

SPECIALTY WORK SHEET for SALE OF PROPERTY

In order to maximize deductions, please complete this form.

CLIENT _____

TAX YEAR _____

Please bring in **CLOSING STATEMENT** for when you **PURCHASED** property.
Please bring in **CLOSING STATEMENT** for when you **SOLD** property.

Type of property sold: _____ Was property ever used as rental property: Yes No
Location of property sold: _____

Date Sold: _____ **SALE PRICE: \$** _____
Date Purchased: _____ **PURCHASE PRICE: \$** _____

ADDITIONAL PURCHASE COSTS:

Credit Report	\$ _____	Reconveyance Fee	\$ _____
Escrow Fee	_____	Recording Document	_____
Legal Fees	_____	Termite Report	_____
Loan Fees	_____	Title Policy	_____
Notary Fee	_____	_____	_____

IMPROVEMENT COSTS:

Air Conditioner	\$ _____	Landscaping	\$ _____
Carpeting	_____	Patio	_____
Drapes	_____	Plumbing	_____
Electrical	_____	Remodeling	_____
Fences	_____	Roof Improvements	_____
Fixtures	_____	Walks	_____
Floor Improvements	_____	_____	_____
Garage	_____	_____	_____
Heating	_____	_____	_____
Insulation	_____	_____	_____

SELLING EXPENSES:

Credit Report	\$ _____	Reconveyance Fee	\$ _____
Escrow Fee	_____	Recording Document	_____
Legal Fees	_____	Termite Report	_____
Loan Fees	_____	Title Policy	_____
Notary Fee	_____	_____	_____
Realtor's Commission	_____	_____	_____

FIXING UP EXPENSES (Last 90 days):

Electrical	\$ _____	_____	\$ _____
Glass and Screens	_____	_____	_____
Paint	_____	_____	_____
Plumbing	_____	_____	_____

TOTAL COST: _____ **\$** _____

NET GAIN: \$ _____

If property was sold on contract: Down Payment at time of sale: \$ _____
Contact balance on 12/31 \$ _____

Was the property sold your principal residence in 2 of the last 5 years? Yes _____ No _____
Was the property sold used as a home/office in year of sale? Yes _____ No _____

Amount of Depreciation, if any, allowed on property sold: _____

Have you ever deferred any gain on the sale of exchange of a personal residence? Yes _____ No _____

Date: _____ Amount of previous gain: \$ _____

I DECLARE THIS TO BE A TRUE, COMPLETE AND CORRECT DOCUMENT

TAXPAYER'S SIGNATURE: _____ DATE: _____