

Your Mortgage Questions Answered

Q Is the interest on my second home loan tax deductible if I rent the home to others?

A If the sole purpose of the property is to generate rental income and the home is rented on a steady basis, the interest on the mortgage loan is not tax-deductible when you file your income tax return.

If you rent out the property for only part of the year, however, you may be able to deduct the interest as long as you use it for part of the year as well. You must use the home for more than 14 days, or more than 10% of the number of days

during the year that the home is rented out — whichever is longer. For example, if your second home were on a lake and you rented it every year for the month of August, there would be no problem declaring a tax deduction, as long as you occupied it for two weeks. If, however, you rented the home out for six months each year (180 days), you would have to use the home for 18 days (10% of the 180) in order to deduct the interest paid on the mortgage loan. ■

Open Houses

A listing of open homes in the area. We have what you are looking for...

toledoblade.com/homes

AREA	PRICE	DAY/TIMES	ADDRESS	DESCRIPTION	LISTED BY	AGENT	PHONE
Bedford	\$222,750	Sun 2:00-4:00	8010 Timberwood	Elegant 3 brm condo w/3 car garage	Welles Bowen Gio Realty, Inc.	Ray Williamson	734-735-3111
Bedford	\$109,900	Sun 1:00-3:00	8307 Whiteford	1 owner home, ranch all appliances included	Welles Bowen Gio Realty, Inc.	Tiffany Snyder	419-509-9132
Delta	\$299,900	Sunday 2:00-4:00	7045 County Rd B	Spacious 3 brms, 2.5 baths, huge pole barn, 5+ acres	Sulphur Springs Realty	Kathy Zaper	419-867-0548
Downtown Toledo	\$179,900	Sunday 11/22/09, 1-3 pm	745 Washington #405	Must see at Bartley Lofts!	Loss Realty Group	Alishia Monasmith	419-345-6062
East Suburban	\$104,900	Sun 2:30-5:00 pm	24289 W Reservation Lane	Ranch w/bsmt, 1 acre	RE/MAX Preferred Associates	John Zeisler	419-351-3100
Franklin Park	\$98,500	Sun 2:00-4:00	2809 Woodside Tr #C	2 brm condo, Sylvania schools-Make offer!	Welles Bowen Realtors	Barb Porter	419-262-3966
Luckey, OH	\$168,500	Sun 2-4 pm	342 Welling Ave.	Mint 3 brm, 2 bath, FR, sunroom, 4 heat sources	RE/MAX Preferred Associates	Judy Kasper	419-360-5839
Maumee	\$179,900	Open Sun 2-4	4414 Clearwater Dr. West	To settle estate! Super 3 brm, 2 bath villa + sunroom	Real Advantage Realty	Richard Curley	419-349-2777
Oregon	\$179,900	Sun Nov 22, 2-4 pm	1412 Bury Road	Beautifully remodeled century home w/4 brms & 7 out buildings!	Re/Max Masters	George Goodrich	419-304-5060
Oregon	\$94,000	Sun 12:00-2:00	1432 Toul Ave.	New kitchen, family rm, living rm & MORE!	DiSalle Real Estate Co.	Terry Lynn Golden	419-297-8374
Ottawa Hills	\$229,900	Open Sunday, 2-4pm	3600 W. Bancroft	Fresh updates/Gourmet kitchen/Private! 6 brm, 2+ bath.	Effler/Schmitt Co.	Daniel Effler	419-537-1113
Ottawa Hills	\$259,900	Open Sunday, 2-4pm	3905 Hillandale W.	Gorgeous int/4+ car garage/Studio! 3 brm, 3 bath condo.	Effler/Schmitt Co.	David Effler	419-537-1113
Ottawa Hills	\$169,900	2:00-4:00	3304 Pelham	3 brm, 1.5 bath, all appliances stay!	Welles Bowen Realtors	Diane Tolson Kelley	419-346-2361
Perrysburg	\$625,000	1:00-3:00	29819 E River	3 brm, 3.5 bath, year round panoramic!	Welles Bowen Realtors	Chey Call	419-861-9747
Perrysburg	\$137,000	Sunday 1:30-3:30	12 Abbey	Updated condo, 2 bath, fireplace, deck	Coldwell Banker Haynes	Greggory Schramm	419-266-1204
Perrysburg	\$145,000	Sun 2:00-4:00	171 Margaret	3 brm, 1.5 bath, many updates	Welles Bowen Realtors	Patrick Miller	419-340-0448
Point Place	\$89,900	Sunday 2 to 4 pm	2614 106th St.	Beautiful fully updated home, newer furnace, c/a, roof, new bath w/jacuzzi tub	The Danberry Co., Realtors	Mary Murphy	419-343-5302
Providence	\$106,000	Sun 2:00-4:00	12341 Bailey Rd.	1 acre, motivated sellers! 3 brms	DiSalle Real Estate Co.	Lorie Gater	419-340-2480
Reynolds Corners	\$76,500	Sun 2:30-5:00	6324 Reo	2 brm Holland Sylvania S. of Hill	DiSalle Real Estate Co.	Mary Buck	419-356-3004
Ridgeville Corners	\$99,900	Sun 1:00-3:00	20693 US Hwy 6	Almost new, basement, large eat in kitchen	Welles Bowen Realtors	Janet Hines	419-262-3300
South	\$129,900	Sun 11/22/09, 12:30-3 pm	9623 Old State Line	New construct not finished-3200 sq ft	Loss Realty Group	Herschel Liebes	419-450-8654
South Toledo	\$109,900	Sun 1:00-4:00	3272 Cragmoor	Brick ranch, 3 brms, reduced price!	DiSalle Real Estate Co.	Jeff Miller	419-351-9119
South Toledo	\$84,900	Sunday 11:00-1:00	3217 Glanzman	3 brm condo, newer kitchen, baths	Coldwell Banker Haynes	Greggory Schramm	419-266-1204
South Toledo	\$159,900	Sunday 2:00-4:00	2141 Westedge	Spotless 4 brm, 2.5 bath by Laurel Hill-Huge Family room	The Danberry Co., Realtors	Barb Hurt	419-917-3828
South Toledo	\$129,500	Sunday 2:00-4:00	2220 Bishopsgate	Move right in-Bsmt ranch-New kitchen-\$10,000 reduction	The Danberry Co., Realtors	Rob Ludeman	419-290-0201
Swanton	\$284,900	Sun 1:00-3:00	11375 Co Rd 4	11 acres, 4 brms built 2004, sets off road	Welles Bowen Realtors	Janet Hines	419-262-3300
Swanton	\$449,900	Sun 1:00-3:00	4693 Co Rd 1	20 acres, 3/4 acre stocked pond, 2800 sq ft home	Welles Bowen Realtors	Janet Hines	419-262-3300
Sylvania, OH		Open Sun. 2:30-5:00 pm	30 Shenandoah	The Villas of Lincoln Woods, 2 & 3 brms. Zero lot line Villas	Reynolds Construction	Charles Reynolds	419-392-7706
Sylvania, OH	Reduced! \$390's	Open Sun. 2-4	5947 Outpost	1 1/2 story, 3 brm villa, 2.5 bath, tile, natural stone	Carriertowne Realtors	Terry McLeary	419-841-3551
Sylvania	\$417,000	Sunday 2:00-4:00	7024 White Tail Ct	Exceptional home, 4 brm, 3.5 bath, too many amenities to list	The Danberry Co., Realtors	Dian L. Liber	419-392-1754
Toledo	\$109,000	Sunday 2:00-4:00	3052 Winston	3 brm, all-brick beauty! Huge price drop!	The Danberry Co., Realtors	Brandy Bryan	419-779-6575
Tremainsville	\$79,900	Sun 2:00-4:00	3658 Woodmont	Great location, must sell	DiSalle Real Estate Co.	Crystal Adams	419-265-0159
Washington Local	\$129,900	Sun 2:00-4:00	3551 Brant Court	Reduced 3-4 brm, 2 bath, family room, great room	Welles Bowen Realtors	Terry Brown	419-283-4211
Washington Local	\$110,000	Sun 2:00-4:00	1947 Northtowne Dr.	3 brm, 3 bath, 1788 sf, totally remodeled	Welles Bowen Realtors	Pat Brown-Eley	419-320-3300
Waterville	\$250,000	Sun 1:00-4:00	8003 Donnington	Superb home! Indoor pool!	DiSalle Real Estate Co.	Amanda Mastin	419-262-3191
Waterville	\$239,000	Sun 1:00-4:00	5912 Iron Ct.	Downstairs master, priced to sell	DiSalle Real Estate Co.	Tom Skilliter	419-461-0973
West Toledo	\$42,500	1:00-3:00	5011 Kitchener	3 brm, 2 bath, mint! Move in condition!	Welles Bowen Realtors	Susan Langendorfer	419-283-7200
West Toledo	\$109,900	Open Sunday, 1-3pm	3207 Cheltenham	Charming 2 brm ranch, full bsmt, attached garage, N. off Central.	Robert F. Lindsay Realtors	Eric Parsil	419-367-3948
West Toledo	\$169,900	Sun 2:00-4:00	5005 Cranston	3 brm, 2.5 bath on lg lot	Welles Bowen Realtors	Penny Kice	419-244-4034
West Toledo	\$84,777	Sunday 12 to 2 pm	826 W. Northgate	Washington Local, spacious 3 brm ranch, 2 car garage	The Danberry Co., Realtors	Judy Stone	419-241-1717
West Toledo	\$89,900	Sun 1:00-3:00	4367 Lyman	New 3 brm, move-in condition	DiSalle Real Estate Co.	Ann Mahon	419-461-4587
West Toledo	\$84,900	Sun 1:00-4:00	5030 Valley Forge	New roof '08, reduced over \$30k	DiSalle Real Estate Co.	Jim Franks	419-464-8003
Whitehouse	\$139,900	1:00-3:00	10153 Rupp	2 brm, 1 bath, primarily all brick home!	Welles Bowen Realtors	Dawn Rhoades	419-877-0473
Whitehouse	\$129,900	Sun 1:00-4:00	6365 Weckerly Rd.	Master up and down w/baths. Condo	DiSalle Real Estate Co.	Jud Mathewson	419-261-8894
W. Toledo	\$109,900	Open Sunday 1-4pm	5220 Davewood	3 Brm, 1.5 Bath. Brick/aluminum ranch, 2 car garage.	By Owner		419-345-3461

List your Open House here for as low as \$25 per listing

Contact The Blade Classified Advertising Department by Wednesday noon at 419-724-6500 or submit online at: <http://toledoblade.com/openhouse>