

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 2016 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? Yes No

 b If **yes**, 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 Yes No

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	2016	2015
15 Rents or royalties received		

- * Property Types:**
- | | |
|---|---|
| <ul style="list-style-type: none"> 1 Single family residence 2 Multi-family residence 3 Vacation/short-term rental 4 Commercial | <ul style="list-style-type: none"> 5 Land 6 Royalties 7 Self-rental 8 Other |
|---|---|

Rent and Royalty Income and Expenses (continued)

ORG25

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