

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**

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

3 a 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 2017 that:

a The property was rented 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	_____	_____

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

8 Did you actively participate in this property's management during 2017 ? **Yes** **No**

9 Did you materially participate in this property's management during 2017 ? **Yes** **No**

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

11 Did this property have unallowed passive losses in 2016 ? **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.....

14 a 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	2017	2016			
15 Rents or royalties received					
<table style="width: 100%; border: none;"> <tr> <td style="width: 30%; vertical-align: top;">* Property Types:</td> <td style="width: 35%; vertical-align: top;"> 1 Single family residence 2 Multi-family residence 3 Vacation/short-term rental 4 Commercial </td> <td style="width: 35%; vertical-align: top;"> 5 Land 6 Royalties 7 Self-rental 8 Other </td> </tr> </table>	* 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		
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Rent and Royalty Income and Expenses (continued)

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EXPENSES	2017	2016
Property location		
16 Advertising		
17 a Automobile (complete ORG18 for autos).....		
b Travel.....		
18 Cleaning and maintenance		
19 Commissions.....		
20 a Mortgage insurance premiums – qualified		
b Other insurance		
21 Legal and professional fees		
22 Management fees		
23 a Mortgage interest paid to banks – qualified.....		
b Mortgage interest paid to banks – other.....		
24 Other interest		
25 Repairs.....		
26 Supplies.....		
27 a Real estate taxes.....		
b Other taxes.....		
28 Utilities		
29 Other expenses:		
a		
b		
c		
d		
e		
30 a Depreciation and Section 179 deduction (Preparer Use Only)		
b Depletion (Preparer Use Only)		