Rental Tax Record Book

RENTAL TAX RECORD BOOK FOR PROPERTIES LOCATED AT:

Property 1	Property 2	
By recording your rental income and expenses in this information to prepare your federal income tax return for two properties on each page. A summary area is duplex and live in one side, or only rent out a room callocated between personal and rental purposes can the business percentage.	n. A page is provided for each month, with included at the end of this book. If you over rooms in your residence, expenses that	n room wn a must be
RENTAL LOSSES		
If total rental expenses exceed rental income, the am tax years after 1986. Any losses not allowed becaus until there is income generated, either as a result of o be able to substantiate these amounts if you wish to	e of these passive loss rules must be carri operations or the sale of the rental activity.	ied forward
Additional Information for Pa	artial Business Use Property	
Purchase of property Conversion of personal residence to rental Total fair market value on date of conversion Fair market value on date of conversion Total original cost Land value included in original cost Real estate commissions Other expenses of purchase (specify) Improvements made before conversion Total square footage of building Square footage of rented portion Ownership of property (T, S, J)	Date Date	
Questions:		

If you own more than two rentals, you should keep a separate book for every two.

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MONTH OF				YEAR			
RENTAL INCOME received from		D	ate	#1 Amount	#2 Amount		
SECURITY DEPOSIT							
O Received from	O Refunded to						
O Received from	O Refunded to						
FMV of property or s	services received as rent						
TOTAL INCOME							
TOTAL INCOME			15				
RENTAL EXPENSES		Business %	if not 100% #2	#1 Expenses	#2 Expenses		
Advertising		" "	""	Едропосо	Ελροποσο		
Auto & travel	- number of miles						
	- other expenses						
Cleaning & maintenan							
Commissions & mana							
Insurance	<u> </u>						
Interest	– mortgage						
	- other						
Janitor							
Legal & professional fe							
Supplies							
Pest control							
Repairs	- carpentry						
	decorating/painting						
	- electrical						
	 heating/air conditioning 						
	– plumbing						
	roofing						
Salaries							
Taxes	personal property						
	- real estate						
	– other						
Utilities	electricity						
	- heat						
	– telephone						
	- trash removal						
	- water/sewer						
\/ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	- internet/TV						
Yardwork & snow rem	oval						
Other							
TOTAL EXERTISES							
TOTAL EXPENSES							

MONTH OF				YEAR		
RENTAL INCOME received from		D	ate	#1 Amount	#2 Amount	
SECURITY DEPOSIT	-					
O Received from	O Refunded to					
O Received from	O Refunded to					
FMV of property or s	ervices received as rent					
TOTAL INCOME						
RENTAL EXPENSES		Business %	if not 100% #2	#1 Expenses	#2 Expenses	
Advertising						
Auto & travel	number of miles					
	other expenses					
Cleaning & maintenand	ce					
Commissions & manag	gement fees					
Insurance						
Interest	– mortgage					
	– other					
Janitor						
Legal & professional fe						
Supplies						
Pest control						
Repairs	- carpentry					
Tiopano	- decorating/painting					
	- electrical					
	- heating/air conditioning					
	- plumbing					
Colorino	- roofing					
Salaries	mayaanal muanaytu					
Taxes	- personal property					
	- real estate					
1.1090	- other					
Utilities	electricity					
	- heat					
	- telephone					
	- trash removal					
	- water/sewer					
	– internet/TV					
Yardwork & snow rem	oval					
Other						
TOTAL EXPENSES						

MONTH OF				YEAR		
RENTAL INCOME received from		Da	ate	#1 Amount	#2 Amount	
SECURITY DEPOSIT	Ī					
O Received from	O Refunded to					
O Received from	O Refunded to					
FMV of property or s	services received as rent					
TOTAL INCOME						
RENTAL EXPENSES		Business %	if not 100% #2	#1	#2	
		#1	#2	Expenses	Expenses	
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Auto & travel	- number of miles					
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Cleaning & maintenar						
Commissions & mana	gement iees					
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Janitor	- otner					
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Pest control						
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Repairs	- carpentry					
	- decorating/painting					
	- electrical					
	- heating/air conditioning					
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Salaries						
Taxes	personal propertyreal estate					
I Indiana	- other					
Utilities	- electricity					
	- heat					
	- telephone					
	- trash removal					
	- water/sewer					
Vanalusa I. O.	- internet/TV					
Yardwork & snow rem	noval					
Other						
TOTAL EXPENSES						

MONTH OF				YEAR			
RENTAL INCOME received from		D	ate	#1 Amount	#2 Amount		
SECURITY DEPOSIT							
O Received from	O Refunded to						
O Received from	O Refunded to						
FMV of property or s	services received as rent						
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TOTAL INCOME			15				
RENTAL EXPENSES		Business %	if not 100% #2	#1 Expenses	#2 Expenses		
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Auto & travel	- number of miles						
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Insurance	<u> </u>						
Interest	– mortgage						
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Janitor							
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Supplies							
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Repairs	- carpentry						
	decorating/painting						
	- electrical						
	 heating/air conditioning 						
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Salaries							
Taxes	personal property						
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	– other						
Utilities	electricity						
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	- water/sewer						
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Yardwork & snow rem	oval						
Other							
TOTAL EXERTISES							
TOTAL EXPENSES							

MONTH OF				YEAR			
RENTAL INCOME received from		Da	ate	#1 Amount	#2 Amount		
SECURITY DEPOSIT	•						
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O Received from	O Refunded to						
FMV of property or s	ervices received as rent						
TOTAL INCOME							
RENTAL EXPENSES		Business % #1	if not 100% #2	#1 Expenses	#2 Expenses		
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Janitor	200						
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Salaries	<u> </u>						
Taxes	personal property						
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	- other						
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	trash removal						
	- water/sewer						
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Yardwork & snow rem	oval						
Other							
TOTAL EVDENICES		1	1		I		

MONTH OF				YEAR		
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O Received from	O Refunded to					
FMV of property or s	ervices received as rent					
TOTAL INCOME						
RENTAL EXPENSES		Business % #1	% if not 100% #2	#1 Expenses	#2 Expenses	
Advertising						
Auto & travel	number of miles					
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Cleaning & maintenan						
Commissions & mana	gement fees					
Insurance						
Interest	mortgage					
	– other					
Janitor						
Legal & professional fe	ees					
Supplies						
Pest control						
Repairs	carpentry					
	decorating/painting					
	electrical					
	 heating/air conditioning 					
	plumbing					
	roofing					
Salaries						
Taxes	personal property					
	- real estate					
	- other					
Utilities	electricity					
	- heat					
	telephone					
	- trash removal					
	- water/sewer					
	– internet/TV					
Yardwork & snow rem	oval					
Other						
TOTAL EXPENSES						

MONTH OF			YEAR		
RENTAL INCOME received from		Da	ate	#1 Amount	#2 Amount
SECURITY DEPOSI	T				
O Received from	O Refunded to				
O Received from	O Refunded to				
FMV of property or	services received as rent				
TOTAL INCOME					
RENTAL EXPENSES	3	Business % #1	if not 100% #2	#1 Expenses	#2 Expenses
Advertising					
Auto & travel	number of miles				
	other expenses				
Cleaning & maintenar					
Commissions & mana	agement fees				
Insurance					
Interest	– mortgage				
1 1	- other				
Janitor	f				
Legal & professional to Supplies	1ees				
Pest control					
Repairs	- carpentry				
Перапз	- decorating/painting				
	- electrical				
	- heating/air conditioning				
	– plumbing				
	- roofing				
Salaries	<u> </u>				
Taxes	 personal property 				
	- real estate				
	- other				
Utilities	electricity				
	heat				
	– telephone				
	- trash removal				
	- water/sewer				
	- internet/TV				
Yardwork & snow ren	noval				
Other					

TOTAL EXPENSES

MONTH OF		YEAR		
RENTAL INCOME received from	Date	#1 Amount	#2 Amount	
OFOURITY REPORT				
SECURITY DEPOSIT				
O Received from O Refunded to				
O Received from O Refunded to				
FMV of property or services received as rent				
TOTAL INCOME				
RENTAL EXPENSES	Business % if not 100% #1 #2	#1 Expenses	#2 Expenses	
Advertising				
Auto & travel – number of miles				
- other expenses				
Cleaning & maintenance				
Commissions & management fees				
Insurance				
Interest – mortgage				
– other				
Janitor				
Legal & professional fees				
Supplies				
Pest control				
Pest control Repairs – carpentry				

Other

Salaries Taxes

Utilities

Yardwork & snow removal

TOTAL EXPENSES

- electrical

- plumbing - roofing

- real estate - other

- electricity - heat - telephone - trash removal - water/sewer - internet/TV

- heating/air conditioning

- personal property

MONTH OF				YEAR			
RENTAL INCOME received from		D	ate	#1 Amount	#2 Amount		
SECURITY DEPOSI	Т						
O Received from	O Refunded to						
O Received from	O Refunded to						
FMV of property or	services received as rent						
TOTAL INCOME							
RENTAL EXPENSES	S	Business % #1	% if not 100% #2	#1 Expenses	#2 Expenses		
Advertising							
Auto & travel	number of miles						
	other expenses						
Cleaning & maintena							
Commissions & man	agement fees						
Insurance							
Interest	– mortgage						
1 9 .	- other						
Janitor	£						
Legal & professional	lees						
Supplies Pest control							
Repairs	corportny						
перапъ	– carpentry– decorating/painting						
	- electrical						
	- heating/air conditioning						
	- plumbing						
	- roofing						
Salaries	<u> </u>						
Taxes	 personal property 						
	- real estate						
	- other						
Utilities	electricity						
	– heat						
	- telephone						
	- trash removal						
	water/sewer						
	– internet/TV						
Yardwork & snow rer	moval						
Other							

TOTAL EXPENSES

MONTH OF		YE	EAR
RENTAL INCOME		#1	#2
received from	Date	Amount	Amount

RENTAL INCOME received from		Date		#1 Amount	#2 Amount	
OFOURITY DEDOCIT	-					
SECURITY DEPOSIT						
O Received from	O Refunded to					
O Received from	O Refunded to					
FMV of property or s	services received as rent					
TOTAL INCOME						
RENTAL EXPENSES		Business % #1	if not 100% #2	#1 Expenses	#2 Expenses	
Advertising		π ι	π2	<u> Ехрепосо</u>	Ехропосо	
Auto & travel	- number of miles					
Auto & travel						
Ol	- other expenses					
Cleaning & maintenan						
Commissions & mana	gement tees					
Insurance						
Interest	mortgage					
	- other					
Janitor						
Legal & professional for	ees					
Supplies						
Pest control						
Repairs	carpentry					
	decorating/painting					
	– electrical					
	- heating/air conditioning					
	– plumbing					
	- roofing					
Salaries						
Taxes	- personal property					
	- real estate					
	- other					
Utilities	- electricity					
	- heat					
	- telephone					
	- trash removal					
	- water/sewer					
	- internet/TV					
Yardwork & snow rem						
	IUVAI					
Other						
TOTAL EXPENSES						

MONTH OF		YEAR		
RENTAL INCOME received from	Date	#1 Amount	#2 Amount	
SECURITY DEPOSIT				
O Received from O Refunded to				
O Received from O Refunded to				
FMV of property or services received as rent				
TOTAL INCOME				
RENTAL EXPENSES	Business % if not 100% #1 #2	#1 Expenses	#2 Expenses	
Advertising				
Auto & travel - number of miles				
- other expenses				
Cleaning & maintenance				
Commissions & management fees				
Insurance				
Interest – mortgage				
- other				
Janitor				
Legal & professional fees				
Supplies				
Pest control				
Repairs - carpentry				
decorating/painting				
– electrical				
- heating/air conditioning				
– plumbing				
– roofing				
Salaries				

Yardwork & snow removal

- personal property

real estateotherelectricity

heattelephonetrash removalwater/sewerinternet/TV

Taxes

Utilities

Other

MONTH OF $\ _$				YE	EAR
RENTAL INCOME received from		Г	Date	#1 Amount	#2 Amount
			Date	Amount	Amount
SECURITY DEPOS	SIT				
O Received from					
O Received from					
	r services received as rent				
<u> </u>					
TOTAL INCOME					
			% if not 100%	#1	#2
RENTAL EXPENSE	ES	#1	#2	Expenses	Expenses
Advertising					
Auto & travel	number of miles				
	other expenses				
Cleaning & mainten					
Commissions & ma	nagement fees				
Insurance					
Interest	mortgage				
	- other				
Janitor					
Legal & professiona	l fees				
Supplies					
Pest control					
Repairs	carpentry				
	decorating/painting				
	- electrical				
	 heating/air conditioning 				
	– plumbing				
	- roofing				
Salaries					
Taxes	 personal property 				
	- real estate				
	- other				
Utilities	electricity				
	- heat				
	- telephone				
	- trash removal				
	- water/sewer				
	– internet/TV emoval				

TOTAL EXPENSES

Other

Rental property address	Date	Description of services	Services performed by	No. of hours
				Total
Rental property address	Date	Description of services	Services performed by	No. of hours
				Total
Rental property address	Date	Description of services	Services performed by	No. of hours
				Total

Services performed by

No. of hours

Description of services

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Rental property address	Date	Description of services	Services performed by	No. of hours
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ental property address	Date	Description of services	Services performed by	
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Rental property address	Date	Description of services	Services performed by	
Rental property address	Date	Description of services	Services performed by	
Rental property address	Date	Description of services	Services performed by	No. of hours

Rental property address

Date

Services performed by

No. of hours

Description of services

		Description of services	ocivices periorifica by	
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Rental property address	Date	Description of services	Services performed by	No. of hours
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dental property address	Date	Description of services	Services performed by	
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Rental property address	Date	Description of services	Services performed by	
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Rental property address

Date

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Rental property address	Date	Description of services	Services performed by	No. of hours
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Rental property address	Date	Description of services	Services performed by	No. of hours
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Rental property address	Date	Description of services	Services performed by	No. of hours
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Rental property address	Date	Description of services	Services performed by	No. of hours
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Rental property address	Date	Description of services	Services performed by	No. of hours
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Rental property address Date Description of services Services performed by No. of hours

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Rental property address	Date	Description of services	Services performed by	No. of hours
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Rental property address	Date	Description of services	Services performed by	No. of hours
				Total
Rental property address	Date	Description of services	Services performed by	No. of hours
				Total

ANNUAL SUMMARY

TOTAL RENTAL EXPENSES		Business % if not			#0
FOR THE YEAR		100% #1 #2		#1 Expenses	#2 Expenses
Advertising	OIT THE TEAT	#1	#2	Lxperises	Lxperises
Auto & travel	– number of miles				
rate a traver	- other expenses		<u> </u>		
Cleaning & mainte			<u> </u>		
Commission & ma					
Insurance	anagement rees				
Interest	– mortgage				
	- other				
Janitor					
Legal & profession	nal fees	+			
Supplies		+			
Pest control					
Repairs	- carpentry	+			
-1	- decorating/painting	+			
	- electrical				
	- heating/air conditioning				
	– plumbing				
	- roofing				
Salaries					
Taxes	- personal property				
	- real estate				
	- other				
Utilities	electricity				
	– heat				
	- telephone				
	– trash removal				
	- water/sewer				
	- internet/TV				
Yardwork & snow	removal				
Other					
		1			
		1			
		+			
				<u> </u>	
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1		1	<u> </u>		
1		1	<u> </u>		
TOTAL EXPENSE	9	1			
IOIAL EXPENSE	. .		<u> </u>		

ANNUAL SUMMARY

			#1		#2
TAL RENTAL INCOME		\$ _		\$	
TAL RENTAL EXPENSE		\$ _		\$	
LES OR OTHER DISPOSITIONS ase check last year's depreciation sched ag in connection with your rental propert	dule. Have you dis		s shown there o	or other assets	you have bee
Items sold	Date	Selling price	Selling expenses	Date acquired	Cost
RCHASES OR OTHER IMPROVase provide details of any large asset puller "other" expenses. Please provide rec	irchases or impro		ing the year. Th	Date acquired	been listed Cost
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uestions:				I	1

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