

# 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

2a Did you make any payments that would require you to file Form(s) 1099? ☐ Yes ☐ No  
 b If **yes**, did you or will you file all required Forms(s) 1099? ☐ Yes ☐ No

3a 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 2012 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 \_\_\_\_\_

7a 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 2012? ☐ Yes ☐ No

9 Did you materially participate in this property's management during 2012? ☐ Yes ☐ No

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

11 Did this property have unallowed passive losses in 2011? ☐ 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? ☐ 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		2012	2011
15 Rents or royalties received			
* <b>Property Types:</b> <div>                         1 Single family residence                         2 Multi-family residence                         3 Vacation/short-term rental                         4 Commercial                         5 Land                         6 Royalties                         7 Self-rental                         8 Other                     </div>			

# Rent and Royalty Income and Expenses (continued)

ORG25

EXPENSES	2012	2011
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) .....		