

SPECIALTY WORKSHEET FOR SALE OF PROPERTY

In order for us to maximize your deductions, please complete this worksheet

Client Name _____ Tax Year _____

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

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	Other

IMPROVEMENT COSTS:

Air Conditioner	Landscaping
Carpeting	Patio
Drapes	Plumbing
Electrical	Remodeling
Fences	Roof Improvements
Fixtures	Walkways
Floor Improvements	Other:
Garage	
Heating	
Insulation	

SELLING EXPENSES:

Credit Report	Reconveyance Fee
Escrow Fee	Recording Document
Legal Fees	Termite Report
Loan Fees	Title Policy
Notary Fee	Other:
Realtors Commission	

FIXING UP EXPENSES (LAST 90 DAYS):

Electrical	Other:
Glass and Screens	
Paint	
Plumbing	
	TOTAL FIX UP COST

If Property was sold on contract: _____
Down payment at the time of sale _____
Contact Balance of 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 the year of sale? Yes _____ No _____

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

Have you ever deffered 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** _____