

Buy To Let

All details are input in Light Blue boxes

1. Input client's name, taxpayer status & income (excluding rental income)

2. Input property income & expenses i.e;
• Gross rent
• Maintenance cost
• Mortgage interest payments

Will calculate net rent after deducting expenses

Will calculate taxable rent for current year.
From 2020/21, 0% of mortgage interest payments are deductible

For **Pre 2017**, the 'old' rules, calculates;
- Tax on Net rent (after interest deducted)
- Net tax liability & effective rate of tax, &
- Net profit after tax

For **Current rules**, calculates
- Tax on rental income, (no int deducted)
- Mortgage interest relief
- Net tax liability & effective rate of tax, &
- Net Profit after tax

Name	Mr X
Taxpayer in?	UK (exc Scotland) ▼
Income	67,000

Gross rent	20,000
Maintenance costs	0
Interest payable (1)	13,000
Net Rent	£7,000

	Pre 2017	2024/25
Gross Rent		£20,000
Maintenance costs		£0
Deductible interest		£0
Taxable rent		£20,000

Tax on Rental Income	£2,800	£8,000
Less interest relief	£0	£2,600
Net tax liability (2)	£2,800	£5,400
Effective rate of tax (3)	40.0%	77.1%
Net Profit after tax (4)	£4,200	£1,600