

B. Throughout Ownership of a Rental Property:

Items	Information Needed from the Client (if Applicable)	Capital	Write Off
<p>1. Some typical outgoings:</p> <p>Accounting Fees Advertising Agents Fees/Commissions Bank Charges Body Corporate Fees Capital Allowance Cleaning Council Rates Depreciation on "Plant" Gardening and Lawnmowing Improvements Insurances Interest Paid Land Tax Letting Fees Pest Control Postage and Stationery Repairs and Maintenance (Not Improvements) Telephone calls Water Rates</p>	<p>Real Estate Agent's Annual Summary of Rent Collected and outgoings paid</p> <p>plus details of any costs paid by the Client direct, ie not paid by the real estate agent.</p>	X	
<p>2. Some Specific Examples:</p> <p>Replace Hot Water System Replace Carpet Replace Fence Painting - pre-existing condition ? - due to wear and tear ?</p>	<p>Receipts for the costs</p>		<p>X X X X</p>
<p>3. Refinancing Costs:</p> <p>Application fees for Finance Valuation fees Reg'n Fees on Discharge of Mortgage Stamp Duty on Finance Documents Mortgage Insurance</p>	<p>Refinance documents from the bank including final bank statements from the old loan to the date of closure and new loan from first day</p>		

AV Treatment:

Borrowing Costs	Deductible	- Scan or copy (s) or (c) - Not req. (blank) - Info required
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