

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: _____

Is this activity a qualified trade or business under Section 199A? Yes No

- 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?
- b** If **yes**, did you or will you file all required Forms(s) 1099?
- 3 a** Enter the ownership percentage (if not 100%)..... _____
- b** If not 100%, are you reporting 100% of the income and expenses?
- 4** Is this a rental property? (If **yes**, answer questions 5 through 11; if **no**, skip to question 12.)
- 5** Did you have personal use of this property or rent it for part of the year at less than fair rental value?
- 6** For all rental properties, **enter the number of days** during 2019 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?
- b** If **yes**, enter percentage of rental use _____
- 8** Did you actively participate in this property's management during 2019 ?
- 9** Did you materially participate in this property's management during 2019 ?
- 10** Do you want to treat this property as non-passive?.....
- 11** Did this property have unallowed passive losses in 2018 ?
- 12** Did you dispose of this property in a fully taxable transaction?
- 13** Check this box if some of this investment was **not** at-risk.....
- 14 a** Treat all MACRS assets for this activity as qualified Indian reservation property?
- 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?
- d** Was this activity located in a Qualified Disaster Area?.....

Complete ORG51 for Asset Acquisitions and ORG50 for Dispositions.

| INCOME | 2019 | 2018 |
|---|------|------|
| 15 Rents or royalties received | | |

- * Property Types:**
- | | |
|--|--|
| <p>1 Single family residence</p> <p>2 Multi-family residence</p> <p>3 Vacation/short-term rental</p> <p>4 Commercial</p> | <p>5 Land</p> <p>6 Royalties</p> <p>7 Self-rental</p> <p>8 Other</p> |
|--|--|

Rent and Royalty Income and Expenses (continued)

ORG25

| EXPENSES | 2019 | 2018 |
|--|------|------|
| 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) | | |