Note: *The draft you are looking for begins on the next page.*

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Most forms and publications have a page on IRS.gov: IRS.gov/Form1040 for Form 1040; IRS.gov/Pub501 for Pub. 501; IRS.gov/W4 for Form W-4; and IRS.gov/ScheduleA for Schedule A (Form 1040), for example, and similarly for other forms, pubs, and schedules for Form 1040. When typing in a link, type it into the address bar of your browser, not a Search box on IRS.gov.

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Form **1066**

Department of the Treasury
Internal Revenue Service

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

Go to *www.irs.gov/Form1066* for instructions and the latest information.

For calendar year 2025 or short tax year beginning , 20 , ending , 20

OMB No. 1545-0123

2025

Name				**A** Employer identification number (EIN)
Number and street (If a P.O. box, see instructions.)			Apt. or suite no.	**B** Date REMIC started
City or town	State or province	Country	ZIP or foreign postal 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 for future use	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 page 3, 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.** If line 1 is more than line 2, subtract line 2 from line 1. For details on how to pay, go to *www.irs.gov/Payments* or see the instructions	3	
4a	**Overpayment.** If line 2 is more than line 1, subtract line 1 from line 2 and complete lines 4b, 4c, and 4d	4a	

b Routing number | | | | | | | | | **c** Type: ☐ Checking ☐ Savings

d Account number | | | | | | | | | | | | | | | | |

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

May the IRS discuss this return with the preparer shown below? See instructions. ☐ **Yes** ☐ **No**

Paid Preparer Use Only

Enter preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
Firm's name			Firm's EIN	
Firm's address			Phone no.	

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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 21% (0.21) of line 9	10	

Part III—Tax on Contributions After the Startup Day (**Don't** 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	

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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Additional Information (see instructions)

		Yes	No
E	What type of entity is this REMIC? Check box: ☐ Corporation ☐ Partnership ☐ Trust ☐ Segregated Pool of Assets If you checked "Segregated Pool of Assets," enter the name and type of entity that owns the assets: Name: ______ Type: ______		
F	Number of residual interest holders in this REMIC: ______		
G	Check this box if this REMIC had more than one residual interest holder at any time during the tax year and it is electing out of the centralized partnership audit regime under section 6221(b) . . . ☐ If you check this box, you must attach Schedule B-2 (Form 1065). If you had more than one residual interest holder at any time during the tax year and you didn't check this box, complete the Designation of Partnership Representative on page 4.		
H	At any time during calendar year 2025, did the REMIC have a financial interest or signature authority or other authority over any foreign financial account, including bank, securities, or other types of financial accounts in a foreign country? . . .		
	If "Yes," the REMIC may have to file FinCEN Form 114. See instructions. If "Yes," enter name of foreign country: ______		
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 . . .		
J	Enter the amount of tax-exempt interest accrued during the year: ______		
K	Check this box if the REMIC had more than one class of regular interests . . . ☐ If so, attach a statement identifying the classes and principal amounts outstanding for each at the end of the year.		
L	Enter the sum of the daily accruals determined under section 860E(c) for the calendar year: ______		

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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Designation of Partnership Representative (see instructions)

Enter below the information for the partnership representative (PR) for the calendar year of this return.

First name of PR (or entity name)		Last name of PR			
U.S. address of PR	Street	City	State	ZIP	U.S. phone number of PR
Name of designated individual (DI) if PR is an entity	First name of DI	Last name of DI			
U.S. address of DI	Street	City	State	ZIP	U.S. phone number of DI

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