

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

2 a 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

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 2014 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
 d If not 100%, enter percentage of rental use

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 2014 ? ☐ Yes ☐ No

9 Did you materially participate in this property's management during 2014 ? ☐ Yes ☐ No

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

11 Did this property have unallowed passive losses in 2013 ? ☐ 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		2014	2013
15	Rents or royalties received		
* Property Types: 1 Single family residence 2 Multi-family residence 3 Vacation/short-term rental 4 Commercial 5 Land 6 Royalties 7 Self-rental 8 Other			

Rent and Royalty Income and Expenses (continued)

ORG25

EXPENSES	2014	2013
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).....		