

Rental Activity

Name

I did not own a rental property in 2020

| | |
|--|--|
| Property Address | |
| Street Address | |
| City, State & Zip Code | |
| Ownership T-Taxpayer, S-Spouse, J-Joint | |
| Title S-Sole Owner, T-Tenants by Entirety, L - LLC | |

| | | | |
|---|--|-----------------------------|--|
| Total days used in 2020 | | Placed in Service Date | |
| # Days rented at fair value | | # Days available for rental | |
| # Days used personally by you, your family, friends at less than fair value, etc. | | | |
| # Rental workdays of at least 8 hrs by you or another family member | | | |

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|------------------|---|
| Type of Property | |
| | Residential rental real estate |
| | Commercial rental real estate |
| | Land |
| | Oil, gas or mineral royalty |
| | Partially used by me or my family while rented (ie. 1 floor or part of home rented) |
| | Rented to a related party (family member or ancestor or descendant) |

| | |
|---------------------------------------|--|
| Average Rental Period | |
| # of separate rental contract periods | |
| Total rental days | |

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|--|--|
| Property manager contact info – If none, enter "None" in the "Name" field. Provide a copy of the management contract so we can help revise it if needed to allow tax deduction of losses. | |
| Name | |
| Email and phone | |

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|---|--|
| 1099 Requirements - Generally business payments for services totaling \$600 or more require a 1099 except for payments to corporations like Home Depot, etc. | |
| Did you, or do you have to, file Forms 1099 for payments to contractors? Y/N | |
| You need to get a completed Form W-9 for each vendor to whom you need to file a 1099. | |
| Do you want us to prepare the Forms 1099 Y/N? | |

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| Safe Harbor information for your rental activity if desired for the 20% deduction of QBI. | |
| How many hours did you or your spouse spend in rental management? | |
| How many hours did you or your contractor spend in rental management? | |

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| Income Accounting | |
| Rental Income (not for tangible personal property) | |
| Royalty Income (not for authorship or personal services) | |
| Advertising | |
| Travel (Generally limited to 2 trips a year unless a disaster or other emergency occurs) | |
| Cleaning and Maintenance (Lawncare, gardening, painting, pest control, etc.) | |
| Commissions | |
| Fire Casualty Insurance (May be included in condo fees) | |
| Additional Insurance (Specify Type: _____) | |
| W&A fees allocated | |
| Other Legal and Professional Fees | |

Rental Activity for 2020

Name _____

| | | |
|----------------------------------|-----------------|--|
| Management Fees | | |
| Mortgage Interest for Mortgage 1 | | |
| Mortgage 1 Lender's Name? | Account Number? | |
| Mortgage Interest for Mortgage 2 | | |
| Mortgage 2 Lender's Name? | Account Number? | |

| | | |
|---|-----|----|
| Repairs - are only for expenditures to return property to original condition, not upgrades. | | |
| Was it decrepit and you had to restore it for use? | Yes | No |
| Did you replace it with something better? | Yes | No |
| Did you adapt it to a new use? | Yes | No |
| <i>If you answered 'yes' to any of the 3 questions above, you generally have to depreciate the expenditure so list it below in Assets. If the expenditure is \$2,500 or less per invoice, you may elect to deduct the amount with a written policy.</i> | | |

| | |
|--------------------------|--------------------|
| Supplies | |
| Real Estate taxes | |
| Local Rental taxes | |
| Utilities | |
| Depreciation & Depletion | W&A will calculate |
| HOA Dues | |
| Licenses | |
| Other (Specify): | |
| Other (Specify): | |

