## **RENTAL INCOME AND EXPENSES**

(Complete a separate worksheet for each property)

Description of property	Your Name	•	Client ID			Tax Year			
Type of property	Description of property								
Date or placed in service   Date or fasher out of Service   Number of days variable for rental   Number of days available for rental   Number of days or personal use (occuped by you, family member or any individual not paying at FMV)   Variable of days or personal use (occuped by you, family member or any individual not paying at FMV)   Variable of days or personal use (occuped by you, family member or any individual not paying at FMV)   Variable of days or personal use (occuped by you, family member or any individual not paying at FMV)   Variable of days or personal use (occuped by you, family member or any individual not paying at FMV)   Variable of days or personal use (occuped by you, family member or any individual not paying at FMV)   Variable of days or personal use (occuped by you, family member or any individual not paying at FMV)   Variable of days or personal use (occuped by you, family member or any individual not paying at FMV)   Variable of days or personal use (occuped by you, family member or any individual not paying at FMV)   Variable of days or personal use (occuped by you, family member or any individual not paying at FMV)   Variable of days or personal use (occuped by you, family member or any individual not paying at FMV)   Variable of days or personal paying at FMV   Variable of Assessments   Variable of	Location of property								
Ownership Date of placed in service Number of days available for rental Number of days occupied Rental Encone and Expenses passive loss carryforward from prior year Income I	Type of property		residential	multi-family	vac	ation rental	r	nonres	sidential
Date of placed in service Number of days available for rental Number of days of personal use (occuped by you, family member or any individual not paying at FMV) total number of days occupied Rental Encome and Expenses passive loss carryforward from prior year income rentals reported on 1099-MISC rents received (not deposit)  TOTAL RENTAL  Expense  Advertising  Commission and fee paid (1099MISC) HOA fee Gardening Business phone/long-distance calls Cleaning/maintenance Office supplies & expense  Contract labor (1099MISC) Legal & Professional fee Worldgage interest paid (form 1098) Doint paid (must be amortized) Assessments Refinance fee (closing statement) Other interest (bank charges) Tax prepration fee Worldgage interest paid (form 1098) Doint paid (must be amortized) Assessments Replace (closing statement) Other interest (bank charges) Tax prepration fee Durchase Price of Property glease attach a copy of settlement statement) Furnishing portion (if any) Capital improvements made to the property during the tax year: These are improvements made to the property during the tax year: These are improvements made to the property during the tax year: These are improvements made to the property during the tax year: These are improvements made to the property first and property. Please provide an appraiser's report  Value of land in the property Basis for depreciation claimed in prior years Accumulated depreciation daimed in prior years Accumulated depreciation claimed in prior years Accumulated depreciation of the form for your 2012 County Personal Property. Tax Return?  Yes No. If yes, is the State Sales Tax included in the amount for "Rental Income" listed above Yes No. If yes, is the State Sales Tax included in the amount for "Rental Income" listed above Yes No. If you converted a personal property contributed	Date purchased			Cost		amount at	risk		
Number of days available for rental   number of days property rented out   Number of days of personal use (occuped by you, family member or any individual not paying at FMV)   International content of the property of the p	Ownership	you	%	spouse	%	other		•	%
Number of days of personal use (occuped by you, family member or any individual not paying at FMV)    Rental Encome and Expenses   passive loss carryforward from prior year	Date of placed in service		•	Date of taken or	at of service			•	
total number of days occupied    Rental Encome and Expenses   Sapassive loss carryforward from prior year   Fepairs made by tenants in exchange   Fepairs   Fepairs made by tenants in exchange   Fepairs made to properly defers that all the exchange   Fepairs made to properly general made and the exchange   Fepairs made to properly fepairs made for the made and the propert made (Fepairs made fepairs made available for rent:    Fepairs from founding improvements made to the property during the tax year:   Fepairs made fepair	Number of days available for rental			number of days	property rente	ed out			
total number of days occupied    Rental Encome and Expenses   Sapassive loss carryforward from prior year   Fepairs made by tenants in exchange   Fepairs   Fepairs made by tenants in exchange   Fepairs made to properly defers that all the exchange   Fepairs made to properly general made and the exchange   Fepairs made to properly fepairs made for the made and the propert made (Fepairs made fepairs made available for rent:    Fepairs from founding improvements made to the property during the tax year:   Fepairs made fepair	Number of days of personal use (occur	ed by y	ou, family member	or any individua	l not paying a	t FMV)			
passive loss carryforward from prior year income in			<u> </u>	<u> </u>					
passive loss carryforward from prior year income in	Rental Encome and Expenses								
income retrails reported on 1099-MISC security deposit rents received (not deposit)  Fortal Rental Reposit  Expense  Advertising  Depreciation of property  Commission and fee paid (1099MISC)  Management fee  Business phone/long-distance calls  Travel other than auto expense (worksheet)  Cleaning/maintenance  Office supplies & expense  Meal/Entertainment  Contract labor (1099MISC)  Legal & Professional fee  Utilities (electricitywater)  Mortgage interest paid (form 1098)  John paid (must be amortized)  Meal/Enterst paid (form 1098)  John paid (must be amortized)  Assessments  Refinance fee (closing statement)  Other interest (bank charges)  Real estate Taxes paid  Other (list)  Repairs (not including improvements)  Adjusted basis of property please attach a copy of settlement)  Furnishing portion (if any)  Capital improvements made to property before it was made available for rent.  If you converted a personal property to a rental property, Please provide an appraiser's report  Value of land in the property  Basis for depreciation  Depreciation in current year  Accumulated depreciation claimed in prior years  List any capital improvements made to the property during the tax year:  These are improvements made that add to its value, prolong its useful life, or adapt it to new uses.    Jack   J		r vear		repairs made b	ov tenants in	exchange			
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2 Was State Sales tax collected from the tenant and paid to the state?  If yes, is the State Sales Tax included in the amount for "Rental Income" listed above  3 Have you prepared (or will you prepare) your 2012 County Personal Property Tax Return?  If no, would you like us to prepare the County Personal Property Tax Return as required?  4 Have you filed Form 1099-MISC for payments over \$600 in rental property expenses?  If no, would you like us to file the form for you (required to be delived by January 31)?  Yes No  Did you actively participate in the operation of the rental property during the year?  Yes No  Did you or your spouse performed more than 1/2 of personal services in real property trade?  Yes No	Questions								
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3 Have you prepared (or will you prepare) your 2012 County Personal Property Tax Return?  If no, would you like us to prepare the County Personal Property Tax Return as required?  4 Have you filed Form 1099-MISC for payments over \$600 in rental property expenses?  If no, would you like us to file the form for you (required to be delived by January 31)?  Yes No  Did you actively participate in the operation of the rental property during the year?  Yes No  Did you or your spouse performed more than 1/2 of personal services in real property trade?  Yes No	1				7	Yes	No		
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If no, would you like us to file the form for you (required to be delived by January 31)?  Yes No Did you actively participate in the operation of the rental proeprty during the year?  Obid you or your spouse performed more than 1/2 of personal services in real proeprty trade?  Yes No						7	Yes	No	
5 Did you actively participate in the operation of the rental proeprty during the year?  6 Did you or your spouse performed more than 1/2 of personal services in real proeprty trade?  Yes No	1 1 1 1					7	Yes	No	
6 Did you or your spouse performed more than 1/2 of personal services in real proeprty trade? Yes No						7	Yes	No	
	, ,, , , , , , , , , , , , , , , , , ,							No	
7 Did you or your spouse performed more than 750 hours of personal services in real proeprty trade? Yes No							<u> </u>	Yes	No
	7 Did you or your spouse performe	l more tl	han 750 hours of pe	ersonal services in	n real proeprty	trade?	Y	Yes	No

Signature	Date	