

## 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>2 a</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"/>

**3 a** Enter the ownership percentage (if not 100%)..... \_\_\_\_\_  
**b** If not 100%, are you reporting 100% of the income and expenses? .....  Yes  No

**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 2018 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 .....	_____

**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 2018 ? .....  Yes  No

**9** Did you materially participate in this property's management during 2018 ? .....  Yes  No

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

**11** Did this property have unallowed passive losses in 2017 ? .....  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	2018	2017
<b>15</b> Rents or royalties received .....		
<b>* Property Types:</b>		
<b>1</b> Single family residence		<b>5</b> Land
<b>2</b> Multi-family residence		<b>6</b> Royalties
<b>3</b> Vacation/short-term rental		<b>7</b> Self-rental
<b>4</b> Commercial		<b>8</b> Other

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

**ORG25**

EXPENSES	2018	2017
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> .....		