10 from line 9	**11**	
12	Adjusted basis of your interest in the home sold or disposed of (see instructions)	**12**	
13	Gain or (loss) from sale or disposition. Subtract line 12 from line 11. If a loss, **stop** here and attach this form to your Form 1040. You **do not** owe recapture tax	**13**	
14	Multiply line 13 by 50% (.50)	**14**	
15	Modified adjusted gross income (see instructions)	**15**	
16	Adjusted qualifying income (see instructions)	**16**	
17	Subtract line 16 from line 15. If zero or less, **stop** here and attach this form to your Form 1040. You **do not** owe recapture tax	**17**	
18	Income percentage. If the amount on line 17 is $5,000 or more, enter "100." Otherwise, divide the amount on line 17 by $5,000 and enter the result as a percentage. Round to the nearest whole percentage	**18**	%
19	Federally subsidized amount (see instructions)	**19**	
20	Holding period percentage (see instructions)	**20**	%
21	Multiply line 19 by the percentage on line 20	**21**	
22	Recapture amount. Multiply line 21 by the percentage on line 18	**22**	
23	Tax. Enter the **smaller** of line 14 or line 22. Also, include this amount on the line for total tax on Form 1040. For details, see the Instructions for Form 1040	**23**	