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Subject: Home Ownership | Talking Points

If you own a home, you might be able to deduct various expenses, like real estate taxes, property taxes, and state and local income or sales taxes of up to \$10,000, and mortgage interest.

Home Ownership Owning a home offers a tremendous amount of tax benefits. Find out how home ownership can ease some of your tax burden. Here are some tax breaks homeowners can take advantage of to make sure you are getting all the benefits from your home ownership.

Mortgage Interest The mortgage interest deduction is capped at interest paid on no more than \$750,000 of the principal. If you have a mortgage that went into effect *before* Dec. 15, 2017, you can continue to deduct interest on loans up to \$1 million.

You can still deduct interest on the proceeds from an equity line that were used to improve your home, if the total principal from the first mortgage and the equity line don't exceed the original mortgage or the \$750,000 cap.

Property Taxes You may deduct a total of \$10,000 of all taxes, real estate and personal property taxes and state and local income or sales tax. Taxpayers that live in high income or high property tax states may be limited to a lesser amount of taxes than what was actually paid.

Private Mortgage Insurance (PMI) At this time, mortgage insurance premiums are no longer allowed as an itemized deduction. If an Extender's bill is passed, this may change.