

Worksheet To Figure the Deduction for Business Use of Your Home

Keep for Your Records 

Use this worksheet if you file Schedule F (Form 1040) or you are a partner, and you are using actual expenses to figure your deduction for business use of the home. Use a separate worksheet for each qualified business use of your home.

PART 1—Part of Your Home Used for Business:

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| 1) Area of home used for business | 1) _____ |
| 2) Total area of home | 2) _____ |
| 3) Percentage of home used for business (divide line 1 by line 2 and show result as percentage) | 3) _____ % |

PART 2—Figure Your Allowable Deduction

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|--|----------|
| 4) Gross income from business (see instructions) | 4) _____ |
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	(a) Direct Expenses	(b) Indirect Expenses	
5) Casualty losses	5) _____	_____	
6) Deductible mortgage interest	6) _____	_____	
7) Real estate taxes	7) _____	_____	
8) Total of lines 5 through 7	8) _____	_____	
9) Multiply line 8, column (b), by line 3		9) _____	
10) Add line 8, column (a), and line 9		10) _____	
11) Business expenses not from business use of home (see instructions)		11) _____	
12) Add lines 10 and 11			12) _____
13) Deduction limit. Subtract line 12 from line 4			13) _____
14) Excess mortgage interest	14) _____	_____	
15) Excess real estate taxes	15) _____	_____	
16) Insurance	16) _____	_____	
17) Rent	17) _____	_____	
18) Repairs and maintenance	18) _____	_____	
19) Utilities	19) _____	_____	
20) Other expenses	20) _____	_____	
21) Add lines 14 through 20	21) _____	_____	
22) Multiply line 21, column (b), by line 3		22) _____	
23) Carryover of operating expenses from prior year (see instructions)		23) _____	
24) Add line 21, column (a), line 22, and line 23			24) _____
25) Allowable operating expenses. Enter the smaller of line 13 or line 24			25) _____
26) Limit on excess casualty losses and depreciation. Subtract line 25 from line 13			26) _____
27) Excess casualty losses (see instructions)		27) _____	
28) Depreciation of your home from line 40 below		28) _____	
29) Carryover of excess casualty losses and depreciation from prior year (see instructions)		29) _____	
30) Add lines 27 through 29			30) _____
31) Allowable excess casualty losses and depreciation. Enter the smaller of line 26 or line 30			31) _____
32) Add lines 10, 25, and 31			32) _____
33) Casualty losses included on lines 10 and 31 (see instructions)			33) _____
34) Allowable expenses for business use of your home. (Subtract line 33 from line 32.) See instructions for where to enter on your return			34) _____

PART 3—Depreciation of Your Home

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|---|-------------|
| 35) Smaller of adjusted basis or fair market value of home (see instructions) | 35) _____ |
| 36) Basis of land | 36) _____ |
| 37) Basis of building (subtract line 36 from line 35) | 37) _____ |
| 38) Business basis of building (multiply line 37 by line 3) | 38) _____ |
| 39) Depreciation percentage (from applicable table or method) | 39) _____ % |
| 40) Depreciation allowable (multiply line 38 by line 39) | 40) _____ |

PART 4—Carryover of Unallowed Expenses to Next Year

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| 41) Operating expenses. Subtract line 25 from line 24. If less than zero, enter -0- | 41) _____ |
| 42) Excess casualty losses and depreciation. Subtract line 31 from line 30. If less than zero, enter -0- | 42) _____ |