

Vacation Home Rental Worksheet - IRS Method

Name(s):

Description of property:

Tax Year:

Dwelling Unit Used as Home (Use this module only if the answer is YES to all of the following questions.)

- Was the dwelling unit used as a home this year?
- Was the dwelling unit rented 15 days or more this year?
- Are the total rental expenses & depreciation more than the income?

Dividing Expenses Between Rental and Personal Use

- A) Number of days of rental use
- B) Number of days of personal use
- C) Number of days in tax year

Allocation Factors for Expenses

- D) IRS Method (line A/(line A + line B) %
- E) Tax Court Method for interest and taxes ONLY (line A/line C) %

Gross Rents Received	Direct Rental Expenses
Home Mortgage Interest ..	Operating Expenses
Real Estate Taxes	Excess Mortgage Interest
Casualty/Theft Losses ...	Excess Casualty/Theft Losses .
	Depreciation as if 100% Rental

- | | |
|--|---|
| 1. Rents received | 0 |
| 2. a. Rental portion of deductible mortgage interest | 0 |
| b. Rental portion of real estate taxes | 0 |
| c. Rental portion of deductible casualty and theft losses | 0 |
| d. Direct rental expenses | 0 |
| e. Fully deductible rental expenses. Add lines 2a-2d | 0 |
| 3. Subtract line 2e from line 1. If zero or less, then zero | 0 |
| 4. a. Rental portion of expenses related to operating or maintaining the dwelling unit (such as repairs, insurance, and utilities) | 0 |
| b. Rental portion of excess mortgage interest | 0 |
| c. Add lines 4a and 4b | 0 |
| d. Allowable operating expenses. Smaller of line 3 or 4c | 0 |
| 5. Subtract line 4d from line 3. If zero or less, then zero | 0 |
| 6. a. Rental portion of excess casualty and theft losses | 0 |
| b. Rental portion of depreciation of the dwelling unit ... | 0 |
| c. Add lines 6a and 6b | 0 |
| d. Allowable excess casualty and theft losses and depreciation. Smaller of line 5 or line 6c | 0 |
| 7. a. Operating expenses to be carried over to next year. Subtract line 4d from line 4c | 0 |
| b. Excess casualty and theft losses and depreciation to be carried over to next year. Subtract line 6d from line 6c | 0 |

Prepared by

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