

Rent and Royalty Income and Expenses

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: (not applicable) _____

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 ☐ ☐

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** 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? ☐ ☐

9 Did you materially participate in this property's management? ☐ ☐

10 Do you want to treat this property as non-passive? ☐ ☐

11 Did this property have unallowed passive losses? ? ☐ ☐

12 Did you dispose of this property in a fully taxable transaction? ☐ ☐

13 ☐ ☐

14 a ☐ ☐

b ☐ ☐

c ☐ ☐

d ☐ ☐

INCOME

Current Year

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)

EXPENSES	Current Year	
Property location		
16 Advertising		
17 a Automobile		
b Travel		
18 Cleaning and maintenance		
19 Commissions		
20 a Mortgage insurance premiums — qualified		
b Other insurance		
21 Legal and professional fees		
22 Management fees		
23 a Mortgage interest paid to banks — qualified		
b Mortgage interest paid to banks — other		
24 Other interest		
25 Repairs		
26 Supplies		
27 a Real estate taxes		
b Other taxes		
28 Utilities		
29 Other expenses:		
a		
b		
c		
d		
e		
30 a Depreciation and Section 179 deduction (Preparer Use Only)		
b Depletion (Preparer Use Only)		