Rental Property Worksheet

*Please provide information for the following. If not applicable, leave blank.*

*For new clients, please provide your previous year’s depreciation schedule.*

For an up-to-date conversion rate, use the following IRS link:

<https://www.irs.gov/Individuals/International-Taxpayers/Yearly-Average-Currency-Exchange-Rates>

*Rental Property – Details* ***Please list all amounts in USD***

|  |  |
| --- | --- |
| **Owned by**: |  |
| **Percentage of Ownership** (*If less than 100%, provide income, expense and asset amounts consistent with your ownership percentage*) |  |
| **Type of Property** |  |
| **Property Address** (*include street address, city, country, zip code*) |  |
| **Date of Purchase** |  |
| **Purchase amount** *(please include first two pages of the purchase documents)* **Or Value for when it was rented out** *( whichever is the smaller number)* |  |
| Prepared you acquire this property in a **like-kind exchange**? (*If Yes, please provide all related documents)* |  |
| **Building Value vs Land Value** |  |
| **Date it was first rented?** |  |
| Is this property rented at **fair market value**? |  |
| **Number of days rented** out in year |  |
| Number of days of **personal use** |  |
| Notes: | |

*Rental Property – Income* ***Please list all amounts in USD***

|  |  |
| --- | --- |
| **Annual gross rental income** *(please save the Rental Agreement for your records)* |  |
| Notes: | |

*Rental Property – Mortgage* ***Please list all amounts in USD***

|  |  |
| --- | --- |
| **Mortgage interest paid**: |  |
| *If you refinanced this mortgage during the year, please answer the following:* |  |
| **Date of refinancing** *(please include HUD1)* |  |

Rental Property Worksheet (*continued*)

*Rental Property – Mortgage (continued)* ***Please list all amounts in USD***

|  |  |
| --- | --- |
| **Life of new loan** (*in years*) |  |
| **Closing costs** (*excluding points*) |  |
| **Points paid**  *The term "points" is often used to describe some of the charges paid by a borrower to take out a loan or a mortgage. These charges are also called loan origination fees, maximum loan charges, or premium charges. If you are unsure whether you paid points, please submit a copy of the refinance closing/settlement statement.* |  |
| Notes: | |

*Rental Property – Expenses* ***Please list all amounts in USD***

|  |  |
| --- | --- |
| **Other interest paid** |  |
| **Real estate taxes** |  |
| **Utilities** |  |
| **Advertising** |  |
| **Auto and travel expense** *(for example, airline tickets)* |  |
| **Cleaning** |  |
| **Maintenance** |  |
| **Improvements** (*please provide dates and details if greater than US$1,000*) |  |
| **Painting** |  |
| **Home Association Dues** |  |
| **Repairs** |  |
| **Plumbing** |  |
| **Gardener/Yard maintenance** |  |
| **Insurance** |  |
| **Wages and salaries** |  |
| **Legal and professional fees** |  |
| **Agent/Management fees** |  |
| **Commissions** |  |
| **Supplies** |  |
| Notes: | |