



1040NR NON-RESIDENT TAX RETURN ORGANIZER 2021 – Real Estate Income

FOR CALENDAR YEAR ENDED _____ CURRENT DATE _____

(Husband and Wife must each complete a separate organizer if rental real estate is jointly owned)

1. Name: _____

2. Phone: Office _____ Home _____
Cell _____ Fax _____

Email _____

3. Address: _____

4. U.S. taxpayer identification number, if any _____ Birth Date _____

5. Marital Status: Single Married Widow(er) with Dependent Child

6. Your occupation _____

7. Details of Dependent Children that lived with you during the year:

Name	Date of Birth	U.S. Social Security # or ITIN	Citizenship

8. Countries of citizenship _____ , _____
Country of Birth _____

Were either of your parents U.S. citizens? _____

9. Have you abandoned a green card, or relinquished U.S. citizenship? Yes No

10. Do you have a U.S. visa? Yes No

If yes, type _____ Visa number, if any _____

11. Purpose of your visits during the year to the U.S.

12. Dates you entered and left the U.S. during the calendar year

13. Total Number of days present in the U.S. during: 2021 _____ 2020 _____ 2019 _____

14. Have you ever filed a U.S. income tax return? Yes No

If yes, Year _____ Form # _____



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U.S. REAL ESTATE SOLD

(If we previously prepared a return for you, please provide information on changes or additions since the last tax return was prepared.)

1. Type of Property (i.e. home/condo) _____ Date Purchased _____
2. The property is owned: Solely by you Jointly with your spouse Other: _____
3. Property Address _____
4. Cost (US\$) _____
5. Was the property purchased: Furnished Unfurnished
6. If purchased furnished, what is a reasonable portion of the purchase price to allocate to the value of the furnishing? _____
7. Subsequent property improvements and furnishings purchased:

Description	Date	Cost CDN\$	Cost US\$

8. Was the property sold: Furnished Unfurnished
9. Date sold _____ Selling Price _____
10. Please attach a copy of the Sales Contract as well as the Settlement Statements (Statements of Adjustments) for both the purchase and sale of the property.
11. Please attached a copy of the IRS Form 8288-A, if any.

U.S. REAL ESTATE RENTALS

For each U.S. property you received rental income from during the year, provide the following:

1. If this is the first year of renting the property, please attach a copy of the Sales Contract as well as the Settlement Statements (Statements of Adjustments) for the purchase of the property. Otherwise, please provide a copy of your prior year US 1040NR, US Non-resident Alien Income Tax Return.
2. Type of Property (i.e. home/condo) _____ Date Purchased _____
3. The property is owned: Solely by you Jointly with your spouse Other: _____
4. Property Address _____
5. Cost (US\$) _____
6. Was the property purchased: Furnished Unfurnished
7. If purchased furnished, what is a reasonable portion of the purchase price to allocate to the value of the furnishing? _____
8. Number of days during the year the property was:
 - a) Leased _____
 - b) Used personally _____
 - c) Vacant _____
 During the “vacant” days, was the property offered for rent? Yes No



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9. Rental income received (US\$) _____

10. Expenses incurred in year (list below or attach schedule) (US\$)

Description	Amount (US\$)	Description	Amount (US\$)
Advertising		Property taxes	
Cleaning & Maint.		Repairs	
Commissions		Sales tax	
Insurance		Utilities	
Interest		Other (describe)	
Legal Fees			

OTHER U.S. INCOME

1. Did you receive any other income from U.S. sources other than real estate income?

Yes No

If yes, please describe, including payor and amount _____

2. Please include a copy of any U.S. source income slips received during the year.