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From the standpoint of the lessor, leases may be classified for accounting purposes as: (a) operating leases, (b) direct-financing leases, and (c) sales-type leases. From the standpoint of lessors, a capital lease meets one or more of the following four criteria: 1.

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Lease accounting guide. Leases are contracts in which the property/asset owner allows another party to use the property/asset in exchange for money or other assets. The two most common types of leases in accounting are operating and financing (capital leases). Advantages, disadvantages, and examples

Lease Accounting - Operating vs Financing Leases, Examples

5 Describe the lessor's accounting for direct-financing leases. 6 Identify special features of lease arrangements that cause unique accounting problems. 7 Describe the effect of residual values, guaranteed and unguaranteed, on lease accounting. 8 Describe the lessor's accounting for sales-type leases. 9 List the disclosure requirements for leases.

Chapter 21: Accounting for Leases -

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