



TAX N MORE SERVICES LLC

# Rental Property Owners

## Deductions Sheet

13545 Van Nuys Blvd Suite B21  
Pacoima, CA 91331  
818-270-8623

Income	
Rent	\$
Section 8/1099	\$
Property Management/1099	\$
	\$
	\$
Expenses	
Advertising	\$
Amount Paid for Rental Furniture or Appliances (this amount can be depreciated over 5 years)	\$
Bank Fees	\$
Cleaning Service	\$
Cost for Prior Tax Prep for Rental: Schedule E	\$
Cost of Improvements	\$
Cost of Repairs: Labor	\$
Cost of Repairs: Supplies	\$
HOA	\$
Home Security	\$
Legal Fees	\$
Major improvements that change the structure of the home are not included as rental expenses, but need to be added to the basis of the home. These expenses will reduces the gain calculated when the property is sold.	\$
Mileage (roundtrip-home→rental property, bank etc...)	\$
Mortgage Interest	\$
Payments to a Management Company	\$
Property Insurance	\$
Real Estate Taxes	\$
Rental Loss Carryover from Previous Year (the amount of rental loss you are able to claim is limited ...based on your Adjusted Gross Income...any loss not claimed in the current year can be carried forward to the next tax year)	\$
Utilities You Paid	\$
Electricity	\$
Gas	\$
Water	\$
Trash	\$
Other:	\$
Other:	\$
Other:	\$
Other:	\$
Other:	\$

\*\*\*Remember to always keep your receipts\*\*\* \*\*\*Deductions are ONLY for unreimbursed expenses\*\*\*