

U.S. Real Estate Mortgage Investment Conduit (REMIC) Income Tax Return

Department of the Treasury
Internal Revenue Service

▶ Information about Form 1066 and its separate instructions is at www.irs.gov/form1066.

2012

For calendar year 2012 or short tax year beginning , 20 , ending , 20

Please Type or Print	Name	A Employer identification number
	Number, street, and room or suite no. (If a P.O. box, see instructions.)	B Date REMIC started
	City or town, state, and ZIP code	C Enter total assets at end of tax year \$

D Check applicable boxes: (1) Final return (2) Name change (3) Address change

Section I—Computation of Taxable Income or Net Loss

Income (excluding amounts from prohibited transactions)

1	Taxable interest	1		
2	Accrued market discount under section 860C(b)(1)(B)	2		
3	Reserved	3		
4	Ordinary gain or (loss) (attach Form 4797)	4		
5	Other income (attach statement—see instructions)	5		
6	Total income (loss). Add lines 1 through 5	6		

Deductions (excluding amounts allocable to prohibited transactions)

7	Salaries and wages	7		
8	Rent	8		
9	Amount accrued to regular interest holders in the REMIC that is deductible as interest	9		
10	Other interest	10		
11	Taxes	11		
12	Depreciation (see instructions)	12		
13	Other deductions (attach statement)	13		
14	Total deductions. Add lines 7 through 13	14		
15	Taxable income (or net loss). Subtract line 14 from line 6. Enter here and on Schedule M, column (c)	15		

Section II—Tax and Payments

1	Total tax (Schedule J, line 12)	1		
2	Tax paid with Form 7004	2		
3	Tax due. Enter excess of line 1 over line 2. (See Payment of Tax Due in instructions.)	3		
4	Overpayment. Enter excess of line 2 over line 1	4		

Sign Here	Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.			
	Signature	Date	<div style="border: 1px solid black; padding: 2px;"> May the IRS discuss this return with the preparer shown below (see instructions)? <input type="checkbox"/> Yes <input type="checkbox"/> No </div>	
Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed
	Firm's name ▶	Firm's EIN ▶		PTIN
	Firm's address ▶	Phone no.		

Schedule J Tax Computation

Part I—Tax on Net Income From Prohibited Transactions

1	Income—See instructions.		
a	Gain from certain dispositions of qualified mortgages	1a	
b	Income from nonpermitted assets	1b	
c	Compensation for services	1c	
d	Gain from the disposition of cash flow investments (except from a qualified liquidation)	1d	
2	Total income. Add lines 1a through 1d	2	
3	Deductions directly connected with the production of income shown on line 2 (excluding deductions attributable to prohibited transactions resulting in a loss)	3	
4	Tax on net income from prohibited transactions. Subtract line 3 from line 2	4	

Part II—Tax on Net Income From Foreclosure Property (as defined in section 860G(a)(8))
(Caution: See instructions before completing this part.)

5	Net gain or (loss) from the sale or other disposition of foreclosure property described in section 1221(a)(1) (attach statement)	5	
6	Gross income from foreclosure property (attach statement)	6	
7	Total income from foreclosure property. Add lines 5 and 6	7	
8	Deductions directly connected with the production of income shown on line 7 (attach statement)	8	
9	Net income from foreclosure property. Subtract line 8 from line 7	9	
10	Tax on net income from foreclosure property. Enter 35% of line 9	10	

Part III—Tax on Contributions After the Startup Day
(Do not complete this part if the startup day was before July 1, 1987. See instructions.)

11	Tax. Enter amount of taxable contributions received during the calendar year after the startup day. See instructions (attach statement)	11	
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Part IV—Total Tax

12	Total tax. Add lines 4, 10, and 11. Enter here and on page 1, Section II, line 1	12	
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Designation of Tax Matters Person

Enter below the residual interest holder designated as the tax matters person (TMP) for the calendar year of this return.

Name of designated TMP ▶	Identifying number of TMP ▶
Address of designated TMP ▶	

Additional Information (see instructions)

<p>E What type of entity is this REMIC? Check box ▶ <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Segregated Pool of Assets</p> <p>If you checked "Segregated Pool of Assets," enter the name and type of entity that owns the assets: Name _____ Type _____</p> <p>F Number of residual interest holders in this REMIC ▶ _____</p> <p>G Check this box if this REMIC is subject to the consolidated entity-level audit procedures of sections 6221 through 6231 ▶ <input type="checkbox"/></p> <p>H At any time during calendar year 2012, did the REMIC have a financial interest in or signature or other authority over any foreign financial account, including bank, securities, or other types of financial accounts in a foreign country?</p> <p>If "Yes," the REMIC may have to file Form TD F 90-22.1. See instructions. If "Yes," enter name of foreign country ▶ _____</p> <p>I During the tax year, did the REMIC receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," see instructions for other forms the REMIC may have to file</p> <p>J Enter the amount of tax-exempt interest accrued during the year ▶ _____</p> <p>K Check this box if the REMIC had more than one class of regular interests ▶ <input type="checkbox"/> If so, attach a statement identifying the classes and principal amounts outstanding for each at the end of the year.</p> <p>L Enter the sum of the daily accruals determined under section 860E(c) for the calendar year ▶ _____</p>	Yes	No
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Schedule L Balance Sheets per Books	(a) Beginning of year	(b) End of year
Assets		
1 Permitted investments (see instructions):		
a Cash flow investments		
b Qualified reserve assets		
c Foreclosure property		
2 Qualified mortgages		
3 Other assets (attach statement)		
4 Total assets		
Liabilities and Capital		
5 Current liabilities (attach statement)		
6 Other liabilities (attach statement)		
7 Regular interests in REMIC		
8 Residual interest holders' capital accounts		
9 Total liabilities and capital		

Schedule M Reconciliation of Residual Interest Holders' Capital Accounts (Show reconciliation of each residual interest holder's capital account quarterly on Schedule Q (Form 1066), Item F.)

(a) Residual interest holders' capital accounts at beginning of year	(b) Capital contributed during year	(c) Taxable income (or net loss) from Section I, line 15	(d) Nontaxable income	(e) Unallowable deductions	(f) Withdrawals and distributions	(g) Residual interest holders' capital accounts at end of year (combine cols. (a) through (f))
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