

610 Auburn Ravine Rd, Suite A Auburn, CA 95603

> 530.885.9705 ph 530.885.9706 fx

2017 Rental Income

Please complete this form to report Rental income and expenses. Additional forms can be printed from our website at: www.churchwelltax.com/resources or give us a call and we will be happy to send you more.

1. Rental Information

Property Details					
Type of Property:					
☐ Single Family Residence	☐Multiple Family Residence				
☐ Vacation Property	☐ Commercial				
☐ Bare Land					
Address					
Vacation Home-Days Rented					
Tagade Tiente Days Hented	vacation frome buys nemed				
Vacation Home-Personal Days Used					
	_				
2. Vehicle Expense					

Indicate Vehicle Expenses related to rental opera	ations			
Vehicle 1				
Vehicle Make/Model/Year				
Date Purchased				
Beginning/Ending Mileage for Year	/			
Total Miles (Including Personal)				
Rental Related Miles				
Is the vehicle leased?	☐ Yes	□ No		
Do you have written records to support use?	☐ Yes	□No		
Was another vehicle available for personal use?	☐ Yes	□No		
Cost of Fuel, Repairs & Maintenance				
Cost of Insurance, Licence & Fees				
Vehicle 2				
Vehicle Make/Model/Year				
Date Purchased				
Beginning/Ending Mileage for Year	/			
Total Miles (Including Personal)				
Rental Related Miles				
Is the vehicle leased?	☐ Yes	□ No		
Do you have written records to support use?	☐ Yes	□ No		
Was another vehicle available for personal use?	☐ Yes	□ No		
Cost of Fuel, Repairs & Maintenance				
Cost of Insurance, Licence & Fees				

3. Income & Expenses

A. Income	
Rents Received	
Other Income	
B. Expenses	
Advertising	
Auto	
Travel	
Airfare, Train, Etc.	
Lodging	
Auto Rental, Bus, Taxi, Etc.	
Out of Town Laundry	
Cleaning & Maint.	
Commissions	
Insurance	
Professional Fees	
Management Fees	
Mortgage Interest	
Other Interest	
Repairs	
Supplies	
Real Estate Taxes	
Other Taxes	
Utilities	
Other (Specify):	

4. Assets & Improvements

On a separate sheet, please provide a list of all rental assets & improvements. Please include:

- Assets acquired or major repairs/improvements made during this tax year. Indicate date, amount paid, and any trade-in.
- Assets disposed of in this tax year.
 Indicate any gain or loss on the asset sale, or if asset was "junked."
- Prior Depreciation.

For new clients, please provide the depreciation report from your last year's tax return, including detailed asset list and asset life history.

5. Business Use of Home

To qualify, an "office in the home" must be used exclusively and on a regular basis (a) as your principal place of business, or (b) by patients, clients, or customers in meeting and dealing with you in a normal course of business. A home office will qualify as your principal place of business if: 1) You use it exclusively and regularly for the administrative or management activities of your trade or business, and 2) You have no other fixed location where you conduct substantial administrative or management activities of your trade or business. If you are an employee, the home office use must also be for the convenience of the employer. Enter 100% of home taxes and mortgage interest under Itemized Deductions on the Tax Organizer for individuals, Sections 7B&C.

A. Area of Home					
Total Square Footage of Home					
Square Footage of Area used for Business					
B. Home Office Expenses					
	\$ Amount	Expense applies to:			
Insurance		☐ Entire Home	☐ Office Only		
Rent		☐ Entire Home	☐ Office Only		
Repairs & Maint.		☐ Entire Home	☐ Office Only		
Utilities		☐ Entire Home	☐ Office Only		
Other (Specify):		☐ Entire Home	☐ Office Only		
Other (Specify):		☐ Entire Home	Office Only		

6. Additional Requirements

Please provide copies of the following documents if applicable:

- Balance Sheet for tax year
- Profit & Loss for tax year
- Forms 1099 issued
- Forms 1099 received
- Any notices received from Tax Agencies for the tax year

7. Additional Notes

_
_
_
-

8. Signature

We will complete your return based on the information provided. We will not be able to complete returns where we have reasonable suspicion that the information provided is intentionally incomplete or inaccurate.

If you are having problems providing accurate financial statements, bookkeeping services are available for an additional fee.

To the best of my knowledge, all of the information contained within this document is true, correct, and complete.

Sign:			
Date:			