



KBAUER LAW PLLC

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TAX ORGANIZER FOR REAL ESTATE / CHECKLIST POUR L'IMMOBILIER - TAX YEAR 2025

Name of owner (s) / <i>Nom du/des propriétaire (s)</i>	=		
Ownership % per owner / <i>% de detention par propriétaire</i>	=		
Address of rental property / <i>adresse de la propriété</i>	=		
Type of Rental / <i>categorie de location (CIRCLE)</i>	Single Family / Multi-family / Vacation / Commercial / Land		
Rental terms < 30 days / <i>Bail < 30 jours</i>	= YES / NO		
Rental dates / <i>dates de location</i>	=	Personal Use days / <i>Utilisation personnelle</i>	=
Purchase date / <i>date d'achat du bien</i>	=	Sale date / <i>Date de vente de bien</i>	=
Purchase price / <i>Prix d'achat du bien</i>	=	Sale price / <i>Prix de vente du bien</i>	=

Management / Gestion	
<i>NON</i> -rental services to occupants / <i>Services NON-locatifs aux locataires (conciergerie etc)</i>	YES / NO
Owner's hours in managing / <i>Temps de gestion du propriétaire > 750 hours per year</i>	YES / NO
Manager + owner + contractors hours in managing / <i>Temps de gestion du manager + travailleurs > 250 hours per year</i>	YES / NO
Managed as independent enterprise (<u>non-US rental</u>) / <i>gérée en activité professionnelle (location extérieure USA)</i>	YES / NO / N.A

Rental income / <i>Revenus locatifs</i>	\$ =	Travel / <i>Voyages</i>	\$ =
HOA fees / <i>Frais de copropriété</i>	\$ =	Cleaning / <i>Nettoyage</i>	\$ =
Management fees / <i>Frais de gestion</i>	\$ =	Utilities / <i>Electricité & eau</i>	\$ =
Repairs / <i>Entretien, reparation</i>	\$ =	Pest control/ <i>Extermination</i>	\$ =
Insurance / <i>Assurance</i>	\$ =	Property tax / <i>Impôt foncier</i>	\$ =
Energy efficient (<i>solar, electric, etc</i>)	\$ =	Appliances / <i>Electromenager</i>	\$ =
Professional fees / <i>Avocat, fiscaliste</i>	\$ =	Other / Autres	\$ =
Capital improvement / <i>Gros travaux (*)</i>	\$ =		

(*) such as Roof, A/C, plumbing, remodel, windows, doors

Other Info / Autres Infos	
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To the best of my knowledge, the information in this tax organizer is correct and includes all income, deductions, and other information necessary for the preparation of this year's income tax returns for which I have adequate records. The information in this document has been read and explained to me in a language that I understand.

Name, Signature, Date _____

Assisting Foreigners with their US tax obligations - Services fiscaux aux expatriés

Tax Professional

Chartered Certified Accountant

QuickBooks ProAdvisor

