

Rent and Royalty Income and Expenses

ORG25

BASIC PROPERTY INFORMATION

Property description: _____
 Property type: * _____ If type is other, enter a description: _____
 Location (street address): rent _____
 City: _____ State: ____ Zip: _____
 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?	<input type="checkbox"/>	<input type="checkbox"/>

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 2011 that:

a The property was rented (or available for rent) 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?	<input type="checkbox"/>	<input type="checkbox"/>
b If yes , enter percentage of rental use	_____	

8 Did you actively participate in this property's management during 2011? Yes No

9 Did you materially participate in this property's management during 2011? Yes No

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

11 Did this property have unallowed passive losses in 2010? 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	2011	2010
15 Rents received		
16 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		2011	2010
	Property location <u>rent</u>		
17	Advertising		
18 a	Automobile (complete ORG18 for autos)		
b	Travel		
19	Cleaning and maintenance		
20	Commissions		
21 a	Mortgage insurance premiums — qualified		
b	Other insurance		
22	Legal and professional fees		
23	Management fees		
24 a	Mortgage interest paid to banks — qualified		
b	Mortgage interest paid to banks — other		
25	Other interest		
26	Repairs		
27	Supplies		
28 a	Real estate taxes		
b	Other taxes		
29	Utilities		
30	Other expenses:		
a	_____		
b	_____		
c	_____		
d	_____		
e	_____		
31 a	Depreciation and Section 179 deduction (Preparer Use Only)		
b	Depletion (Preparer Use Only)		