



## Rental Property Income Tax Return Checklist Year end 30 June 2018

Rental Property Address: .....

Names of Owners and % of Ownership:

OWNER ONE: ..... ( ..... %)    OWNER TWO: ..... ( ..... %)

Please provide the following documentation in order to complete your tax return		
1.	<b>Agents Monthly Statements and / or Annual Summary</b>	This will show gross rent for the year and allowable deductions paid by the Agent on your behalf such as management fees, repairs, etc. If you provide an annual summary you do not need to provide monthly statements.
2.	<b>Body Corporate</b>	Please supply copies of all quarterly or bi-annual Body Corporate statements BODY CORPORATE TOTAL COSTS: .....
3.	<b>Council Rates</b>	Please supply copies of all quarterly, bi-annual or annual Council rate notices COUNCIL RATES TOTAL COSTS: .....
4.	<b>Insurances</b>	There are a range of insurances you may have on your investment property all of which are tax deductible: <i>(Please provide copies of your annual insurance renewals)</i>  Building: .....  Contents: .....  Landlord Protection: .....  INSURANCE TOTAL COSTS: .....
5.	<b>Land Tax</b>	Please supply Land Tax Assessment Notices with a detailed breakup of what the Land Tax is being levied on.  LAND TAX TOTAL COSTS: .....
6.	<b>Water Rates</b>	Please supply all quarterly, bi-annual or annual Water Rate Notices WATER RATES TOTAL COSTS: .....
7.	<b>Travel expenses</b>	Not deductible from 1 July 2017.
8.	<b>Additional income Received</b>	Detail of any additional income received. Please supply supporting details.  _____ \$ .....    _____ \$ .....

9.	<b>Additional expenses incurred</b>	<p>Details of any additional expenses which you have paid directly <u>and which are not included in the Agents summary</u>: If costs are over \$300 please supply supporting invoices.</p> <p>Bank Charges: ..... Gardening: .....</p> <p>Smoke Alarms: ..... Repairs &amp; Maintenance: .....</p> <p>Cleaning: ..... Telephone: .....</p> <p>Pest Control: ..... Gas: .....</p> <p>Quantity Surveyors Report: ..... Other: .....</p>																														
10.	<b>Interest</b>	<p>Please supply bank statements showing loan movements and interest for the year from 1 July 2017 to 30 June 2018</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Bank 1: .....</td> <td style="width: 50%;">Account no: .....</td> </tr> <tr> <td>Closing Balance: .....</td> <td>Interest expense: .....</td> </tr> <tr> <td>Opening Balance: .....</td> <td>Rate %.....</td> </tr> <tr> <td style="text-align: center;"><b>fixed</b></td> <td style="text-align: center;"><b>variable</b> interest rates <i>(please tick)</i></td> </tr> <tr> <td style="text-align: center;"><b>interest only repayments</b></td> <td style="text-align: center;"><b>principal &amp; interest repayments</b> <i>(please tick)</i></td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Bank 2: .....</td> <td style="width: 50%;">Account no: .....</td> </tr> <tr> <td>Closing Balance: .....</td> <td>Interest expense: .....</td> </tr> <tr> <td>Opening Balance: .....</td> <td>Rate: %.....</td> </tr> <tr> <td style="text-align: center;"><b>fixed</b></td> <td style="text-align: center;"><b>variable</b> interest rates <i>(please tick)</i></td> </tr> <tr> <td style="text-align: center;"><b>interest only repayments</b></td> <td style="text-align: center;"><b>principal &amp; interest repayments</b> <i>(please tick)</i></td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Bank 3: .....</td> <td style="width: 50%;">Account no: .....</td> </tr> <tr> <td>Closing Balance: .....</td> <td>Interest expense: .....</td> </tr> <tr> <td>Opening Balance: .....</td> <td>Rate: .....</td> </tr> <tr> <td style="text-align: center;"><b>fixed</b></td> <td style="text-align: center;"><b>variable</b> interest rates <i>(please tick)</i></td> </tr> <tr> <td style="text-align: center;"><b>interest only repayments</b></td> <td style="text-align: center;"><b>principal &amp; interest repayments</b> <i>(please tick)</i></td> </tr> </table> <p>Would you like a complimentary review of your loan interest rates against the best current market rates?</p> <p style="text-align: center;">YES                      NO                      PLEASE PROVIDE MORE INFORMATION</p>	Bank 1: .....	Account no: .....	Closing Balance: .....	Interest expense: .....	Opening Balance: .....	Rate %.....	<b>fixed</b>	<b>variable</b> interest rates <i>(please tick)</i>	<b>interest only repayments</b>	<b>principal &amp; interest repayments</b> <i>(please tick)</i>	Bank 2: .....	Account no: .....	Closing Balance: .....	Interest expense: .....	Opening Balance: .....	Rate: %.....	<b>fixed</b>	<b>variable</b> interest rates <i>(please tick)</i>	<b>interest only repayments</b>	<b>principal &amp; interest repayments</b> <i>(please tick)</i>	Bank 3: .....	Account no: .....	Closing Balance: .....	Interest expense: .....	Opening Balance: .....	Rate: .....	<b>fixed</b>	<b>variable</b> interest rates <i>(please tick)</i>	<b>interest only repayments</b>	<b>principal &amp; interest repayments</b> <i>(please tick)</i>
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11.	<b>Capital Improvements</b>	<p>Please provide invoices of any improvements to the property for depreciation purposes (e.g. furniture, white goods, curtains and blinds or structural additions such as pergolas).</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%; text-align: center;">Asset</th> <th style="width: 30%; text-align: center;">Date of Purchase</th> <th style="width: 30%; text-align: center;">Cost (\$)</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td> </td> <td> </td> </tr> <tr> <td style="height: 20px;"> </td> <td> </td> <td> </td> </tr> <tr> <td style="height: 20px;"> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Asset	Date of Purchase	Cost (\$)																											
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12.	<b>Additional Items</b>	<p>Please provide the following information, <b>if previously not supplied</b>:</p> <ul style="list-style-type: none"> <li>▪ Purchase settlement statement for each property <i>(found with final documents from solicitor)</i></li> <li>▪ Borrowing cost disbursement notice or loan offer documents so borrowing costs can be calculated. <i>(This should be supplied by your Financier. If you have two loans, a main loan and a line of credit, there should be two loan offer documents)</i></li> <li>▪ Quantity Surveyors Report so depreciation can be claimed.</li> </ul>																														