

# Rent and Royalty Income and Expenses

**ORG25**

**BASIC PROPERTY INFORMATION**

Property description: \_\_\_\_\_  
 Property type: \* \_\_\_\_\_ If type is other, enter a description: \_\_\_\_\_  
 Location (street address): \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 If a foreign address: Foreign province or state: \_\_\_\_\_  
 Foreign postal code: \_\_\_\_\_ Foreign Country: \_\_\_\_\_

**1** Check property owner .....  **Taxpayer**       **Spouse**       **Joint**

<b>2a</b> Did you make any payments that would require you to file Form(s) 1099? .....	Yes	No
	<input type="checkbox"/>	<input type="checkbox"/>
<b>b</b> If <b>yes</b> , did you or will you file all required Forms(s) 1099? .....	<input type="checkbox"/>	<input type="checkbox"/>

<b>3a</b> Enter the ownership percentage (if not 100%) .....		
<b>b</b> If not 100%, are you reporting 100% of the income and expenses? .....	<input type="checkbox"/>	<input type="checkbox"/>

**4** Is this a rental property? (If **yes**, answer questions 5 through 11; if **no**, skip to question 12.) .....  Yes  No

**5** Did you have personal use of this property or rent it for part of the year at less than fair rental value? .....  Yes  No

**6** For all rental properties, **enter the number of days** during 2016 that:

<b>a</b> The property was rented at fair rental value .....		
<b>b</b> The property was used personally or rented at less than fair rental value .....		
<b>c</b> You owned the property, if not the entire year .....		

<b>7a</b> Does this rental have multiple living units and you live in one of the units? .....	<input type="checkbox"/>	<input type="checkbox"/>
<b>b</b> If <b>yes</b> , enter percentage of rental use .....		

**8** Did you actively participate in this property's management during 2016? .....  Yes  No

**9** Did you materially participate in this property's management during 2016? .....  Yes  No

**10** Do you want to treat this property as non-passive?.....  Yes  No

**11** Did this property have unallowed passive losses in 2015? .....  Yes  No

**12** Did you dispose of this property in a fully taxable transaction? .....  Yes  No

**13** Check this box if some of this investment was **not** at-risk.....

**14a** Treat all MACRS assets for this activity as qualified Indian reservation property? .....  Yes  No

**b** Treat all assets acquired after August 27, 2005 as qualified GO Zone property?..... **Regular**  **Extension**  **No**

**c** Treat all assets acquired after May 4, 2007 as qualified Kansas Disaster Zone property? .....  Yes  No

**d** Was this activity located in a Qualified Disaster Area?.....  Yes  No

Complete ORG51 for Asset Acquisitions and ORG50 for Dispositions.

INCOME	2016	2015
<b>15</b> Rents or royalties received .....		

- |                          |   |   |
|--------------------------|---|---|
| <b>* Property Types:</b> | <b>1</b> Single family residence<br><b>2</b> Multi-family residence<br><b>3</b> Vacation/short-term rental<br><b>4</b> Commercial | <b>5</b> Land<br><b>6</b> Royalties<br><b>7</b> Self-rental<br><b>8</b> Other |
|--------------------------|---|---|

**Rent and Royalty Income and Expenses (continued)**

**ORG25**

EXPENSES	2016	2015
Property location .....		
<b>16</b> Advertising .....		
<b>17a</b> Automobile (complete ORG18 for autos).....		
<b>b</b> Travel.....		
<b>18</b> Cleaning and maintenance .....		
<b>19</b> Commissions.....		
<b>20a</b> Mortgage insurance premiums – qualified .....		
<b>b</b> Other insurance .....		
<b>21</b> Legal and professional fees .....		
<b>22</b> Management fees .....		
<b>23a</b> Mortgage interest paid to banks – qualified.....		
<b>b</b> Mortgage interest paid to banks – other .....		
<b>24</b> Other interest .....		
<b>25</b> Repairs.....		
<b>26</b> Supplies.....		
<b>27a</b> Real estate taxes.....		
<b>b</b> Other taxes .....		
<b>28</b> Utilities .....		
<b>29</b> Other expenses:		
<b>a</b> .....		
<b>b</b> .....		
<b>c</b> .....		
<b>d</b> .....		
<b>e</b> .....		
<b>30a</b> Depreciation and Section 179 deduction <b>(Preparer Use Only)</b> .....		
<b>b</b> Depletion <b>(Preparer Use Only)</b> .....		