

Rental Income/Expenses – Individuals, Estates, & Single Member LLCs

YOU MUST FILL OUT A SEPARATE FORM FOR EACH RENTAL PROPERTY

Note: If this is the first year, we need either the closing statement or settlement statement when you purchased the property or exactly what you paid for it and we will need the city/county assessment for the year of purchase.

Client Name: _____ **Tax Year** _____

Property Type: (Single Family, Duplex, Commercial, Land, Etc.): _____

Property Address: _____

1. **Number of personal use days =**
2. **Number of days available for rent =**
(If First Year Rented) – What was the date available for rent –
3. **Was unit/home rented to a related individual? =**
4. **Hours spent working/maintaining property =**

Income

Rent (Includes late fees charged. Only include security deposit if you will not return it) =

Expenses (Purchased or Paid in Tax Year)

Appliances: See Next Page

Accounting Expenses (Not personal tax return) =

Advertising Expenses =

Cleaning & Maintenance Expense/Supplies =

Conferences and Seminars (Must be directly related to rental investments) =

Equipment (List type, amount, & date) =

Home Improvements & Appliances: See Next Page

Home Remodel: See Next Page

Hotel (Only if property is out of town) =

Interest Expense (Mortgage) (Please provide Form 1098) =

Insurance (Property) =

Legal Expense =

Management Fees =

Office Supplies =

Other Expenses (List what it is and amount) =

Pest Control =

Postage and Shipping =

Repairs (Not new items) =

Taxes – Real Estate (If not paid by escrow and showing on Form 1098) =

Utilities =

Yard Exp. (Paying someone to cut grass and things like that) =

Other Expenses (List) -

Auto Miles (Need Make, Model, & Year of Auto/s broken down by vehicle)

Total Miles Driven this year (Personal & Business) =

Business Miles Driven this year (For just this rental property) =

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1. _____
2. _____
3. _____
4. _____
5. _____

Home Improvements (Must list each improvement with date, amount, and description, but total it by improvement):

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

Home Remodel (Use the last date of expenses):

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____