

# Rent and Royalty Income and Expenses

## BASIC PROPERTY INFORMATION

Property type: \_\_\_\_\_  
 Location (street address): 0 \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Foreign Country: \_\_\_\_\_

- 1 Check property owner  Taxpayer  Spouse  Joint Yes No
- 2 Enter the ownership percentage (if not 100%) \_\_\_\_\_  
 If not 100%, are you reporting 100% of the income and expenses?  Yes  No
- 3 Check this box if some of this investment was **not** at-risk  Yes  No
- 4 Is this a rental property? (If **yes**, answer questions 5 through 7; if **no**, skip to question 8.)  Yes  No
- 5 Did you have personal use of this rental property?  Yes  No  
 If **yes**, enter number of days: Rented \_\_\_\_\_ Personal use \_\_\_\_\_ Owned \_\_\_\_\_
- 6 Does this rental have multiple living units and you live in one of the units?  Yes  No  
 If **yes**, enter percentage of rental use \_\_\_\_\_
- 7 Did you actively participate in this property's management during 2009?  Yes  No
- 8 Did you materially participate in this property's management during 2009?  Yes  No
- 9 Do you want to treat this property as non-passive?  Yes  No
- 10 Did you dispose of this property in a fully taxable transaction?  Yes  No
- 11 Did this property have unallowed passive losses in 2008?  Yes  No
- 12 Do you want to treat this property as commercial property?  Yes  No
- 13a 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	2009	2008
14 Rents received		
15 Royalties received		
EXPENSES	2009	2008
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)		