

Bulk Upload Instructions

Form 1098 - Recipient Information with form data

Tax year: 2025

Last updated: **Version 0.1 (Sep 05, 2025)**

General Instructions

File Specifications

- **File Format:** Ensure the file is saved as .CSV (Comma-Separated Values). Other formats like .xls or .xlsx are not supported. [See how to convert other file formats to CSV.](#)
- **File Size:** The file size should not exceed the specified limit (e.g., 15 MB). Split large files into smaller ones if necessary.
- **Row Limit:** Rows exceeding 20,000 entries should be split into multiple files to ensure smooth processing.
- **Encoding:** Use UTF-8 encoding to avoid errors with special characters or unsupported languages.

Data and Input Specifications

- **Mandatory Fields:** Fields marked as required or mandatory must be filled for every record.
- **Empty Fields:** If a value is not applicable, leave the field blank rather than using placeholders like "N/A" or "NULL."
- **Comma in Values:** If any of the values contain commas, enclose them in double quotes (EX. "Brown, Davis & Partners").
- **Headers & Column Order:**
 - You can edit the column headers as needed.
 - **Do not change the order of columns**, as the system maps data based on column position.
- **Duplicate Records:** Duplicates can cause errors or inconsistencies in the submission process. Therefore, ensure that each record is unique by removing any duplicate rows.
- **Predefined Values:** For fields with fixed-choice options, ensure you use values exactly as defined in the template instructions.
- **Special Characters:** All special characters are allowed except `<>;{}[]_ \! : ? =`
- If the entered data contains any disallowed characters, they will be removed during processing. Additionally, if any text includes a dot followed by letters, a space will be added after the dot.

Field Name	Description	Maximum Length	Allowed Input Characters
Borrower reference number	The borrower reference number is a unique identifier assigned to each borrower.	100	Alphabets and Numbers All special characters allowed
If the type of TIN is individual TIN (SSN, ITIN, and ATIN), First name and Last name fields are mandatory.			
Borrower type of TIN*	The type of the Taxpayer Identification Number (TIN) applicable to the Borrower.	16	<p>Allowed entries are EIN, SSN, ITIN, and ATIN. Alternatively, you can use the following numbers to indicate TIN type.</p> <p>1 = EIN 2 = SSN 3 = ITIN 4 = ATIN 5 = TIN not provided</p> <p>When the TIN type is 'TIN not provided', the Recipient name field is mandatory.</p>
Borrower TIN*	A nine-digit number issued to businesses, U.S. citizens, permanent residents, and temporary (working) residents. The acceptable formats are XX-XXXXXXX, XXX-XX-XXXX, XXXXXXXXX.	11	Numbers Allowed special character is -

Borrower name (if the borrower TIN is EIN or TIN not provided)*	Full legal name of the entity receiving the payment.	75	Alphabets and Numbers All special characters allowed except <>;{}[]_ \! : ? =
Borrower first name (if the borrower TIN is SSN, ATIN or ITIN)*	First name of the individual receiving the payment.	20	Alphabets and Numbers All special characters allowed except <>;{}[]_ \! : ? =
Borrower middle initial (if the borrower TIN is SSN, ATIN or ITIN)	Middle initial of the individual receiving the payment.	20	Alphabets and Numbers All special characters allowed except <>;{}[]_ \! : ? =
Borrower last name (if the borrower TIN is SSN, ATIN or ITIN)*	The family or surname of the individual receiving the payment.	20	Alphabets and Numbers All special characters allowed except <>;{}[]_ \! : ? =
Borrower suffix (if the borrower TIN is SSN, ATIN or ITIN)	Use this field to add generational or professional titles (e.g., Jr., Sr., III) to the Borrower's name for accurate identification.	6	Alphabets and Numbers All special characters allowed except <>;{}[]_ \! : ? = Allowed values: "Junior", "Jr", "Senior", "Sr", "I", "II", "III", "IV", "V", "VI", and "VII".
Borrower DBA/trade name	A DBA/trade name is a registered name under which a business operates and conducts its affairs, distinct from its legal or registered name. It allows businesses to operate under a name different from the owner's legal name.	75	Alphabets and Numbers All special characters allowed except <>;{}[]_ \! : ? = If you have multiple trade names, separate them with a comma.

Borrower country*	Enter the Country or Country Code as per the IRS standards. Refer to IRS Country Codes	27	Alphabets Note: If left blank, it will be considered as "US".
Borrower address line 1*	Enter the primary street address for borrower residence or business.	46	Alphabets and Numbers All special characters allowed except <>;{}[]_ \! : ? =
Borrower address line 2	Optional field for additional address details such as apartment, suite, unit, or building number.	46	Alphabets and Numbers All special characters allowed except <>;{}[]_ \! : ? =
Borrower city/town*	The city/town refers to the municipality or urban area where the taxpayer resides or conducts business.	50	Alphabets and Numbers Allowed special characters only . ' -
Borrower state/province/territory*	It typically requires the taxpayer to indicate the state/province/territory in which they reside or have earned income subject to state taxation.	50	Alphabets and Numbers All special characters allowed except <>;{}[]_ \! : ? =
Borrower ZIP code/postal code*	If the borrower is from the US, the zip code must be filled out. Otherwise, the postal code should be provided.	16	US: Numbers - 5 digits, plus an optional 4 digits (ZIP+4 format). Foreign: Up to 16 characters allowed. Special character allowed hyphen (-) slash (/).

Borrower email address	Enter Borrower's email address if you want to opt for online access for the Borrower. Online Access is a feature that allows Borrowers to view or download the form copies online.	100	Alphabets and Numbers Allowed special characters are . - _ + and @
Borrower phone number	Enter the Borrower's phone number	15	Numbers Allowed special characters are + - () and spaces.
Account number	Account number is a unique identifier used to distinguish same type of return filed for the borrower for the same tax year.	20	Alphabets and Numbers All special characters allowed
Box 1 Mortgage interest received from borrower(s)	Enter the interest received on the mortgage from the borrowers during the calendar year.	13	Numbers including decimals Note: Do not enter amounts with positive/negative signs
Box 2 Outstanding mortgage principal	Enter the outstanding principal amount on the mortgage for the current year.	13	Numbers including decimals Note: Do not enter amounts with positive/negative signs
Box 3 Mortgage origination date	Enter the mortgage origination date.	10	Enter the date in MM/DD/YYYY format.
Box 4 Refund of overpaid interest	Enter the total refund or credit for a prior year's interest overpayment.	13	Numbers including decimals Note: Do not enter amounts with positive/negative signs
Box 5 Mortgage insurance premiums	Enter the total premiums of \$600 or more paid for the reported tax year.	13	Numbers including decimals Note: Do not enter amounts with positive/negative signs

Box 6 Points paid on purchase of principal residence	Enter the points paid for the Lender of record's primary residence purchase.	13	Numbers including decimals Note: Do not enter amounts with positive/negative signs
Box 7 Address of property securing mortgage is the same as borrower address or provide address in Box 8	Check the box if the property address is the same as the borrower's mailing address.	5	Allowed values are Yes/No or 1/0 or True/False or X/Y=Yes (Checked) N=No (Unchecked) Note: If you leave this field blank, it will be automatically assigned as 'No' for the recipient.
Box 8 Property Country	Enter the Country or Country Code as per the IRS standards.	27	Alphabets Note: If left blank, it will be considered as "US".
Box 8 Property Address Line 1	Enter the primary street address for borrower residence or business.	50	Alphabets and Numbers All special characters allowed except <>;{}[]_ \! : ? =
Box 8 Property Address Line 2	Optional field for additional address details such as apartment, suite, unit, or building number.	50	Alphabets and Numbers All special characters allowed except <>;{}[]_ \! : ? =
Box 8 Property City/Town	The city/town refers to the municipality or urban area where the taxpayer resides or conducts business.	50	Alphabets and Numbers All special characters allowed except <>;{}[]_ \! : ? =
Box 8 Property State/Province/Territory	It typically requires the taxpayer to indicate the state/province/territory in which they reside or have earned income subject to state taxation.	50	Alphabets and Numbers All special characters allowed except <>;{}[]_ \! : ? =
Box 8 Property ZIP Code/Postal	If the borrower is from the US, the zip code must be filled out. Otherwise, the postal code should be provided.	16	US: Numbers - 5 digits, plus an optional 4 digits (ZIP+4 format). Foreign: Up to 16 characters allowed. Special character allowed hyphen

			(-) slash (/).
Box 8 Description	Enter a description of the property if the address is unavailable.	39	Alphabets and Numbers All special characters allowed except < > ; { } [] _ \ ! : ? =
Box 9 Number of properties securing the mortgage	If multiple properties secure the mortgage, enter the total number of properties.	4	Numbers
Box 10 Other	Enter any additional information you want to report to the Lender.	39	Alphabets and Numbers Allowed special characters are / () - space
Box 11 Mortgage acquisition date	If you acquired the mortgage this year, enter the acquisition date.	10	Enter the date in MM/DD/YYYY format.

Error Handling

Once the data is uploaded, you can review the import summary. If there are any errors in the imported data, you can fix the errors by clicking **'Fix Error'** under the **'Action'** column. You'll also have the option to skip the errors and proceed with the success records.

If there are multiple errors, follow these steps to export and fix the errors.

1. To export the entries as a CSV file, click **'Export'** on the **'Import Summary'** page and download the file.
2. After fixing the errors, upload the file again and proceed with filing.

We recommend you follow the instructions carefully and double-check the information before uploading to avoid errors.