

Please complete one form per investment property. Include all rental income received and expenses incurred for the relevant financial year. Keep all receipts, invoices and loan statements for at least five years.

1. Property Details

Property Address

Date Acquired / Settlement Date

Date First Available for Rent

Purchase Price (\$)

Weeks Rented This Year

Weeks Vacant / Not Rented

Weekly Rent (\$)

Property Type:

House

Unit/Apartment

Townhouse

Other

Ownership:

Individual

Joint Tenants

Company

Trust

Your Ownership Share (%)

Co-Owner Name & Share (if applicable)

2. Loan / Finance Details

Lender Name

Original Loan Amount (\$)

Interest Rate (%)

3. Rental Income

Description	Amount (\$)
Subtotal (auto)	

4. Property Expenses

Enter the amount incurred for each category during the financial year. Leave blank if not applicable. Add any items not listed under 'Other Expenses' at the end of the table.

Category	Amount (\$)
Advertising for Tenants	
Bank Fees & Loan Charges	
Body Corporate / Strata Fees	
Cleaning	
Council Rates	
Water Rates & Charges	
Land Tax	
Gardening & Lawn Mowing	
Building / Landlord / Contents Insurance	
Interest on Loan(s)	
Legal Fees	
Pest Control	
Property Agent Fees / Commission	
Repairs & Maintenance	
Secretarial / Bookkeeping Fees	
Stationery, Telephone & Postage	
Capital Works Deduction (Div 43)	
Depreciation – Plant & Equipment (Div 40)	
Prior Year Tax Agent Fees	
Other Expenses (specify below)	
Total Property Expenses (auto)	
Other Expenses – Description (if applicable)	

NET RENTAL INCOME / (LOSS) FOR THE YEAR (\$) (auto)	
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5. Client Declaration

I/we declare that the rental income and expenses listed relate to the property described above, that the income shown is the full amount received, and that the expenses claimed were incurred in earning that income and have not been reimbursed by any other party. I/we hold valid receipts, invoices and loan statements for each amount declared, will retain them for five years as required by the ATO, and will provide them to Creative Accounting Services Pty Ltd upon request. I/we remain responsible for the accuracy of the amounts declared, including correct apportionment where the property is jointly owned or rented for only part of the year. I/we acknowledge that liability for Creative Accounting Services Pty Ltd's professional fees commences as soon as work begins, and that fees are payable prior to lodgement regardless of the outcome.

I/we declare that the above information is true and correct to the best of my/our knowledge.

Full Name of Signatory

Position / Capacity

Signature

Date

This form and any supporting documentation will be retained securely by Creative Accounting Services Pty Ltd in accordance with its Privacy Policy and statutory record-keeping obligations.