

**ORGANIZER FOR NON-U.S. REAL ESTATE**

(FOR INTERNAL USE ONLY BY THE BRUNTON, STRACHAN &amp; 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

***PART I - NON-U.S. REAL ESTATE RENTALS***For each foreign (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. Gross rental income received during the tax year \_\_\_\_\_ (please include advance/pre-paid rent 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 \_\_\_\_\_  
 Please provide the principle loan balance on 1/1 and 12/31 for each mortgage.
- 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 \_\_\_\_\_  
 Please provide the principle loan balance on 1/1 and 12/31 for each loan.

8. Please attach a copy of the lease.

***PART II - 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 foreign (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:

9. Type of property (i.e. home/condo) \_\_\_\_\_ Date purchased \_\_\_\_\_
10. The property is owned: ☐ Solely by you ☐ Jointly with your spouse (if individual taxpayer) ☐ Other
11. Property address \_\_\_\_\_
12. Cost \_\_\_\_\_ Was the property purchased furnished or unfurnished? ☐ Furnished ☐ Unfurnished
13. If purchased furnished, what is a reasonable portion of the purchase price to allocate to the value of the furnishing? \_\_\_\_\_

Please complete reverse side also



**NON-U.S. REAL ESTATE OWNED AT ANY TIME DURING THE YEAR (CONTINUED)**

	Description	Date	Cost
14.	Subsequent Improvements _____	_____	_____
15.	Condo or HOA assessments paid for improvements _____	_____	_____
16.	Furnishings purchased _____	_____	_____
17.	In what currency (i.e. U.S. dollars, CDN dollars, Euros, etc) is the above information presented? _____		

**PART III - NON-U.S. REAL ESTATE SALES AND POTENTIAL SALES**

18. Do you currently have foreign (non-U.S.) property listed for sale or do you intend to list property for sale in the near future? Yes / No \_\_\_\_\_
19. Did you sell foreign (non-U.S.) real estate during the year? Yes / No \_\_\_\_\_

If "Yes", for each foreign (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:

20. Property address \_\_\_\_\_
21. Date sold \_\_\_\_\_ Selling price \_\_\_\_\_ Was the property sold furnished or unfurnished? ☐ Furnished ☐ Unfurnished
22. The property was owned: ☐ Solely by you ☐ Jointly with your spouse (if individual taxpayer) ☐ Other
23. **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](mailto:tax@taxintl.com) Website: [www.taxintl.com](http://www.taxintl.com)