

ORGANIZER FOR NON-U.S. REAL ESTATE

(FOR INTERNAL USE ONLY BY THE BRUNTON, STRACHAN & KHAN CPA FIRM, CHARTERED)

NAME _____ **FOR TAX RETURN YEAR ENDED** _____ **CURRENT DATE** _____

(A separate organizer must be completed for each non-U.S. property)

TO AVOID DELAY WITH YOUR RETURN PLEASE ANSWER ALL QUESTIONS AND PROVIDE COPIES OF NECESSARY DOCUMENTATION

NON-U.S. REAL ESTATE RENTALS

For each non-U.S. property for which you received rental income during the year please provide the following:

4. Property address _____

5. Number of days during the year the property was:

a) Leased _____ b) Used personally _____ c) Vacant _____ d) Offered for rent (even if not rented) _____

6. Rental income received during the tax year _____

7. Expenses paid during the tax year (list below or attach home country tax return):

Advertising _____	Insurance _____
Cleaning & Maintenance _____	Utilities _____
Commissions _____	Other (describe) _____
Legal/Professional Fees _____	<u>Taxes:</u>
Tax Return Prep fees _____	- Real Estate Tax _____
Repairs _____	- Sales Tax _____
Repair Assessments _____	- Other Taxes _____
Supplies _____	
Interest (See (1) below) _____	

In what currency (i.e. U.S. dollars, CDN dollars, Euros, etc.) is the above information presented? _____

(1) For interest expense please provide:

a) Did the interest arise on a mortgage on the above property? Yes / No _____
If "Yes", please attach a copy of the note and mortgage, and closing document.
If "Yes", what was the original length of the mortgage (no. of years) _____
In what country is the lender resident _____

b) If the interest is not on a mortgage on the above property, how and when did the debt arise and to whom is it payable? _____
In this case, is the loan secured by any assets anywhere in the world? Yes / No _____

8. Please attach a copy of the lease.

NON-U.S. REAL ESTATE OWNED AT ANY TIME DURING THE YEAR

(If we previously prepared a return for you, please only provide information regarding changes or additions since the last tax return was prepared)

For each non-U.S. property you owned during the year, please attach a copy of the Deed and Settlement Statement (Statement of Adjustments or Closing Statement) from the purchase and provide:

13. Type of property (i.e. home/condo) _____ Date purchased _____

14. The property is owned: [] Solely by you [] Jointly with your spouse (if individual taxpayer) [] Other

15. Property address _____

16. Cost _____ Was the property purchased furnished or unfurnished? [] Furnished [] Unfurnished



17. If purchased furnished, what is a reasonable portion of the purchase price to allocate to the value of the furnishing? _____

Description	Date	Cost
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18. Subsequent Improvements _____

19. Condo or HOA assessments paid for improvements _____

20. Furnishings purchased _____

21. In what currency (i.e. U.S. dollars, CDN dollars, Euros, etc) is the above information presented? _____

NON-U.S. REAL ESTATE SALES AND POTENTIAL SALES

22. Do you currently have non-U.S. property listed for sale or do you intend to list property for sale in the near future? Yes / No _____

23. Did you sell non-U.S. real estate during the year? Yes / No _____

If "Yes", for each non-U.S. property you sold during the year, please attach a copy of the sales contract, deed, and also the closing document for both, the purchase and sale of the property and provide:

24. Property address _____

25. Date sold _____ Selling price _____ Was the property sold furnished or unfurnished? Furnished Unfurnished

26. The property was owned: Solely by you Jointly with your spouse (if individual taxpayer) Other

27. **Have you answered all questions & supplied all documents requested on this questionnaire?** Yes / No _____
If "No" please explain, otherwise your tax return may be delayed and/or the fee may be increased because of the extra time required.

Signed: _____

PLEASE RETURN TO: THE BRUNTON, STRACHAN & KHAN CPA FIRM, CHARTERED
4710 NW BOCA RATON BLVD, #101, BOCA RATON, FL 33431
Tel: (561) 241-9991 Fax: (561) 241-6332 Email: tax@taxintl.com Website: www.taxintl.com