South Beach Tax & Financial Services

Real Estate Industry Work Sheet

Name _____ Tax Year _____

Check Applicable Status	GO TO :	If self-employed: The Business/Activity Code is **531210 (Sch. C, item B)** for RE agents and brokers.
Self-Employed ◯ ▶	Table C below	
Employee ◯ ▶	Table C & A Below	

TABLE C

***For Self employment** , the expense captions below are an expansion of, a supplement to, Sch. C and W/S C-1. Use Sch. C and W/S C-1 **FIRST** and then supplement with this Worksheet. Enlarge the scope of the interview here. DO NOT repeat any of the expenses captioned on Sch. C or on W/S C-1. Carry to Sch. C as shown below.
*** For an employee,** the expense captions below are to be used whenever applicable, and the total will carry to TABLE A as shown below.

DESCRIPTION	AMOUNT
Appraisal fees	
Board fees (other than dues)	
Computer Usage/Data banks	
Conventions/Exhibits/Displays	
Finders Fees Paid	
Flashlights, Batteries	
Housewarming presents - flowers, greeting cards, tips and tokens	
Information services and agencies	
Keys/Locksmith Services	
Lock Boxes	
Moving and relocation services	
Multiple listing services	
Notary license renewal - bond supplies	
Open house amenities	
Photography supplies	
Referral fees and expenses	
Replacements/Repairs/Fixing Up/Beautifying/ Landscaping, etc. - necessary to sell listed property	
Selling aids, films, slides, materials	
Signs, flags, banners and accessories	
TV/Radio/Cable - service & hook up (allocate for business)	
Subtotal, for an Employee, Carry to TABLE A----->	
TOTAL for **Self-Employed** to **Sch. C, line 48** Describe as "From W/S C-4"	

DEDUCTIBLE MILEAGE (not commuting) (requires W/S TC-10)	**MILES**
Travel To: Seminars/Board Meetings	
Caravan/New listings	
Showing property	
Escrow/Lender/Attorney offices	
TOTAL To W/S A-32 ◯ or Form 2106 ◯	

TABLE A

For employee expenses only

The expense captions below are in addition to those in Table C, and are not to be used for the self-employed as they are included in Schedule C or on W/S C-1

DESCRIPTION		AMOUNT
Advertising		
Alarm service-burglaries, fire, etc.		
Answering service		
Bank service charges		
Clerical services/Public stenographer		
Contract services/Outside services		
Credit Card membership		
Delivery/Freight/Express		
Educational expenses	**A-16**	
Employment seeking expenses	**A-17**	
Entertainment/Meals	**(see A-20)**	
Equipment rental		
Gifts	**(Requires W/S TC-10)**	
Insurance		
Internet/DSL/Cable fees		
Meetings & Conventions	**M-1**	
Occupational license renewals		
Postage/FedEx/UPS		
Printing/Reproduction/Copies		
Professional dues and expenses	**M-1**	
Rent on business property (not home)		
Repairs to equipment		
Security/Patrol Services/Watchdog		
Seminars and workshops	**M-1**	
Subcontracts		
Supplies office and general		
Telephone, pager, fax, etc	**A-9**	
Trade/Technical Books/ Publications/ Periodicals/Tools/Supplies	**A-10**	
Uniforms	**A-11**	
Utilities (other than home office)		
Other:		
<------SUBTOTAL FROM TABLE C----->		
Amount from W/S A-99, column A	**A-99**	
TOTAL for Employee to **Form 2106, line 4**		

Enter Reimbursement from accountable plans, if any, on Form 2106.

DO NOT net against expenses here.

*If certain qualifications are met, a person in a Real Property trade or business is allowed to treat Rental real estate as not a passive activity

OTHER TRANSPORTATION COSTS (not commuting)	**AMOUNT**
Taxicab, Bus, Subway, etc.	
Tolls, Parking	
Total To Form 2106, line 2 or Sch. C, line 48	