



## 2019 Form 990-T Filing is Not Required (Debt-Financed Real Estate Investments)

Please be advised my account will be exempt from filing Form 990-T for the 2019 tax year. The debt-financed property(s) and/or other investments within my account generated less than \$1,000 cumulative total of Unrelated Business Taxable Income (UBTI), as reported below:

INCOME: List the total of <u>all</u> rental and other income for the property	\$ _____
<b>(This includes capital gains on the sale of the property, if applicable)</b>	
EXPENSES: List <u>all</u> expenses for the property (examples are listed – others may apply)	
Mortgage Interest (Note: this is <b>interest only</b> )	\$ _____
Homeowner's Insurance	\$ _____
Real Estate Taxes	\$ _____
Utilities	\$ _____
Cleaning and Maintenance	\$ _____
Advertising	\$ _____
Repairs	\$ _____
Depreciation allowed (Straight line method only)	\$ _____
Other (list each separately) _____	\$ _____
_____	\$ _____
_____	\$ _____
Major/Capital Improvements*	\$ _____
*Note: Depreciated over the asset's life – <u>not an 'expense'</u>	
TOTAL EXPENSES:	- \$ _____
TOTAL UBTI (OR LOSS) AMOUNT x debt-financed percentage	\$ _____
<b>(Must be less than \$1,000 cumulative total UBTI for investments held within the account)</b>	

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

Account Number: \_\_\_\_\_

Email: \_\_\_\_\_

**Submission Options:**

Email completed form to:	OR	Mail completed form to:
<a href="mailto:Etc990@trustetc.com">Etc990@trustetc.com</a>		Equity Trust Company
		P. O. Box 451339
		Westlake, OH 44145

**Important Note:**

Failure to remit this form by April 15, 2020 or forms received that are incomplete or insufficient to substantiate the No Filing Required status will be subject to a \$75 Late Documentation Fee.