

**INVESTMENT PROPERTY
INCOME AND EXPENSES**

NAME		TAX YEAR			
By completing this form, the client certifies that the entries can be substantiated by documentation.					
* MANDATORY RESPONSE REQUIRED (See instructions on next page)		YES	NO		
Did you make any payments in this tax year that would require you to file Form(s) 1099-NEC?					
If "Yes", did you or will you file the required Form(s) 1099-NEC?					
PROPERTY 1 ADDRESS (Include ZIP)					
PROPERTY 2 ADDRESS (Include ZIP)					
PROPERTY 3 ADDRESS (Include ZIP)					
	Type of Property (from list below)	For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture.	# of Days Rented	Personal Use Days	QJV
A					
B					
C					
Type of Property:					
1. Single Family Residence		3. Vacation/Short-Term Rental	5. Land		
2. Multi-Family Residence		4. Commercial			
		PROPERTY 1	PROPERTY 2	PROPERTY 3	
Rental Income Received					
Advertising					
Auto (Miles Driven)					
Overnight Travel (Air, Taxis, Lodging)					
Meals on Overnight Travel					
Cleaning/Maintenance					
Commissions					
Condo/HOA Fees					
Insurance					
Legal Fees and Licenses					
Management Fees					
Mortgage Interest					
Other Interest					
Pest Control					
Real Estate Taxes					
Repairs and Improvements*					
Supplies/Small Tools					
Utilities					
Date Placed in Service** mm/dd/yy					
Was the Property Sold? (Y/N)					
*For Repairs and Improvements provide a Description, Date, and Cost for each Item in the spaces below.					
**For properties placed in service this tax year -- Please provide Closing Disclosure(s) and related information.					
If you refinanced existing property this year please provide Closing Disclosure(s) for the REFI(s).					
For new clients, please provide Depreciation Worksheets/Schedules. These should be included in your prior year tax returns. If not, please ask your previous Tax Preparer for these sheets.					
Details of Repairs and Improvements (please add additional pages, if necessary)					
Description		Date	Cost		

Requirement to Issue 1099-NECs to Service Providers

If you operate a business you may be required to issue 1099-NECs (formerly 1099-MISC) to individuals from whom you purchase services in connection with your business.

If you purchased services for your business and paid any one individual \$600 or more, **by cash or check**, you are required to issue the service provider a Form 1099-NEC and report this to the IRS. The exception is a provider who is operating as a Corporation. (An LLC, per se, is not a Corporation unless the entity has elected to operate as a Corporation).

Payments made with a credit card or debit card, and certain other types of payments, including third-party network transactions (PayPal Business) are not subject to the requirement for reporting on Form 1099-NEC.

In order to determine whether or not you must issue a 1099-NEC and/or to obtain the provider's tax ID number, you should request that the service provider complete Form W-9 (easily accessible on irs.gov). The provider completes the form by supplying their Name, Address, TAX ID number and the type of entity under which they are operating. You should do this before you engage them to provide services. If you are not sure how to interpret the W-9,

Please note that if a provider refuses to give you a completed W-9, but you still wish to purchase services from that provider, you are required, by law, to withhold 28% federal tax and remit that to the IRS.

Examples of "service providers" include Stagers, Bookkeepers, Clerical Support, Photographers, Sales Assistants, Sign Installers, etc. (Services you purchase through your Broker to whom you pay a fee in lieu of directly paying the service provider do not required you

Special Requirements for Real Estate Professionals Owning Rental Property

Individuals who are engaged in real estate-related activities, and qualify as a Real Estate Professional may be considered to be engaged in a trade or business. Accordingly, they are subject to the requirements stated above. (Please consult your tax advisor if you are not sure if this applies to you.) Examples of when this might apply to a rental property include purchasing services from lawn services, painters, handymen, etc.