

Tax Deductions for: RENTAL PROPERTIES

In order to deduct expenses in your trade or business, you must show that the expenses are "ordinary and necessary." An ordinary expense is one that is customary in your particular line of work. A necessary expense is one that is appropriate but not necessarily essential in your business. The application of these terms to you relies heavily on the "facts and circumstances" of your unique situation.

DEPRECIABLE Assets:

Rental Property

Oven

Refrigerator

Furniture

Appliances

Other: _____

Other: _____

REPAIR Expenses:

Refinishing a wood floor

Repainting a room

Repairing a roof

Repairing existing plumbing

Repairing existing appliances

Replacing a doorknob

Replacing a window

Replacing a broken smoke detector

Replacing rotted floorboards

Replacing cracked floor tiles

Other: _____

TAX Expenses:

Property Taxes

Real Estate Taxes

Other: _____

Other: _____

IMPROVEMENT Expenses

Adding an addition

Adding central air conditioning

Installing a security system

Installing brand new carpet

Replacing an entire roof

Replacing all existing plumbing

Replacing all existing electric

Renovating a kitchen

Replacing all windows

Other: _____

Other: _____

Other: _____

Other: _____

PROFESSIONAL Services:

Attorney Fees

Accountant Fees

Real Estate Agent Fees

Professional Advisor Fees

Other: _____

INTEREST Expenses:

Mortgage Payments

Business Loans

Other: _____

EMPLOYEE Compensation

Property Manager

Live-in Superintendent

Contractors

Other: _____

Other: _____

INSURANCE Expenses:

Flood Insurance

Fire Insurance

Causality Insurance

Liability Insurance

Other: _____

Other: _____

Other: _____

OTHER Expenses:

Advertising

Auto and Travel

Supplies

Utilities—Garbage

Utilities—Water

Utilities—Sewage

Utilities—Electricity

Other: _____

Other: _____