

Your name

Your Unique Taxpayer Reference (UTR)

UK property details

1 Number of properties rented out

2 If all property income ceased in 2012-13 and you do not expect to receive such income in 2013-14, put 'X' in the box and consider if you need to complete the *Capital gains summary page*

3 If you have any income from property let jointly, put 'X' in the box

4 If you are claiming Rent a Room relief and your rents are £4,250 or less (or £2,125 if let jointly), put 'X' in the box

Furnished holiday lettings (FHL) in the UK or European Economic Area (EEA)Fill in one page for UK businesses and a separate page for EEA businesses. Please read the *UK property notes* before filling in boxes 5 to 19 if you have furnished holiday lettings.5 Income - *the amount of rent and any income for services provided to tenants*£ 6 Rent paid, repairs, insurance and costs of services provided - *the total amount*£

7 Loan interest and other financial costs

£

8 Legal, management and other professional fees

£

9 Other allowable property expenses

£ 10 Private use adjustment - *if expenses include any amounts for non-business purposes*£ 11 Balancing charges - *read the notes*£ 12 Capital allowances - *read the notes*£

13 Adjusted profit for the year (if the amount in box 5 + box 10 + box 11 minus (boxes 6 to 9 + box 12) is positive)

£ 14 Loss brought forward used against this year's profits - *if you have a non-FHL property business loss read the notes on property losses*£

15 Taxable profit for the year (box 13 minus box 14)

£

16 Loss for the year (if the amount in boxes 6 to 9 + box 12 minus (box 5 + box 10 + box 11) is positive)

£

17 Total loss to carry forward

£ 18 If this business is in the EEA, put 'X' in the box - *read the notes*

19 If you want to make a period of grace election, put 'X' in the box

Property income

Do not include furnished holiday lettings, Real Estate Investment Trust or Property Authorised Investment Funds dividends/distributions here.

<p>20 Total rents and other income from property</p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p> <p>21 Tax taken off any income in box 20</p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p>	<p>22 Premiums for the grant of a lease – from box E on the Working Sheet – <i>read the notes</i></p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p> <p>23 Reverse premiums and inducements</p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p>
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Property expenses

<p>24 Rent, rates, insurance, ground rents etc.</p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p> <p>25 Property repairs, maintenance and renewals</p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p> <p>26 Loan interest and other financial costs</p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p>	<p>27 Legal, management and other professional fees</p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p> <p>28 Costs of services provided, including wages</p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p> <p>29 Other allowable property expenses</p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p>
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Calculating your taxable profit or loss

<p>30 Private use adjustment – <i>read the notes</i></p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p> <p>31 Balancing charges – <i>read the notes</i></p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p> <p>32 Annual Investment Allowance</p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p> <p>33 Business Premises Renovation Allowance (Assisted Areas only) – <i>read the notes</i></p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p> <p>34 All other capital allowances</p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p> <p>35 Landlord's Energy Saving Allowance</p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p> <p>36 10% wear and tear allowance – <i>for furnished residential accommodation only</i></p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p>	<p>37 Rent a Room exempt amount</p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p> <p>38 Adjusted profit for the year – from box O on the Working Sheet – <i>read the notes</i></p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p> <p>39 Loss brought forward used against this year's profits</p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p> <p>40 Taxable profit for the year (box 38 minus box 39)</p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p> <p>41 Adjusted loss for the year – from box O on the Working Sheet – <i>read the notes</i></p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p> <p>42 Loss set off against 2012-13 total income – <i>this will be unusual – read the notes</i></p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p> <p>43 Loss to carry forward to following year, including unused losses brought forward</p> <p>£ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/> . 0 0</p>
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