



2025 RENTAL PROPERTY WORKSHEET

INCOME

- 1.** Address of Rental Property: _____
- 2.** Percent of Ownership: _____
- 3.** Period of Rent in 2025 (If rented entire year, write ALL, if not then write the start and end date of rental in 2025):

- 4.** Monthly Rent for 2025: _____
- 5.** TOTAL Rent collected for property in 2025: _____

DOCUMENT REQUESTS

- 6.** Send me all **1098 Mortgage Interest Statement(s)** for the rental property. Most of the time, you will need to download them from your online loan account. If you refinanced or if your loan company sold your loan, then you may have more than one 1098 Mortgage Interest Statement. You will need to log on to all accounts to electronically download your 1098 for each company.
- 7.** If you did not impound your property tax with your mortgage, then I will need **property tax statements** for the rental property.
- 8.** If this is the first year you rented your property, then I will need the **Closing Statement** for the purchase of your property. If it's not the first year, then I will not need your closing statement. If you are a new client, then I will need your entire prior year tax return.

EXPENSES

- 9.** Total Advertising Expenses for 2025: _____

- 10.** Total Homeowner's Association Dues for 2025:

- 11.** Total Miles to and from rental property while it was rented in 2025:

12. Other Travel Expenses in 2025 (airline tickets, rental car, hotel costs related strictly to managing affairs related to the rental property): _____

13. Cleaning Expenses for rental in 2025: _____

14. Gardening Expenses for rental in 2025: _____

15. Insurance Expenses related to rental property in 2025: _____

16. Legal/Professional Fees related to rental property in 2025: _____

17. License and Permit Expenses related to property in 2025: _____

18. Management Fees in 2025: _____

19. Utilities YOU paid for tenants in 2025: _____

20. REPAIRS AND MAINTENANCE COSTS in 2025: This is different than capital improvements. Examples of repairs and maintenance would be painting, fixing an appliance or toilet, plumbing or electrical repairs, roof patch, etc. Examples of capital improvements include replacing an entire roof, total house copper piping, buying new appliances, additions, decks, fences, etc. We can discuss this at length. (If you are not sure if it's a capital improvement or maintenance cost, then just write a detailed description and the amount under either category).

Description: _____ COST: _____

21. CAPITAL IMPROVEMENTS in 2025: Examples of capital improvements include replacing an entire roof, total house copper piping, buying new appliances, additions, decks, fences, etc. We can discuss this at length. (If you are not sure if it's a capital improvement or maintenance cost, then just write a detailed description and the amount under either category).

Description: _____ COST: _____

22. OTHER EXPENSES in 2025: Include any other expenses that you feel may qualify as a deduction. We will discuss each one together and I will determine if they do or do not qualify as a deductible expense.

Description: _____ COST: _____

NOTES: