

RENTAL PROPERTY I RECEIVED INCOME FROM - INCOME AND DEDUCTIONS

Tax year _____ Name: _____

Property Address: _____

- 1) If you spend significant time on real estate activities (e.g. 750 hours/year) please forward a work log.
- 2) If you purchased or sold real estate this year please forward the closing Final Escrow settlement statement.

_____ % ownership if not 100%
 _____ # days personal use
 _____ # days available for rent
 _____ Is this a Short-term rental such as Air BnB?

_____ Rental Income received
 _____ Security deposits received
Required: Upload copies of 1098 Mortgage tax documents
 Also upload year-end (or following January) mortgage statements & impound detail
 _____ Mortgage interest paid - 1st mortgage
 _____ Mortgage interest paid - 2nd mortgage
 _____ Mortgage interest paid - 3rd mortgage
 _____ Property tax paid
 _____ Mortgage Insurance Premium paid

Rental Property regular expenses - NOT major improvements
 _____ ADA compliance
 _____ Advertising
 _____ Appliance repairs
 _____ Auto and travel
 _____ Bank fees (for dedicated business account)
 _____ Carpet repair & replacement
 _____ Cleaning and maintenance
 _____ Commissions
 _____ Door & Window repairs
 _____ Dues & Memberships
 _____ Fence & Gate repairs
 _____ Fire protection
 _____ Flooring repairs
 _____ Gardening regular monthly, tree trimming
 _____ Heating & Air
 _____ Homeowners Association
 _____ Insurance - hazard, fire, liability other than mortgage insurance above
 _____ Legal
 _____ Licenses and permits
 _____ Rental Registration
 _____ Locksmith
 _____ Management fees
 _____ Office supplies
 _____ Painting and decorating
 _____ Payroll taxes

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- _____ Payroll wages
- _____ Pest Control
- _____ Plumbing and electrical repairs
- _____ Pool service
- _____ Roofing
- _____ Repairs - small, not major improvements
- _____ Rubbish - Trash removal
- _____ Security deposits returned
- _____ Security systems
- _____ Supplies
- _____ Utilities (Gas, Water, Electric, Cable & Internet)
- _____ Other _____
- _____ Other _____
- _____ Other _____
- _____ Other _____

Major improvements (over \$2,500) not listed above

<u>Major remodel(s)</u>	<u>Cost</u>	<u>Date</u>	<u>Notes</u>
Appliances	_____	_____	_____
Bathroom	_____	_____	_____
Earthquake retrofitting	_____	_____	_____
Energy improvements	_____	_____	_____
(examples: solar, roofing, windows, charging)	_____	_____	_____
Landscaping	_____	_____	_____
HVAC	_____	_____	_____
Kitchen	_____	_____	_____
Laundry room	_____	_____	_____
Outdoor patio - deck	_____	_____	_____
Pool	_____	_____	_____
Water heater	_____	_____	_____
Other	_____	_____	_____

<u>New Purchases</u>	<u>Cost</u>	<u>Date</u>	<u>Notes</u>
Cabinets	_____	_____	_____
Couch	_____	_____	_____
Countertops	_____	_____	_____
Dishwasher	_____	_____	_____
Dryer	_____	_____	_____
Refrigerator	_____	_____	_____
Stove	_____	_____	_____
Washer	_____	_____	_____
other	_____	_____	_____

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Other	_____	_____	_____
Other	_____	_____	_____
Other	_____	_____	_____
Other	_____	_____	_____

Notes / other: