



Tax Deductions for Rental Property

Income - Copies of checks and statements from sales, service, commissions and bonuses.

Advertising - Any money spent in order to find renters.

Cleaning - Supplies, a person or company paid to clean and equipment rental, such as carpet cleaners or pressure washer.

Insurance - Hazard, renters, mortgage, etc.

Management Fees - Fees paid to a company to find renters, collect rent, make repairs, etc.

Repairs/Maintenance - Supplies, materials, and labor paid to fix or maintain property.

Supplies - Thing you use to rent the property, keys, locks, etc.

Yard Maintenance - Lawn services, chemicals and treatments, lawn mowers, weed eaters, plants, shrubs, trees, etc.

Advertising - Business cards, newspaper ads, information packets you hand out, free samples, flyers, product testing, videos and CD's.

Accounting - Receipts for your accounting kit, computer programs and tax preparation

Children - Money paid to children for helping with such things as delivering flyers, product, stuffing envelopes, cleaning office and car, etc.

Delivery or Shipping - Cost to mail or ship products, letters, contracts, etc.

Dues and Subscriptions - Dues to professional organizations and magazines that have to do with your trade or business.

Educational Expense - Classes or Seminars that you take to improve your business.

Gifts - Gifts to clients and associates.

Insurance - Professional insurance, liability, vehicle, health, property, in some cases life.

Laundry and Cleaning - This includes uniforms and protective clothing and also your clothing when you are out of town.

Legal and Professional Services - Attorneys, accountants, inspectors, appraisers, etc.

Materials - Anything you put into a product or service that you leave with the customer.

Office Expense - Office supplies, forms and receipt books, computer supplies, internet, postage, printing, day planner, palm pilot, bank charges.

Repairs - Repairs to equipment such as computers, and other office equipment.

Travel - Hotels, airfare, cab fare, parking, cleaning while away from home, trip log

Meals and Entertainment - Meals with clients, potential clients, and associates. Also tickets to movies or events with or for clients.

Rent - Rental fees for equipment, booths for shows, technical equipment, rooms for meetings, office, etc.

Taxes and Licenses - Business, professional, state and city licenses. Taxes on property, payroll, and sales tax.

Telephone - Cell phone, long distance calls on home phone, extra phone lines into home for business, fax or internet.

Home Office - A separate room in your home to do business and accounting. A percentage of utility Bills, home owners insurance, property tax, mortgage interest, refinance fees, repairs and maintenance, cleaning supplies, office decor, etc. are deductible.

Purchases - Any equipment, office furniture, computers, vehicles that cost over \$200.

Mileage or Vehicle - There are two ways to take a vehicle expense. One is to take the mileage you use when picking up product, supplies, office supplies, meetings, handing out advertising or business cards, meals and entertaining clients, etc. The other way is to take the expense of using the vehicle: fuel, parts, mechanics, oil changes, etc. Along with taking expenses, you can also depreciate the vehicle.

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