

Rental Questionnaire – 2021

Ensure this questionnaire is completed and included with your records

Client Name		Phone:	
Balance Date		Mobile:	
		Email:	

To: Leslie & O'Donnell Limited

Terms of Engagement

I/we hereby instruct you to prepare our Taxation Returns for the 2021 year. I/we undertake to supply all information necessary to carry out such services, and will be responsible for the accuracy and completeness of such information. You are hereby authorised to communicate with my/our bankers, solicitors, finance companies and all government agencies to obtain such information as you require in order to complete the above assignments. I/we authorise you to obtain information from Inland Revenue about all tax types except child support (NCP or CPR) in order to complete the above assignments. This includes obtaining information through all Inland Revenue media and communication channels.

I/We understand in providing services to me/us, Leslie & O'Donnell access and utilise selected services and products from third parties that facilitate your ability to provide these services. Specific examples of this are cloud based software like Xero and email and collaboration platforms like Microsoft. All of these services are provided to Leslie & O'Donnell to enable them to better service us. In utilising these services my/our personal information is provided into these platforms or given to the service providers solely to enable them to undertake services to me/us. My personal information is not to be used by any of these providers for any other purpose other than the preparation of our financial statements. If I/we have any concern about the use of third party and cloud based services, I/we will discuss this with Leslie & O'Donnell. Depending on the concern, I understand this may impact on your ability to provide the requested services to me/us.

In addition to the above, you may use my/our personal information, such as address, or contact details or broad business profile, to provide me/us with industry information or to introduce additional services that you offer. You may send written or electronic communications, or newsletters, or invitations to events etc. If at any time I/we do not wish to receive this information I/we can contact Leslie & O'Donnell and advise and you will not send any additional information.

You are to represent me/us as my/our tax agent. All income tax returns will be signed by me/us however you are authorised to sign any other taxation return on behalf of myself/ourselves or any of my/our associated entities.

I/We also accept that you have the right to charge interest on overdue accounts at the rate of 1.5% per month, and that all accounts are due for payment by the 20th of the month following invoice date. The charging of such interest will be at your discretion. I/We accept that any collection costs you incur will be fully recoverable from me/us.

Name	IRD Number	Signature	Date

Under the Companies Amendment Act 2014 there is now a requirement for all directors to provide their place of birth and date of birth AND in addition, there must be at least one director that either lives in New Zealand; or lives in Australia and is a director of a company incorporated in Australia:

Director	Date of birth	City / Town of birth	Country of birth	Current residential address

Property Details	
Please provide us with the addresses of any rental properties you have. Address: _____ Address: _____ Address: _____	If a property was not rented for a full 12 months, please provide details of why it was vacant. _____ _____

Rental Income and Expenditure	✓
Please supply bank statements clearly identifying and detailing all transactions that relate to the rental properties OR Please provide details of the following for each rental property. Use a separate sheet if necessary.	<input type="checkbox"/> <input type="checkbox"/>
Income: Total Rent Received \$ _____	
Expenses: Accounting fees \$ _____ Phone \$ _____ Advertising (to rent) \$ _____ Power \$ _____ Bank fees \$ _____ Rates \$ _____ Insurance \$ _____ (including regional council rates) Legal fees \$ _____ Repairs and Maintenance \$ _____ Management fees \$ _____ (please attach details or invoices) Mortgage Interest \$ _____ Valuation fees \$ _____ (attach copy of loan summary/statements from bank) Water rates \$ _____	
Details of any other expense relating to rental property: _____ \$ _____ _____ \$ _____	
Details of visits to inspect property/conduct property business: Date Details Kilometres _____ _____ _____	

Home Office Expenses (if applicable)	□
If part of your home is set aside principally for use as an office/workshop/storage area which is used by you in relation to your rental property, you may be able to claim a proportion of your home expenses against your rental income. Please provide the following details:	<input type="checkbox"/>
Area used for Business: _____ m ²	
Total Area of House & Workshop: _____ m ²	
Power \$ _____	
Insurance (Building & Contents) \$ _____	

Interest (House Mortgage)	\$ _____	
Rates (including regional council rates)	\$ _____	
Repairs and maintenance	\$ _____	
Other	\$ _____	
Total	\$ _____	
Cost of House and Section	\$ _____	
Cost of Section	\$ _____	
Construction materials: (timber, brick, etc)	_____	

Residential Land Withholding Tax

Have you sold residential property in New Zealand where Residential Land Withholding Tax has been deducted and paid to the IRD? If so, provide details e.g. IR1100 Residential land withholding tax return and other sale and purchase documents.	<input type="checkbox"/>	
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Mixed Use Holiday Home

Does this entity have a property (such as a holiday home or a Bach) that is used privately and to derive income? Yes <input type="checkbox"/> No <input type="checkbox"/>	<input type="checkbox"/>
If yes, provide details of property: _____	

Was the property empty for 62 days in the income year? Yes No
 If yes, please complete the following section so we can determine the amount of allowable deductions.

Mixed Use Holiday Home – Information Required

The number of days the property was empty during the income year _____

The number of days the asset was used by family or associated persons* during the income year
 OR where income from any person received was less than 80% of market rate _____

* Associated persons include close relatives, or if owned by an entity, persons associated with the entity owning the property

If there is more than one tenant who used the property through the year, please attach details.

Name of tenant: _____	<input type="checkbox"/>
Relationship to owner (if any): _____	
Amount of rent they paid: \$ _____	
Dates rented (From: To) _____	

Expenses incurred in respect of the property (the list below is not exhaustive – details of all expenses will be required):	<input type="checkbox"/>
Cost of advertising for tenants	\$ _____
Cost of repairing damages caused by tenants	\$ _____
Number of days spent in the property while repairing damages caused by tenants	_____
Mortgage interest	\$ _____
Rates	\$ _____
Insurance	\$ _____
Repairs/maintenance for general wear and tear	\$ _____
Other (please give details) : _____	

Mixed Use Boat or Plane

Does this entity have a boat or plane (with a market value of \$50,000 or greater), that is used privately and also to derive income? Yes No

If Yes, provide details:

Description: _____

Market value: \$ _____

Was the asset unused for 62 days in the income year? Yes No

If yes, please complete the following section so we can determine the amount of allowable deductions.

Mixed Use Boat or Plane – Information Required

The number of days the asset was **unused** during the income year _____

The number of days the asset was used by family or associated persons* during the income year _____

OR where income from any person received was less than 80% of market rate _____

* Associated persons include close relatives, or if owned by an entity, persons associated with the entity owning the property

For non-associated persons where payment received is at least 80% of market value:

Number of days the asset was used: _____

Income received: \$ _____

Expenses incurred in respect of the property (the list below is not exhaustive – details of all expenses will be required):

Cost of advertising for hireage \$ _____

Cost of repairing damages caused by hireage \$ _____

Operating costs / supplies \$ _____

Insurance \$ _____

Repairs/maintenance for general wear and tear \$ _____

Other (please give details) _____

Other Details Required (if applicable)

- Solicitors Settlement Statement
- Sale and Purchase Agreement
- Loan details for property purchased
- A copy of the latest Rateable Valuation
- A list of chattels with their dates and value for properties bought or sold during the year

**Thank you for completing this questionnaire
Please don't forget to sign it on Page 1**