

Your name

## **UK** property

## Tax year 6 April 2017 to 5 April 2018 (2017-18)

Your Unique Taxpayer Reference (UTR)

For help filling in this form go to www.gov.uk/taxreturnforms and read the notes and helpsheets.						
UK property details						
2	Number of properties rented out  If all property income ceased in 2017-18 and you don't expect to receive such income in 2018-19, put 'X' in the box and consider if you need to fill in the 'Capital gains summary' page		If you have any income from property let jointly, put 'X' in the box  If you're claiming Rent a Room relief and your rents are £7,500 or less (or £3,750 if let jointly), put 'X' in the box			
Furnished holiday lettings (FHL) in the UK or European Economic Area (EEA)  You need to fill in one page for UK businesses and a separate page for EEA businesses. Read the notes.						
5.1	Income - the amount of rent and any income for services provided to tenants  £ • 0 0  Property income allowance - read the notes  £ • 0 0  If you've used traditional accounting rather than cash basis to calculate your income and expenses, put 'X' in the box	13	Capital allowances  £  • 0 0  Adjusted profit for the year (if the amount in box 5 + box 10 + box 11 minus (boxes 6 to 9 + box 12) is positive). If you're claiming property income allowance (box 5 + box 11 minus box 5.1)  £  • 0 0  Loss brought forward used against this year's profits			
6	Rent paid, repairs, insurance and costs of services	14	Read the notes if you have a non-FHL property business loss  £  • 0 0			
	provided - the total amount  £	15	Taxable profit for the year (box 13 minus box 14)  £ 0 0			
7	Loan interest and other financial costs  £ 0 0	16	Loss for the year (if the amount in boxes 6 to 9 + box 12 minus (box 5 + box 10 + box 11) is positive)			
8	Legal, management and other professional fees  £ 0 0	17	Total loss to carry forward			
9	Other allowable property expenses  £ 0 0	18	If this business is in the EEA, put 'X' in the box			
10	Private use adjustment  £ 0 0	19	If you want to make a period of grace election,			
11	Balancing charges  £ 0 0		put 'X' in the box			

## Property income

Don't include furnished holiday lettings, Real Estate Investment Trust or Property Authorised Investment Funds dividends/distributions here.

20	Total rents and other income from property  £ 0 0	21	Tax taken off any income in box 20			
20.1	Property income allowance - read the notes  £ 0 0	22	Premiums for the grant of a lease – from box E on the working sheet  £ 0 0			
20.2	If you've used traditional accounting rather than cash basis to calculate your income and expenses, put 'X' in the box	23	Reverse premiums and inducements  £ 0 0			
Property expenses						
24	Rent, rates, insurance, ground rents etc	27	Legal, management and other professional fees  £ 0 0			
25	Property repairs and maintenance  £ 0 0	28	Costs of services provided, including wages  £ 0 0			
26	Loan interest and other financial costs  £  •  •  •  •  •  •  •  •  •  •  •  •	29	Other allowable property expenses  £  0 0			
Calculating your taxable profit or loss						
30	Private use adjustment  £	38	Adjusted profit for the year - use the working sheet in the notes  • 0 0			
31	£ • 0 0	39	Loss brought forward used against this year's profits  £  0 0			
52	Annual Investment Allowance  £	40	Taxable profit for the year (box 38 minus box 39)			
	Box 33 is not in use	41	Adjusted loss for the year – from box N on the Working Sheet			
34	Zero-emission goods vehicle allowance  £  • 0 0		£ 00			
35	All other capital allowances  £ 0 0	42	Loss set off against 2017-18 total income - this will be unusual  £  • 0 0			
36	Costs of replacing domestic items - for residential lettings only	43	Loss to carry forward to following year, including			
	£ 00		unused losses brought forward  £ 0 0			
37	Rent a Room exempt amount  £ 0 0	44	Residential finance costs not included in box 26			