

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? 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 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														
<p style="margin: 0;">* Property Types:</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%;"></td> </tr> <tr> <td>2 Multi-family residence</td> <td>6 Royalties</td> <td></td> </tr> <tr> <td>3 Vacation/short-term rental</td> <td>7 Self-rental</td> <td></td> </tr> <tr> <td>4 Commercial</td> <td>8 Other</td> <td></td> </tr> </table>			1 Single family residence	5 Land		2 Multi-family residence	6 Royalties		3 Vacation/short-term rental	7 Self-rental		4 Commercial	8 Other	
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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).....		