

**Schedule E - Rental Limitation on  
Deductions When Used for Personal Use**

(Keep for your records)

**2016**

Name(s) as shown on return

Tax ID Number

Percent of business use . . . . .		_____
1. Enter rents received . . . . .		_____
2. a. Rental portion of deductible mortgage interest . . . . .		_____
b. Rental portion of real estate taxes . . . . .		_____
c. Rental expenses directly related only to the rental activity:		
Advertising . . . . .		_____
Auto and travel . . . . .		_____
Commissions . . . . .		_____
Legal and other professional fees . . . . .		_____
Management fees . . . . .		_____
d. <b>Fully deductible rental expenses.</b> Add lines 2a through 2c . . . . .		_____
3. Subtract line 2d from line 1. If zero or less, enter -0- . . . . .		_____
4. a. Rental portion of expenses directly related to operating/maintaining the dwelling unit:		
Cleaning and maintenance . . . . .		_____
Insurance . . . . .		_____
Other interest . . . . .		_____
Repairs . . . . .		_____
Supplies . . . . .		_____
Utilities . . . . .		_____
Other . . . . .		_____
Operating expenses disallowed in prior years . . . . .		_____
b. Total of line 4a . . . . .		_____
c. <b>Allowable operating expenses.</b> Enter the smaller of line 3 or line 4b . . . . .		_____
5. Subtract line 4c from line 3. If zero or less, enter -0- . . . . .		_____
6. a. Rental portion of depreciation of the unit . . . . .		_____
b. <b>Allowable depreciation.</b> Enter the smaller of line 5 or line 6a . . . . .		_____
7. a. <b>Operating expenses to be carried over to next year.</b>		
Subtract line 4c from line 4b . . . . .		_____
b. <b>Excess depreciation to be carried over to next year.</b>		
Subtract line 6b from line 6a . . . . .		_____