

## **Understanding Borrowers' Tax Returns, Part 2**

### **Income from Rentals, Royalties, Partnerships, S Corps & Farms**

**Wednesday, February 29, 2012**

Live webinar: **2:00 pm – 3:30 pm Central | 1:00 pm – 2:30 pm Mountain**

**PRESENTER** – [Tim Harrington](#), CPA, TEAM Resources

click on speakers name for bio or type in web address: <http://www.financialedinc.com/presenters/timharrington.html>

Calculating cash flow from personal tax returns can be a frustrating and grossly-inaccurate process. This webinar will teach you to determine how much cash income your borrower is really earning from capital gains and installment sales, rental properties, royalties, partnerships, and S corporations. S corporations are among the most difficult tax and cash flow issues because cash flow and taxable income are usually substantially different. Join us to learn how to identify real monthly cash flow quickly and reliably.

#### **HIGHLIGHTS:**

- Schedule E Page 1 – Calculate the real cash flow from Rental Properties?
- Schedule E Page 1 – Understand the effect of mortgage interest and principal paid on debt ratios, cash flow, debt service, and disposable income
- Schedule E Page 2 Partnerships – Learn which phantom incomes or losses to ignore to find the real cash flow
- Schedule E Page 2 S Corporations – Even tougher than Partnerships, S Corps present even more “cash” versus “tax” issues. Find the real cash flow and learn what phony income or losses to ignore
- Schedule F, Farm Income – Uncover additional income that might be hidden in farm

#### **MISSED PART 1!**

This program is the second of two in a series, but you can still ORDER the ON-DEMAND Web Link & Free CD Rom. Go online or call NICB 402-474-4662 to register for: **January 26, 2012 - “Understanding Borrowers’ Tax Returns, Part 1: Basics, Itemized Deductions, Interest & Dividend Income & Sole Proprietorships (Schedule C)”**

#### **WHO SHOULD ATTEND?**

This informative session is designed for anyone in the lending area including chief lending officers, FSRs, CSRs, new accounts personnel, loan officers, loan underwriters, credit analysts, loan processors, branch managers, CEOs, and other key lending staff.

#### **REGISTER NOW**

**[ONLINE REGISTRATION](#)**

No credit card information taken, NICB will bill your institution.

#### **THREE REGISTRATION OPTIONS**

##### **1. LIVE WEBINAR - \$175 NICB Member / \$300 Non Member**

The **LIVE WEBINAR** option allows you to have **one telephone connection for the audio portion and one Internet connection (from a single computer terminal)** to view online visuals as the presentation is delivered. You may have as many people as you like listen from your office speaker phone. Webinar is approximately 90 minutes, including question and answer sessions. Seminar materials, including instructions, pin number, and handouts are available through a link that is emailed to registrant. You will need the most current version of Adobe Reader available free at [www.adobe.com](http://www.adobe.com).

**2. ON-DEMAND WEB LINK & FREE CD ROM\* - \$175 NICB Member / \$300 Non Member**

Can't attend the live webinar? The **ON-DEMAND WEB LINK\*\*** is a recording of the live event, including audio, visuals and handouts. Presenter's email address provided to ask follow-up questions. Approximately 6 days following the LIVE presentation we will email you the LINK to the ON-DEMAND Webinar. This web link can be viewed anytime 24/7 and will expire 6 months after the live program date. **You will also receive a FREE audio/visual CD ROM\*** which includes the original audio/visual presentation, the question and answer sessions, and the handouts. On-Demand Web Link & CD Rom will only be available for 6 months following the date of the live webinar presentation.

**3. BOTH LIVE WEBINAR & ON-DEMAND WEB LINK\*\* & FREE CD-ROM\*-\$225**

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**\*CD ROM for PC use only**

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**LIMITED AVAILABILITY**

The on-demand web link and CD ROM may ONLY be ordered for 6 months following the webinar. Neither the link nor CD will be available after this time.

**QUESTIONS?**

Contact NICB 402-474-4662 or email [tracy@nicbonline.com](mailto:tracy@nicbonline.com)

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