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2007-2008 REAL ESTATE PROFESSIONAL DEDUCTIONS

VERY IMPORTANT – BEFORE CONSIDERING THE DEDUCTION OF ANY EXPENSE PAID THROUGH YOUR BROKER, ENSURE YOU ARE PAYING THAT EXPENSE WITH THE INCOME REPORTED ON THE 1099, WHICH MAY BE DIFFERENT THAN THE TOTAL COMMISSION INCOME YOU HAVE EARNED. IF YOUR BROKER IS DEDUCTING IT, THERE IS A STRONG POSSIBILITY THE INCOME BEING USED TO PAY THAT EXPENSE IS NOT BEING REPORTED ON YOUR 1099. IF YOU THEN DEDUCT IT, YOU WILL HAVE IN EFFECT CLAIMED THE EXPENSE TWICE! IF YOU ARE AUDITED THIS COULD RESULT IN A VERY LARGE TAX BILL. [Click here for more.](#)

Income as reported on broker's 1099
\$ _____

EXPENSES PAID TO PEOPLE

Commissions _____
Finders Fees _____
Home Inspectors _____
Contractors _____
Others _____

PROFESSIONAL EXPENSES PAID

DRE License _____
Local Board _____
Regional Board _____
MLS Fees _____
Broker Dues _____
Other Memberships _____
Legal/Accounting Fees _____

VEHICLE EXPENSES

	Vehicle 1	Vehicle 2
Make/Model	_____	_____
Dates in Service	_____	_____
Total Mileage driven in 2006	_____	_____
Business Mileage	_____	_____
Gas*	_____	_____
Repairs*	_____	_____
Misc*	_____	_____
Insurance*	_____	_____
DMV	_____	_____
Interest	_____	_____
Lease	_____	_____

Payments*
*Only required for actual expenses

BOOKS & PUBLICATIONS

Thomas Guides _____
RE Related Magazines _____
Sales Books _____

CONTINUING EDUCATION

Seminar Fees _____
Nights away from home _____
Airfare _____
Hotel _____

Local Transportation _____

ADVERTISING

Flyers/Cards _____
Radio/TV _____
Printed Ads/Signs _____
RE Publications _____

OFFICE MACHINES PURCHASED

	Date	Price
Computer	_____	_____
Printer	_____	_____

FAX/Printer _____

PDA _____

OFFICE SUPPLIES _____
(Paper/pens/staples etc.)

POSTAGE _____

COMMUNICATIONS

Cell Phone Costs _____

Office Phone Costs _____

Internet service _____

HOME OFFICE EXPENSES
(First Year of Use Only)

Price of home _____

Value of land _____

Area of office in Sq. Ft. _____

OR no. of rooms in
home (excluding
bathrooms and closets) _____

HOME OFFICE EXPENSES
(Annual)

Gas _____

Electric _____

Water/Sewer _____

Trash _____

Insurance _____

Alarm _____

Cleaning Service _____

Improvements
(entire house) _____

Improvements
(home office) _____

MEALS AND ENTERTAINMENT

Client Meals _____

Entertainment _____

OTHER EXPENSES

Open House Expenses _____

Buyer Accommodations _____
(warranties, repairs, etc.)

Client gifts (\$25 each) _____

Bank charges _____

Errors & Omissions
Insurance _____

Interest on business
credit cards _____

HOME EXPENSES

Mortgage/Lines of Credit/Points

Property Tax _____

CHARITABLE CONTRIBUTIONS

Church _____

Community Groups _____

Other _____

Volunteer Expenses _____

Volunteer miles _____

Non-Cash (clothing, housewares,
appliances, etc donated to a
government agency or a qualified
Non- Cash Charity

Donated To _____ Fair Market Value _____

FOR NEW CLIENTS ONLY

Last year's Tax fee _____

STATE TAX REFUND _____

OTHER TAX SEASON TIPS

1. If you have sold stocks or mutual funds, you will need the "cost basis" of these items as they are not automatically always given to you. The IRS is told only how much money you received when the securities were sold. You have to tell the IRS how much basis you already have.
2. If you have a mortgage which you either refinanced, or where the loan was sold, ensure you have a Form 1098 for EACH lender showing how much interest was paid to that individual or institution.

2006 TAX YEAR FEES, WHICH INCLUDE

- ALL CIVIL LEGAL SERVICES
- ELECTRONIC FILING
- DIRECT DEPOSIT
- TAX ADVICE THROUGHOUT THE YEAR
- BASIC TAX RETURN WITH MAIL, OFFICE OR PHONE APPOINTMENT \$350
- ALL RENTALS - SEE WEBSITE FOR DETAILS
- SCHEDULE C BUSINESSES, COPORATIONS, LLC'S PARTNERSHIPS AND EXEMPT ORGANIZATIONS - SEE WEBSITE
- CERTAIN FORMS WILL INCUR ADDITIONAL CHARGES - SEE WEBSITE AT www.timkelly.com/fees.htm FOR DETAILS