

2021 RENTAL QUESTIONNAIRE

CLIENT NAME _____

Prop #	TP SP J	S M V L C	Description of Property and Location	Name on Deed	Name on Mortgage
1					
2					
3					
4					

TP= Taxpayer SP= Spouse J=Joint /// S= Single Family M= Multi Family V= Vacation L= Land C= Commercial

	1	2	3	4
# of Days property available for rent at FMV				
Do you use a management company for this property?	__ YES __ NO	__ YES __ NO	__ YES __ NO	__ YES __ NO
Do you manage this property?	__ YES __ NO	__ YES __ NO	__ YES __ NO	__ YES __ NO
Were payments made that required filing forms 1099?	__ YES __ NO	__ YES __ NO	__ YES __ NO	__ YES __ NO
If Yes, were all required forms 1099 filed or will they be filed?	__ YES __ NO	__ YES __ NO	__ YES __ NO	__ YES __ NO
Did you or any family member use the property for personal purposes for more than the greater of 14 days or 10% of the total days rented?	__ YES __ NO	__ YES __ NO	__ YES __ NO	__ YES __ NO
Personal Use Percentage				
Is this property a Vacation Rental?	__ YES __ NO	__ YES __ NO	__ YES __ NO	__ YES __ NO
Vacation Property Total Days Rented				
Vacation Property Personal Use Days				
Is the Average Rental Period Less Than 7 Days?	__ YES __ NO	__ YES __ NO	__ YES __ NO	__ YES __ NO

QUALIFIED BUSINESS INCOME DEDUCTION: *Your rental may qualify for the Qualified Business Income Deduction (QBID). Please review the Biz Fact on Rental Real Estate Safe Harbor and then answer the questions below.*

This property is leased under a Triple-Net Lease?	__ YES __ NO	__ YES __ NO	__ YES __ NO	__ YES __ NO
Are separate books and records kept to reflect the income and expenses?	__ YES __ NO	__ YES __ NO	__ YES __ NO	__ YES __ NO
Are more than 250 hours of rental services performed on this property? (NOT triple net lease)	__ YES __ NO	__ YES __ NO	__ YES __ NO	__ YES __ NO
If no, do you wish to aggregate this property to reach the 250 hours of service requirement?	__ YES __ NO	__ YES __ NO	__ YES __ NO	__ YES __ NO
I have documented evidence of hours of service	__ YES __ NO	__ YES __ NO	__ YES __ NO	__ YES __ NO

I understand that the information provided in this schedule is true and accurate and is provided to Business By Design for the purposes determining whether the real estate enterprise will be treated as a trade or business solely for purposes of section 199A of the Internal Revenue Code (those rental profits that will qualify for the Qualified Business Income Deduction- QBID)

Taxpayer Signature

Date