

COMMON RENTAL EXPENSES

ADVERTISING – ads, signage, etc.

COMMISSIONS – anything paid to a listing realtor

MANAGEMENT FEES – generally paid to a management company

CLEANING FEES – maid services for short term rentals or fees to clean between rentals

MILEAGE – costs for driving to look at rental and work on it.

LEGAL FEES – attorney costs, background checks and eviction actions

MORTGAGE INTEREST

PROPERTY TAX

INSURANCE

LANDSCAPING

LICENSE FEES

SALES TAX

REPAIRS

SUPPLIES

UTILITIES

HOA FEES

LARGE IMPROVEMENTS – large improvements like a new roof, an addition, etc are depreciable expenses. We need to know the amount and the date of the purchase