

FORM #3: RENTAL INCOME/LOSS and ROYALTIES

(USE ONE SHEET/RENTAL PROPERTY)

If you are unsure of the answer to any of these questions, please ask your preparer.

NAME: _____ SSN: _____

PROPERTY ADDRESS: _____

If you use part of the rental personally, what is the % of the property rented? _____

Is this your main or second home? _____

Date placed in service: (new customers/new rentals only) _____ Home _____ Land _____

INCOME

RENTAL INCOME _____

EXPENSES

If the property is exclusively a rental, then the expenses are DIRECT. However, if the rental is also used for personal-use, then the expenses are INDIRECT (except for insurance specifically on your rental use).

Did you, at any point, hire an independent contractor? Y/N

If yes, were you required to issue a 1099-MISC? Y/N

If yes, did you do so? Y/N

	DIRECT	INDIRECT
ADVERTISING		
AUTO (please fill out FORM #4)		
TRAVEL		
CLEANING & MAINTENANCE		
COMMISSIONS		
INSURANCE		
LEGAL & PROFESSIONAL FEES		
MANAGEMENT FEES		
INTEREST - MORTGAGE		
INTEREST - OTHER		
REPAIRS		
SUPPLIES		
TAXES		
IMPROVEMENTS (ROOF/FLOORING/FENCE ETC):		
UTILITIES		
OTHER EXPENSES (i.e. homeowner's dues):		

*If you have rental income in Multnomah County and/or City of Portland, we may need to prepare and you may need to file any or all of the following: City of Portland/Multnomah County Exemption Request or City of Portland/Mult. County Tax.

I, _____, agree to file the necessary local tax forms.
(please sign the above line)

For Preparer-Use only:

Property Type:

Some investment is NOT at risk []

If property is used for personal-use at least 10% or 14 days, enter personal %: []

Activity Type:

Property was disposed of in 2013 []

Property is a Single Member LLC []

