

RENTAL PROPERTY DETAIL

	Address Prop #1		Address Prop #2		Address Prop #3	
Description (Residential / Commercial) and address of property						
	Fair Rental Days	Personal Use Days	Fair Rental Days	Personal Use Days	Fair Rental Days	Personal Use Days

The two questions below must be answered in order to file the return. They only affect the 20% deduction.

	Yes	No	Yes	No	Yes	No
Is this a triple net lease? If yes, skip to Rental Income.						
Are separate books and records maintained for this property?						
Did you spend 250 or more hours combined, in the management of these companies?						
Rental Income						

Expenses

Advertising			
Auto & Travel # Miles			
Cleaning & Maintenance			
Commissions			
Insurance			
Legal & Professional			
Mortgage Interest, attach 1098			
Other Interest, attch 1098 if avail			
Repairs			
Improvements	Attach a separate schedule with dates, descriptions & amounts		
Supplies			
Taxes			
Utilities			
Other (list)			

* Detailed records would include, time reports and logs, regarding the following: 1. hours of all services performed; 2. description of all services performed; 3. dates when services were performed; and 4. who performed the services. Qualifying services would include those services performed by a management company, contractors, attorney, accounting, etc.