



Adam M. Beaudry, CPA, LLC
Certified Public Accountant

Possible Deductions for Rental Properties

Address of Rental Property: _____

- Property Taxes _____
- Mortgage Interest _____
- Insurance _____
- Snow Plowing _____
- Garbage Removal _____
- Legal and Professional Fees _____
- Landscaping _____
- Utilities _____
- Supplies/Furniture/Appliances** _____
- Cleaning _____
- Mortgage Insurance _____
- Property Management Fees _____
- Condo/Association Fee _____
- Advertising _____
- Tenant Screening _____
- Cable & Internet _____
- Arbnb/Vrbo Fees _____
- Administrative Fees _____
- Meal costs _____
- Travel Expenses _____
- Repairs and Maintenance** _____

*****Please list all repairs and maintenance projects completed for the year as well as supplies, furniture, and appliance purchases over \$2,500 in the box below. Include the date the project was completed and its total cost. *****

Please provide depreciation schedules from previous tax returns if available. You may need to contact your previous tax preparer.

Total Rental/Vacation Home Income: _____ Total Square Footage of Home _____
Number of Units: _____ Square Footage of Rented Space _____
Total Number of Days Rented: _____
Total Number of Renters: _____
Do you occupy one of the units? Yes or No
Total Number of Days the property was owner occupied: _____
Total Number of Days the property was used by family or friends: _____
Were payments made that required you to file a 1099 form? Yes or No
Were the 1099 forms filed? Yes or No
Did you refinance this property during this tax year? Yes or No

You are required to keep receipts to support costs. Records and receipts should be kept for as long as you own the property.

Rental Related Vehicle Expenses

Make _____ Model _____ Year _____
Total Miles _____ Rental Miles _____

**Please provide a mileage log for the tax year*

Parking	\$ _____	Maintenance	\$ _____	Excise Tax	\$ _____
Tolls*	\$ _____	Cleaning	\$ _____	Inspection	\$ _____
Gas	\$ _____	Insurance	\$ _____	Lease Payments	\$ _____
Oil Changes	\$ _____	Registration	\$ _____	Auto Club	\$ _____
Repairs	\$ _____	License	\$ _____		

**Log into your EZ Pass account to print out a summary of the yearly toll costs.*

Notes for Accountant:

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