

## 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: (not applicable)

- 1** Check property owner .....  Taxpayer     Spouse     Joint
- |   | Yes   | No                       |
|---|---|--------------------------|
| <b>2 a</b> Did you make any payments that would require you to file Form(s) 1099? .....                                   | <input type="checkbox"/>  | <input type="checkbox"/> |
| <b>b</b> If yes, did you or will you file all required Forms(s) 1099? .....   | <input type="checkbox"/>  | <input type="checkbox"/> |
| <b>3 a</b> Enter the ownership percentage (if not 100%).....  |   |                          |
| <b>b</b> If not 100%, are you reporting 100% of the income and expenses? .....  | <input type="checkbox"/>  | <input type="checkbox"/> |
| <b>4</b> Is this a rental property? (If yes, answer questions 5 through 11; if no, skip to question 12.) .....            | <input type="checkbox"/>  | <input type="checkbox"/> |
| <b>5</b> 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"/> |
| <b>6</b> For all rental properties, enter the number of days during 2017 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 .....   | _____   |                          |
| <b>7 a</b> Does this rental have multiple living units and you live in one of the units? .....                            | <input type="checkbox"/>  | <input type="checkbox"/> |
| <b>b</b> If yes, enter percentage of rental use .....   | _____   |                          |
| <b>8</b> Did you actively participate in this property's management during 2017? .....                                    | <input type="checkbox"/>  | <input type="checkbox"/> |
| <b>9</b> Did you materially participate in this property's management during 2017? .....                                  | <input type="checkbox"/>  | <input type="checkbox"/> |
| <b>10</b> Do you want to treat this property as non-passive? .....  | <input type="checkbox"/>  | <input type="checkbox"/> |
| <b>11</b> Did this property have unallowed passive losses in 2016? .....  | <input type="checkbox"/>  | <input type="checkbox"/> |
| <b>12</b> Did you dispose of this property in a fully taxable transaction? .....  | <input type="checkbox"/>  | <input type="checkbox"/> |
| <b>13</b> Check this box if some of this investment was <b>not</b> at-risk .....  | <input type="checkbox"/>  |                          |
| <b>14 a</b> Treat all MACRS assets for this activity as qualified Indian reservation property? .....                      | <input type="checkbox"/>  | <input type="checkbox"/> |
| <b>b</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"/> |                          |
| <b>c</b> Treat all assets acquired after May 4, 2007 as qualified Kansas Disaster Zone property? .....                    | <input type="checkbox"/>  | <input type="checkbox"/> |
| <b>d</b> 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	2017	2016												
<b>15</b> Rents or royalties received .....														
<p><b>* Property Types:</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">1 Single family residence</td> <td style="width: 33%;">5 Land</td> <td style="width: 33%;">6 Royalties</td> </tr> <tr> <td>2 Multi-family residence</td> <td>7 Self-rental</td> <td>8 Other</td> </tr> <tr> <td>3 Vacation/short-term rental</td> <td></td> <td></td> </tr> <tr> <td>4 Commercial</td> <td></td> <td></td> </tr> </table>			1 Single family residence	5 Land	6 Royalties	2 Multi-family residence	7 Self-rental	8 Other	3 Vacation/short-term rental			4 Commercial		
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**Rent and Royalty Income and Expenses (continued)**

**ORG25**

<b>EXPENSES</b>	<b>2017</b>	<b>2016</b>
Property location .....		
<b>16</b> Advertising .....		
<b>17 a</b> Automobile (complete ORG18 for autos).....		
<b>b</b> Travel.....		
<b>18</b> Cleaning and maintenance .....		
<b>19</b> Commissions.....		
<b>20 a</b> Mortgage insurance premiums – qualified .....		
<b>b</b> Other insurance .....		
<b>21</b> Legal and professional fees .....		
<b>22</b> Management fees .....		
<b>23 a</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>27 a</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>30 a</b> Depreciation and Section 179 deduction <b>(Preparer Use Only)</b> .....		
<b>b</b> Depletion <b>(Preparer Use Only)</b> .....		