

Williams Accounting & Tax Services LLC

Schedule E Rental Property Organizer — Tax Year: _____

Property Information	
Property Address:	
Type (Single Family, Multi, etc):	
Date Purchased:	
Days Rented at Fair Market Value:	
Ownership %:	
Days Personal Use (if any):	

1. Rental Income

Income Category	Annual Total (\$)
Rents Received (Total rent collected including arrears)	
Other Income (Laundry, parking, pet fees, forfeited deposits)	

2. Rental Expenses

Expense Category	Total (\$)	Expense Category	Total (\$)
Advertising		Management Fees	
Accounting		Bank Fees	
Auto & Travel		Mortgage Interest (1098)	
Cleaning & Maintenance		Other Interest	
Commissions		Repairs	
Insurance		Supplies	
Legal & Professional Fees		Real Estate Taxes	
Landscaping / Snow Removal		Utilities (Water, Trash, etc)	
Pest Control		Association Dues (HOA)	
Other:		Other:	
Other:		Other:	
Other:		Other:	
Other:		Other:	
Other:		Other:	

3. Major Improvements (Appliances, Roof, HVAC, etc.)

Description of Improvement	Date Placed in Service	Cost (\$)

List items over \$2,500 that lasted more than one year.

4. Travel & Mileage

Total Miles Driven (All):	Rental Miles (Only):	Parking/Tolls:
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Client Attestation: I certify that I have documentation to support the rental income and expenses reported. I also certify that I have met the requirements for the "Active Participation" or "Real Estate Professional" status if applicable.

Signature: _____ Date: _____