

## Client Organizer - Real Estate Rentals - 2021

<b>Rental Properties</b>	#1	#2	#3
<b>Property Description/Location</b>	_____	_____	_____
<i>Rented all year</i>	yes/no	yes/no	yes/no
<i>Rented number of days</i>	_____	_____	_____
<i>Personal use days</i>	_____	_____	_____
<i>Square feet rented / total sq ft</i>	/	/	/
<b>****see below</b>			
<b>**** Bought, sold or refinance?</b>	yes/no	yes/no	yes/no
<b>**** Improvements?</b>	yes/no	yes/no	yes/no

<b>Rental Income &amp; Expense</b>	Attach 1098 and Closing papers (HUD-1)		
<b>Schedule E</b>	#1	#2	#3
<b><u>INCOME</u></b>			
Rental	_____	_____	_____
Royalties	_____	_____	_____
<b><u>EXPENSES</u></b>			
Advertising	_____	_____	_____
Auto/travel (# miles)	_____	_____	_____
Cleaning/Maintenance	_____	_____	_____
Commissions	_____	_____	_____
Homeowner's fees	_____	_____	_____
Insurance	_____	_____	_____
Interest	_____	_____	_____
Legal/professional	_____	_____	_____
Management fees	_____	_____	_____
Mortgage interest	_____	_____	_____
Office Expense	_____	_____	_____
Repairs	_____	_____	_____
Supplies	_____	_____	_____
Tax, Property	_____	_____	_____
Tax, Sales	_____	_____	_____
Travel	_____	_____	_____
Utilities	_____	_____	_____
Other	_____	_____	_____

<b>**** Purchase, Sale, Foreclosure, Equipment or Improvements</b>					
Property Description	Property Number	Date Purchase	Cost	Date Sold	Selling price
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

**IMPORTANT RENTAL CONSIDERATIONS :** In general, rental losses are limited to \$25,000 per year. If your adjusted income is over \$150,000 (married filing joint), They are phased out entirely, except for real estate professionals. Note: losses can be limited if you are not "at risk" or if you spend less than 500 hours per year (9.6 hr./week) on rental activities. There are some exceptions: check with us

<b>At-Risk Test</b>		
I meet the "at risk" & "active participation" tests		yes/no
I am a real estate professional		yes/no