

# 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 <b>yes</b> , answer questions 5 through 11; if <b>no</b> , skip to question 12.) .....	<input type="checkbox"/>	<input type="checkbox"/>
5 Did you have personal use of this property or rent it for part of the year at less than fair rental value? .....	<input type="checkbox"/>	<input type="checkbox"/>
6 For all rental properties, <b>enter the number of days</b> 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? .....	<input type="checkbox"/>	<input type="checkbox"/>
b If <b>yes</b> , enter percentage of rental use .....		_____
8 Did you actively participate in this property's management during 2011? .....	<input type="checkbox"/>	<input type="checkbox"/>
9 Did you materially participate in this property's management during 2011? .....	<input type="checkbox"/>	<input type="checkbox"/>
10 Do you want to treat this property as non-passive? .....	<input type="checkbox"/>	<input type="checkbox"/>
11 Did this property have unallowed passive losses in 2010? .....	<input type="checkbox"/>	<input type="checkbox"/>
12 Did you dispose of this property in a fully taxable transaction? .....	<input type="checkbox"/>	<input type="checkbox"/>
13 Check this box if some of this investment was <b>not</b> at-risk .....	<input type="checkbox"/>	<input type="checkbox"/>
14a Treat all MACRS assets for this activity as qualified Indian reservation property? .....	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
c Treat all assets acquired after May 4, 2007 as qualified Kansas Disaster Zone property? .....	<input type="checkbox"/>	<input type="checkbox"/>
d Was this activity located in a Qualified Disaster Area? .....	<input type="checkbox"/>	<input type="checkbox"/>

Complete ORG51 for Asset Acquisitions and ORG50 for Dispositions.

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