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2017 RENTAL SUPPLEMENT

Report 100% of Expenses - DO NOT REDUCE FOR PARTIAL YEAR OR OWNERSHIP

Address of Rental Property
Include city and Zip Code

 %

Percent of ownership

From:

To:

If not actually rented out
the entire year what dates
was the property **available**
for rent?

Number of Days Actually
Rented Out

Number of days in 2017
occupied by owners or
immediate family

ANNUAL RENTAL INCOME

Important – a security deposit is
not considered income unless
forfeited!

\$

Total **Annual** Rent Actually
Received From All Sources

Other Expenses (Cost and Description)

\$

Advertising

\$

Association Dues

Auto Mileage (in miles)

\$

Travel costs
(non-auto)

\$

Cleaning

\$

Gardening

\$

Insurance

\$

Legal/Professional Fees

\$

License and Permits

\$

Management fees

Mortgage interest
_____ \$ _____
Name of Lender #1

_____ \$ _____
Name of Lender #2

Mortgage Insurance \$ _____

\$

Painting

\$

Pest control

\$

Plumbing & Electrical

\$

Repairs

\$

Supplies

\$

Property Taxes

\$

Utilities

IMPORTANT

NOTE THIS ONLY APPLIES IF YOU TREAT YOUR RENTAL AS A BUSINESS RATHER THAN A PASSIVE ACTIVITY. The law requires that the owner of a rental issue a Form 1099 to any entity (except a corporation) to whom \$600 or more is paid in the course of business in a year. If a taxpayer fails to comply they are not only subject to a penalty but will have the expense disallowed as a deduction.

All required Forms 1099 were filed or will be filed. YES NO

DO NOT INCLUDE IMPROVEMENTS OR PURCHASE OF CAPITAL ASSETS – SEE PAGE 2

DEPRECIATION OF PROPERTY

**ONLY REQUIRED FOR THE FIRST YEAR
PROPERTY IS RENTED OR, FOR NEW CLIENTS
WITH EXISTING RENTALS THIS INFORMATION
SHOULD BE TRANSFERRED FROM THE 2014
TAX RETURN**

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\$

Purchase price

/ /

Date first rented (Mo/Day/YR)

\$

Value on date first rented (if different from purchase price)

\$

NEW CLIENTS WITH EXISTING RENTAL- Basis for
Depreciation as shown on your 2016 Tax Return

2015 CAPITAL IMPROVEMENTS TO PROPERTY

THIS INCLUDES THE COMPLETE NEW INSTALLATION OR RELACEMENT OF MAJOR COMPONENTS OF THE PROPERTY, SUCH AS THE ROOF, WALLS, WINDOWS, DOOR, LANDSCAPING AND CONCRETE. THIS DOES INCLUDE MINOR REPAIRS OR PAINTING.

DATE PLACED IN SERVICE	DESCRIPTION	COST
/ / 2017		
/ / 2017		
/ / 2017		

RENTAL FIXTURES, FURNITURE AND EQUIPMENT PURCHASES

DATE PLACED IN SERVICE	DESCRIPTION	COST
/ / 2017		
/ / 2017		
/ / 2017		