

Investment Property CHECKLIST



INCOME

☐ Agent Statement or Income Details

EXPENSES

☐ Loan Interest Summary & Bank Fees

☐ Landlord & Building Insurance

☐ Council & Water Rates & Land Tax

☐ Property Repairs & Maintenance

☐ Cleaning, Gardening & Pest Control

☐ Body Corporate Fees

☐ Building Depreciation Report

ADHOC DOCUMENTS (NEW RENTAL)

☐ Original Bank Loan Contract

☐ Property Settlement Statement

☐ Lenders Mortgage Insurance Premiums

You can't claim

- Costs incurred before the property was available to rent
- Capital Improvements (e.g. installing a new kitchen – claimable later via depreciation)
- Initial landscaping or improvements (e.g. laying new turf, fences, retaining walls)
- Interest on redrawn funds used for private purposes (e.g. holidays, car, renovation to your home)