

Preparer use only

		2014 Information	Prior Year Information
Description	_____	[2]	
Taxpayer/Spouse/Joint (T, S, J)	___[3]	State postal code _____[4]	
Physical address: Street	_____	[5]	
City, state, zip code	_____ [6] _____ [7]	[8]	
Foreign country	_____	[10]	
Foreign province/county	_____	[11]	
Foreign postal code	_____	[12]	
Type (1 = Single-family, 2 = Multi-family, 3 = Vacation/short-term, 4 = Commercial, 5 = Land, 6 = Royalties, 7 = Self-rental, 8 = Other)	_____	[13]	
Description of other type (Type code #8)	_____	[14]	
Did you make any payments in 2014 that require you to file Form(s) 1099? (Y,N)	_____	[16]	
If "Yes", did you or will you file all required Forms 1099? (Y, N)	_____	[18]	---
Fair rental days (If not full year) (For types 1, 2, 4, 5, 7 and 8 only) (Use Rent-2 for type 3)	_____	[20]	
Percentage of ownership if not 100%	_____	[22]	
Business use percentage, if not 100% (Not vacation home percentage)	_____	[24]	

Rent and Royalty Income

Rents and royalties :	2014 Information	Prior Year Information
_____	+ _____ [33]	_____
_____	_____	_____

Rent and Royalty Expenses

	2014 Information	Percent if not 100%	Prior Year Information
Advertising	+ _____ [35]	_____ [36]	_____
Auto	+ _____ [38]	_____ [39]	_____
Travel	+ _____ [41]	_____ [42]	_____
Cleaning and maintenance	+ _____ [44]	_____ [45]	_____
Commissions:			
_____	+ _____ [47]	_____ [49]	_____
_____	+ _____	_____	_____
Insurance:			
_____	+ _____ [50]	_____ [52]	_____
_____	+ _____	_____	_____
Legal and professional fees	+ _____ [54]	_____ [55]	_____
Management fees:			
_____	+ _____ [57]	_____ [59]	_____
_____	+ _____	_____	_____
Mortgage interest paid to banks, etc (Form 1098)			
_____	+ _____ [60]	_____ [62]	_____
_____	+ _____	_____	_____
Other mortgage interest	+ _____ [63]	_____ [65]	_____
Qualified mortgage insurance premiums	+ _____ [66]	_____ [67]	_____
Other interest:			
_____	+ _____ [69]	_____ [71]	_____
_____	+ _____	_____	_____
Repairs	+ _____ [72]	_____ [73]	_____
Supplies	+ _____ [75]	_____ [76]	_____
Taxes:			
_____	+ _____ [78]	_____ [80]	_____
_____	+ _____	_____	_____
Utilities	+ _____ [81]	_____ [82]	_____
Depreciation	+ _____ [84]	_____ [85]	_____
Depletion	+ _____ [87]	_____ [88]	_____
Other expenses:			
_____	+ _____ [90]	_____	_____
_____	+ _____	_____	_____
_____	+ _____	_____	_____
_____	+ _____	_____	_____

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Description _____

Refinancing Points

Preparer - Enter on Screen Rent

	2014 Information	Prior Year Information
Refinancing points paid -		
Recipient's/Lender's name	_____ [92]	
Date of refinance	_____	
Total # Payments	_____	
Reported on 1098 in 2014	_____	
Total points paid	_____	
Points deemed as paid in current year (Preparer use only)	_____	
Refinancing points paid -		
Recipient's/Lender's name	_____	
Date of refinance	_____	
Total # Payments	_____	
Reported on 1098 in 2014	_____	
Total points paid	_____	
Points deemed as paid in current year (Preparer use only)	_____	
Refinancing points paid -		
Recipient's/Lender's name	_____	
Date of refinance	_____	
Total # Payments	_____	
Reported on 1098 in 2014	_____	
Total points paid	_____	
Points deemed as paid in current year (Preparer use only)	_____	

Vacation Home Information

	2014 Information	Prior Year Information
Number of days home was used personally	_____ [6]	
Number of days home was rented	_____ [8]	
Number of day home owned, if not 365	_____ [10]	
Carryover of disallowed operating expenses into 2014	+ _____ [20]	
Carryover of disallowed depreciation expenses into 2014	+ _____ [21]	

Passive and Other Information

Preparer use only Carryovers	Regular	AMT
Operating	+ [29]	+ [30]
Short-term capital	+ [31]	+ [32]
Long-term capital	+ [33]	+ [34]
28% rate capital	+ [35]	+ [36]
Section 1231 loss	+ [37]	+ [38]
Ordinary business gain/loss	+ [39]	+ [40]
Comm revitalization	+ [41]	+ [42]
Section 179	+ [43]	+ [44]

Control Totals +

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Activity name

HOW TO REPORT DISPOSALS: Use the blank line directly below the asset information to indicate any asset disposals. Enter the date of the disposal and/or sale proceeds, if applicable. Enter additional information regarding the asset disposal in the comments section, such as if the asset was sold on installment, traded for other asset(s), disposed of due to casualty, or sold to a related party. See the EXAMPLE asset below.

Table with 4 columns: Asset No., Description of Property, Date in Service, Cost or Basis. Includes an example row for 'Machinery and equipment' with disposal date '11/21/09' and sales price '42,500'.

Preparer use only
Principal business or profession _____

Preparer use only Carryovers		Regular		AMT
Operating	+	[12]	+	[13]
Short-term capital	+	[14]	+	[15]
Long-term capital	+	[16]	+	[17]
28% rate capital	+	[18]	+	[19]
Section 1231 loss	+	[20]	+	[21]
Ordinary business gain/loss	+	[22]	+	[23]
Section 179	+	[24]	+	[25]

NOTES/QUESTIONS:

Diligence Questions

SELF EMPLOYMENT DILIGENCE

Description of business (*Type of work, service rendered, product sold, business location, hours of operation*) _____

EIN# _____ Any Employees? _____ # years in business _____

What kind of records do you keep? *Check mark below*

Customer receipt book		Accounting Records		Business Stationary	
Paid expense receipts		Log Books		Car Travel log	
Computer records		Business Bank Acct		Car/Truck Expense	
Ledgers		Suppliers		Client Statements	
Advertising		Rental Expense		Insurance	
Form 1099 Misc received		Form 1099 Misc issued		Other:	

Business Phone _____ Business Website _____

Business Address _____

How do you advertise? _____

Do you have a license? _____ Is a license required for your occupation? _____

Did you file state and/or local sales tax returns for the tax year? _____

How Did you calculate your income? _____

How Did you calculate your expenses? _____

If you do not have any business expenses, explain why _____

Preparer Notes: _____

Taxpayer Signature (Business Owner/Subcontractor) _____ Date _____

MILEAGE

DISCUSSED WITH TAXPAYER THE MEHOD OF RECORDKEEPING FOR MILEAGE AND GAVE TAXPAYER A CALENDAR TO LOG IN DAILY MILEAGES FOR BUSINESS PURPOSES. DISCUSSED WITH TAXPAYER THE WAY TO LOG BEGINNING OF YEAR AND END OF YEAR ODOMETER READINGS.

WENT OVER THE REQUIREMENT OF NEEDING 3RD PARTY VERIFICATION FOR ODOMETER READINGS. (SAVED PROOF OF SERVICE RECORDS)

WENT OVER THE STANDARD MILEAGE RATE AND WHAT EXPENSES IT COVERS SUCH AS REPAIRS, LICENSE, FLUIDS, FUEL, ETC. THE ONLY EXPENSE THAT CAN BE USED IN ADDITION TO THE STANDARD MILEAGE RATE IS INTEREST PAID ON A LOAN FOR THE VEHICLE IF IN THE CASE OF THE SCHDEULE C TAXPAYER.

SIGNATURES:

TAXPAYER: _____ DATE: _____

SPOUSE: _____ DATE: _____
