

Rental Income Guidance



NatWest

SA302

Calculation Result for 2022-23

Name:

Income received (before tax taken off)		
Profit from self-employment	£35,046.00	
Profit from UK land and property	£7,244.00	
Total income received	£42,290.00	
minus		
Personal Allowance	£12,570.00	
Total	£12,570.00	
Total income on which tax is due	£29,720.00	
How I have worked out your Income Tax		
Pay, pensions, profit etc. (Scottish income tax rate)		
Starter rate	£2,162.00 x 19% =	£410.78
Basic rate	£10,956.00 x 20% =	£2,191.20
Intermediate rate	£16,602.00 x 21% =	£3,486.42
Total income on which tax has been charged	£29,720.00	
Income Tax charged after allowances and reliefs		£6,088.40
minus Relief for finance costs	£3,303.00 x 20% =	£660.60
Income Tax due after tax reductions		£5,427.80
plus Class 4 National Insurance contributions	£23,138.00 x 9.7% =	£2,251.32
Plus Class 2 National Insurance Contributions		£163.80
Total Class 2 and Class 4 National Insurance contributions due		£2,415.12
Income Tax, Class 2 and Class 4 National Insurance contributions due		£7,842.92

Profit from UK land and property.

Finance costs (e.g. broker fees, arrangement fees and interest payments) showing the 20% tax relief the customer receives.

Income Assessment:
 Profit: £7244 minus
 Finance costs: £3303
 Net income used for affordability = £3941

SA100

Property income

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

20 Total rents and other income from property 7800.00	21 Tax taken off any income in box 20
20.1 Property income allowance – read the notes	22 Premiums for the grant of a lease – from box E on the working sheet
20.2 If you've used traditional accounting rather than cash basis to calculate your income and expenses, put 'X' in the box <input checked="" type="checkbox"/>	23 Reverse premiums and inducements

Property expenses

24 Rent, rates, insurance and ground rents	27 Legal, management and other professional fees
25 Property repairs and maintenance	28 Costs of services provided, including wages
26 Non-residential property finance costs	29 Other allowable property expenses 556.00

Calculating your taxable profit or loss

30 Private use adjustment	37 Rent a Room exempt amount
31 Balancing charges	38 Adjusted profit for the year – use the working sheet in the notes 7244.00
32 Annual Investment Allowance	39 Loss brought forward used against this year's profits
33 The Structures and Buildings Allowance	40 Taxable profit for the year (box 38 minus box 39) 7244.00
33.1 Electric charge-point allowance	41 Adjusted loss for the year – use the working sheet in the notes
33.2 Freeport Structures and Buildings Allowance	42 Loss set off against 2022-23 total income – this will be unusual
34 Zero-emission goods vehicle allowance	43 Loss to carry forward to following year, including unused losses brought forward 0.00
34.1 Zero-emission car allowance	44 Residential property finance costs 3303.00
35 All other capital allowances	45 Unused residential property finance costs brought forward
36 Costs of replacing domestic items – for residential lettings only	

Adjusted profit for the year

Finance costs (e.g. broker fees, arrangement fees and interest payments) showing the 20% tax relief the customer receives.

Income Tax charged after allowances and reliefs

minus Relief for finance for finance costs £3303.00 reduced to maximum allowable £0.00 x 20%