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## 2020 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 2020  
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**

EFFECTIVE SINCE 2018, NET (NOT GROSS) RENTAL INCOME MAY BE ELIGIBLE FOR A 20% DEDUCTIBLE. IN ORDER TO QUALIFY FOR THIS YOU MUST TREAT THE RENTAL AS A TRADE OR BUSINESS. THIS WILL REQUIRE YOU TO ISSUE A FORM 1099-MISC TO ALL PROVIDERS OF GOODS AND SERVICES PAID OVER \$600 IN TOTAL IN 2019, UNLESS A) THEY ARE A CORPORATION OR B) YOU PAY WITH A CREDIT CARD.

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 2019  
TAX RETURN**

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\$
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Purchase price

/ /
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Date first rented (Mo/Day/YR)

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

\$
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NEW CLIENTS WITH EXISTING RENTAL- Basis for  
Depreciation as shown on your 2019 Tax Return

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## **2020 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
/ / 2020		
/ / 2020		
/ / 2020		

## **RENTAL FIXTURES, FURNITURE AND EQUIPMENT PURCHASES**

DATE PLACED IN SERVICE	DESCRIPTION	COST
/ / 2020		
/ / 2020		
/ / 2020		