

# 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: \_\_\_\_\_  
 Foreign Country: \_\_\_\_\_

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

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

3a Enter the ownership percentage (if not 100%).....		
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 2011 that:

a The property was rented (or available for rent) at fair rental value.....		
b The property was used personally or rented at less than fair rental value.....		
c You owned the property, if not the entire year.....		

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

8 Did you actively participate in this property's management during 2011?.....  Yes  No

9 Did you materially participate in this property's management during 2011?.....  Yes  No

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

11 Did this property have unallowed passive losses in 2010?.....  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.....  Yes  No

14a Treat all MACRS assets for this activity as qualified Indian reservation property?.....		
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b Treat all assets acquired after August 27, 2005 as qualified GO Zone property?.....	Regular <input type="checkbox"/>	Extension <input type="checkbox"/>	No <input type="checkbox"/>
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c Treat all assets acquired after May 4, 2007 as qualified Kansas Disaster Zone property?.....		
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d Was this activity located in a Qualified Disaster Area?.....		
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Complete ORG51 for Asset Acquisitions and ORG50 for Dispositions.

	2011	2010
<b>INCOME</b>		
15 Rents received.....		
16 Royalties received.....		

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

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

ORG25

EXPENSES	2011	2010
Property location.....		
17 Advertising .....		
18a Automobile (complete ORG18 for autos).....		
b Travel .....		
19 Cleaning and maintenance .....		
20 Commissions .....		
21a Mortgage insurance premiums— qualified .....		
b Other insurance .....		
22 Legal and professional fees.....		
23 Management fees.....		
24a Mortgage interest paid to banks— qualified .....		
b Mortgage interest paid to banks— other .....		
25 Other interest .....		
26 Repairs .....		
27 Supplies .....		
28a Real estate taxes .....		
b Other taxes .....		
29 Utilities .....		
30 Other expenses:		
a .....		
b .....		
c .....		
d .....		
e .....		
31a Depreciation and Section 179 deduction <b>(Preparer Use Only)</b> .....		
b Depletion <b>(Preparer Use Only)</b> .....		