Rental Property? Holiday home? What kind of things does your accountant need from you? (A guide – not a formal instruction)

Rental Income and Expenditure

Please supply bank statements clearly identifying and detailing all transactions that relate to the holiday home/rental property (or if you think we can do it, make sure all the transactions are narrated or have a clear reference).

Otherwise please provide details of the income and expenses for the holiday home/rental property (e.g. Cashbook, spreadsheet). Use a separate sheet if necessary.

If you have a Property Manager, please send us their End of Year Summary.

Don't forget your loan statements if the mortgage or loan relates to the rental/holiday home property.

We also need to know about any large repairs/asset purchases – the invoices would be helpful to determine the nature of the work.

Travel Expenses

If you needed to travel for your property, provide details of your visits to inspect property/conduct property business including:

- Mileage per trip if you used your own vehicle
- Actual cost of airfares or accommodation
- Detail of what the trip was for

Details of visits to inspect property/conduct property business:

Property Vacancy

If a property was not rented for a full 12 months, please provide details of why it was vacant

How many months was your holiday home available for? How many months was it actually rented out for? A diary of your bookings can be helpful here.

Buying or sold a property?

We will require details of the purchase or sale of the property. This information will include

- Solicitors Settlement Statement
- Sale and Purchase Agreement
- Loan details for property purchased