

Rental Property Tax Organizer

The Rental Property Organizer has been designed to help collect and organize the rental property information that we will need in the preparation of your income tax returns. This is the information we will be using to prepare your tax returns and sending to the IRS, please verify it is complete and accurate before submitting.

In addition to completing the organizer, there are additional documents we'll need to complete your taxes. Below is a list of items we will need before we can prepare your taxes:

Completed Organizer (see below)

Prior Years Asset Detail Schedule - This schedule is a part of your prior year tax return. It details all assets placed into service for your rental property (house, land, furniture, etc.). If it was not included when you sent your prior year tax return to us, please send it now.

Copies of Tax Forms - Please make sure that any copies of 1099s, 1098s, or any other tax forms that are related to your rental property(ies) are included.

Additional Items - Although the organizer is fairly comprehensive, it is certainly possible that there are items pertinent to your taxes that are not addressed. Please include these documents with your organizer.

If there are questions or sections you are not sure about, please note them and we will discuss them before finalizing and filing your returns.

Asset Depreciation Worksheet

- You must report the purchase and disposition of all assets you used in your rentals during the tax year
- For each asset bought or sold, provide the following information

Property A

Assets Purchased Listing				Assets Sold or Disposed Listing		
Description	Date Bought	Cost	Used/New?	Description	Disposition Date	Sale Price

Property B

Assets Purchased Listing				Assets Sold or Disposed Listing		
Description	Date Bought	Cost	Used/New?	Description	Disposition Date	Sale Price

Property C

Assets Purchased Listing				Assets Sold or Disposed Listing		
Description	Date Bought	Cost	Used/New?	Description	Disposition Date	Sale Price

Property D

Assets Purchased Listing				Assets Sold or Disposed Listing		
Description	Date Bought	Cost	Used/New?	Description	Disposition Date	Sale Price

Business Use of Automobile			
Documentation must be kept to prove business use of vehicles			
If you used your automobile for active conduct of your rental business, you can claim expenses for business use of your vehicle. You must have proof of business use in the form of a mileage log or a written calendar unless you can show your vehicle was 100% business use			
You may be eligible to claim a standard mileage rate or claim actual operational expenses for your vehicle. In either case, you must maintain written records to support your deduction.			
Vehicle 1			
Purchase Price of vehicle			
Description (Model and Year)		Date vehicle was first used in your business	
For this tax year only, enter the number of miles your vehicle was used for:			
		Business Miles (not including commuting)	
		Commuting Miles	
		All other personal-use miles	
Interest paid on auto loan used to purchase this vehicle			
Was the vehicle available for personal use? Yes <input type="radio"/> No <input type="radio"/> Is another personal-use auto available? Yes <input type="radio"/> No <input type="radio"/>			
Do you have evidence to support this deduction? Yes <input type="radio"/> No <input type="radio"/> If "Yes", is the evidence written? Yes <input type="radio"/> No <input type="radio"/>			
Vehicle 1 Expenses (Provide these expenses if you are NOT claiming the standard mileage rate)			
Garage Rent		Repairs	
Gas		Tires	
Insurance		Tolls	
Licenses		Registration Fees	
Oil		Other Expenses (list):	
Parking Fees			
Lease Payments			
Vehicle 2			
Purchase Price of vehicle			
Description (Model and Year)		Date vehicle was first used in your business	
For this tax year only, enter the number of miles your vehicle was used for:			
		Business Miles (not including commuting)	
		Commuting Miles	
		All other personal-use miles	
Interest paid on auto loan used to purchase this vehicle			
Was the vehicle available for personal use? Yes <input type="radio"/> No <input type="radio"/> Is another personal-use auto available? Yes <input type="radio"/> No <input type="radio"/>			
Do you have evidence to support this deduction? Yes <input type="radio"/> No <input type="radio"/> If "Yes", is the evidence written? Yes <input type="radio"/> No <input type="radio"/>			
Vehicle 2 Expenses (Provide these expenses if you are NOT claiming the standard mileage rate)			
Garage Rent		Repairs	
Gas		Tires	
Insurance		Tolls	
Licenses		Registration Fees	
Oil		Other Expenses (list):	
Parking Fees			
Lease Payments			
Travel Expense Worksheet			
Airfare		Lodging	
Bus, train, taxi		Parking & tolls	
Entertainment		Other travel (describe below)	
Meals			
City Visited (for per diem)	# of days in city	City visited (for per diem)	# of days in city

Notes/Comments

This is not an all inclusive organizer. If there are additional items that you believe to be pertinent to your specific tax situation or if you have additional comments about any figures in the organizer, please make note below.