

SBIS, Inc.

Accounting, Tax, and Financial Services

Philip H. Unsworth, EA, MBA, ATA, ABA

Enrolled to Practice Before the IRS

Accredited Tax Advisor (ATA)/Accredited Business Advisor(ABA)

Registered Representative*

1040 Organizer Rental Property Supplement

Dear Valued Client,

Attached please find the additional information needed to prepare your taxes if you have a commercial or residential rental property. Please complete these pages as completely as possible, ignoring the "Prior Year Amount" column (this will be pre-filled-in next year when you receive your organizer from us). Include this with your regular 1040 organizer information submission.

If you keep your rental financial information on computer (QuickBooks, Peachtree, Excel, etc.), please provide a backup copy of the program data and a printout of the income and expenses. We'll use that along with this organizer supplement.

We hope these worksheets will help as a "memory jogger" to help you document all the expenses you are entitled to. As always, if you are not sure if something is deductible, please document it and let us know we need to discuss it. We'll talk it over with you to be sure.

If you have any questions, please don't hesitate to call 757-375-6900.

Sincerely,



Philip H. Unsworth, EA, MBA, ATA, ABA

IRS Circular 230 Notice

Any US tax advice included in this written or electronic communication was not intended to be used, and it cannot be used by the taxpayer, for the purpose of avoiding any penalties that may be imposed under the Internal Revenue Code or the applicable state or local tax laws.

Peninsula

4112 George Washington Highway, Suite 6

Yorktown, VA 23692

Phone:757-898-5000 Fax:757-898-7800

www.SBISinc.com

e-mail:PUUnsworth@SBISinc.com

Southside

PO Box 6076

Suffolk, VA 23433-6076

Phone:757-375-6900

*Philip Unsworth, Registered Representative. Securities offered through HD Vest Investment ServicesSM, a non-bank subsidiary of Wells Fargo & Company, Member SIPC, 6333 North State Hwy 161, Fourth Floor, Irving, TX 75038, 972-870-6000

SBIS, Inc. is not a registered broker/dealer or independent investment advisory firm and cannot directly offer investment advice or services.

Name _____

SSN XXX-XX-XXXX

Real Estate Rentals and Royalties

Kind of Property
 Address
 City State Zip

	Current Year Info	Prior Year Info
1 Owner of property (Enter Filer, Spouse, or Joint) 1		
2 Enter "X" if you actively participated? 2	<input type="checkbox"/>	<input type="checkbox"/>
3 Enter "X" if property was used for personal use by you or your family for more than 14 days or 10% of the total days rented? 3	<input type="checkbox"/>	<input type="checkbox"/>
3a If entered ("X"), enter the number of days of personal use? 3a	<input type="text"/>	<input type="text"/>
3b If entered ("X"), enter the number of days rented? 3b	<input type="text"/>	<input type="text"/>

Income

	Current Year Amounts	Prior Year Amounts
4 Royalty received 4		
5 Rent received 5		
5a If rental real estate, enter the percent of ownership if less than 100% . . . 5a		

Property Expense

	Current Year Amounts	Prior Year Amounts
6 Advertising 6		
7 Cleaning and maintenance 7		
8 Commissions 8		
9 Insurance 9		
10 Legal and other professional fees 10		
11 Management fees 11		
12 a Qualified mortgage interest paid to banks, etc. 12a		
b Other mortgage interest paid to banks, etc. 12b		
13 Other interest 13		
14 Repairs 14		
15 Supplies 15		
16 a Real estate taxes 16a		
b Other Taxes 16b		
17 Utilities 17		

Assets Placed in Service This Year

	Date Placed In Service	Purchase Amount
A		
B		
C		
D		
E		
F		
G		

Description:
 A A
 B B
 C C
 D D
 E E
 F F
 G G

Name _____

SSN XXX-XX-XXXX _____

Property _____

Vehicle Information (Schedule E)

		Vehicle 5 -		Vehicle 6 -	
		Current Year Amount	Prior Year Amount	Current Year Amount	Prior Year Amount
1	Date vehicle was placed in service 1				
2	Cost of vehicle 2				
3	Total miles driven for the year 3				
4	Business miles driven during the year 4		0		0
5	Parking fees and tolls 5				
Actual expenses					
6	Gasoline, oil and repairs 6				
7	Vehicle registration fees 7				
8	Vehicle lease or rental 8				
9	Vehicle Insurance 9				
10 10				

		Vehicle 7 -		Vehicle 8 -	
		Current Year Amount	Prior Year Amount	Current Year Amount	Prior Year Amount
1	Date vehicle was placed in service 1				
2	Cost of vehicle 2				
3	Total miles driven for the year 3				
4	Business miles driven during the year 4		0		0
5	Parking fees and tolls 5				
Actual expenses					
6	Gasoline, oil and repairs 6				
7	Vehicle registration fees 7				
8	Vehicle lease or rental 8				
9	Vehicle Insurance 9				
10 10				