

2020 RENTAL INCOME FROM REAL ESTATE

If more than one property, use one organizer for each. If using accounting software, you may attach the income/loss statements for 2020 rather than completing Section 2 of this organizer. Sections 1 and 3 must be completed by each client.

| SECTION 1: | | | | | | |
|--------------------------------------------------|-----------------------------------|-------------|------------------------|-----------|--|--|
| Address of Property | : | | | | | |
| Please check one: | Residential Single-Family | Res | sidential Multi-Family | Commercia | | |
| | Vacation/Condo | Self-Rental | | Land | | |
| Is this property held by a single-member LLC? | | Υ | N | | | |
| If yes, please | e provide: | | | | | |
| Federal EIN: | | | | | | |
| State of formation Da | | of form | mation | | | |
| State Accour | nt ID (if applicable) | | | | | |
| Did you materially participate in this business? | | Υ | N | | | |
| If unsure, please ans | wer the following and we will dis | cuss | | | | |
| Are you a real estate professional? | | Υ | N | | | |
| Cost of property? | Date purchased | | | | | |
| Cost of land (if it can | be stated separately) | | | | | |
| Did you use your rer | ntal for personal use at any tir | ne dur | ring the year? Y | N | | |
| If so, how ma | any days? | | | | | |
| Total days actively r | ented | | | | | |
| Did you make any p | ayments in 2020 that would re | equire | you to file a form 10 | 99? Y N | | |
| If ves did vo | u issue those 1099 forms | Υ | N | | | |

SECTION 2:

Rental Income

Rental Income \$

EXPENSES

Please enter dollar amounts for any items that you paid for a rental property in 2020. The IRS states that business expenses must be "necessary and reasonable." Do not include indirect expenses related to business use of your home – list these expenses under "business use of home".

Advertising

Property Taxes Management
fees
Rent or Lease-vehicles, machinery & equipment
Rent or Lease-other business property
HOA fees
Repairs
Cleaning and maintenance
Insurance
Interest-mortgage (paid to banks, etc.)

Licenses & permits
Travel

Interest-other Utilities

| Other Expenses | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------|
| | \$ | |
| | \$ | |
| | \$ | |
| | | |
| Property Improvements made in 2020 | | |
| Provide details of any major property improvements. You must include a copies of invoices. | description and date | as well as all |
| · | \$ | |
| | \$ | |
| | \$ | |
| Vehicle Expenses | | |
| Do you use your car for business purposes (related to rental) If yes, please complete the following questions. The following your return can be completed. | | red before |
| Please note that in addition to a mileage log or calendar, it is recorreceipts from oil changes or service visits to utilize as evidence of | | |
| Description of vehicle (year, make and model) | | |
| Date you began using this vehicle for your business | | |
| Total purchase price of vehicle (including sales tax) | | |
| Do you have another vehicle available for personal use? | ΥN | |
| *Total number of miles driven during 2020: | | |
| Total number of business miles driven during 2020: | | |
| Total miles on vehicle | | |
| Average daily rount trip commuting distance | | |
| *Total commuting (driven for W-2 employment) miles for year: | | |
| *Personal miles other than commuting: | | |
| Do you have adequate records or sufficient evidence to justify these deductions? | ? Y N | |
| If yes, is the evidence written? Y N | , | |
| These miles are not deductible but MUST be listed on your tax r | return | |
| These times are not deductible but most be listed on your tax in | Gluiti. | |
| | | |
| | | |
| | | |
| | | |
| | | |
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| | | |
| | | |
| Signature: Date: | | |