

Nomad Earnings Account Descriptions

There are three types of accounts that you may see in the earnings section of your owner portal:

1. **Taxable Income Accounts:** These are considered payments to you and will be reported on your 1099 to be filed with your taxes.
2. **Tax-Exempt Income Accounts:** These are tax-exempt payments to you and will be excluded from 1099 reporting.
3. **Expense Accounts:** These are deductions that reduce your net monthly payment. Speak to your tax advisor about which of these are eligible tax-deductible expenses.

Taxable Income Accounts

Account Name	Description
Rent	Monthly rent paid by your resident
Pet Rent	Monthly pet rent paid by your resident
Resident to Owner Passthrough Charge	A recurring or one-time charge to your resident, such as a flat fee for utilities
Resident Lease Break Fee	A mutually-agreed-upon fee that your residents agreed to pay to end their lease early

Tax-Exempt Income Accounts

Account Name	Description
Transfer Security Deposit	This is your resident's security deposit, which you are responsible for reconciling
Legal Fee Reimbursement	This is Nomad reimbursing you for the eligible legal fees you incurred while evicting your resident (if applicable)
Concession from Nomad	A one-time concession to you offered by Nomad (tax-exempt up to \$600)

Expense Accounts

Account Name	Description
Platform Fee	This is your fee for using Nomad's platform; it is calculated as a percentage of your resident's monthly rent (including pro-rated rent).
Leasing Fee	A one-time fee charged for finding a new resident
Rent Advance Fee	The fee we charge to advance multiple months of rent to you. Learn more here!
Repairs and Maintenance	This is a maintenance invoice serviced through Nomad Home Assistant. See Repairs for the detailed invoice.
Owner to Resident Passthrough Credit	<p>This is a reduction in your owner payment due to a credit that you provided your resident, such as a move in incentive.</p> <p>Note: These credits will split your monthly rent into two portions - the portion of the credit and the portion that will still be paid to you.</p> <p>For example, a \$500 move in credit discounting the \$2,000 monthly rent will show:</p> <ul style="list-style-type: none"> +\$1,500 rent +\$500 rent -\$500 move in credit <p>The +\$500 and -\$500 offset each other. The \$1,500 is the rent that is still payable to you.</p>
Miscellaneous Charges	You would have agreed to pay this ahead of time (examples include photo reshoot fees, resident retainer fees, property inspection fees, etc.) Please reach out to Customer Success if you have any questions.