

INDIVIDUAL TAX ORGANIZER (1040)

RENTAL INCOME - Complete a separate schedule for each property.

1. Description and location of property: _____

2. Residential property? Yes _____ No _____ Personal use? Yes _____ No _____

If personal use yes:

Number of days the property was occupied by you, a member of
 the family, or any individual not paying rent at the fair market value. _____
 Number of days the property was not occupied. _____

3. Did you actively participate in the operation of the rental property during the year? Yes _____ No _____

4. a) Were more than half of personal services that you or your spouse performed during the year performed in real property trades? Yes _____ No _____

b) Did you or your spouse perform more than 750 hours of services during the year in real property trades or businesses? Yes _____ No _____

Income:		
Rents received		Other income
Expenses:		
Mortgage interest		Legal
Other interest		Cleaning
Insurance		Assessments
Repairs and maintenance		Utilities
Travel		Other (itemize)
Advertising		
Taxes		

If this is the first year we are preparing your return, provide depreciation records.

If this is a new property, provide the closing statement. (HUD 1)

List below any improvements or assets purchased during the year.

Description	Date placed in service	Cost

If the property was sold during the year, provide the closing statement. (HUD 1)