

## 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: (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? .....  **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 2020 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? .....  **Yes**    **No**
- b** If **yes**, enter percentage of rental use ..... \_\_\_\_\_
- 8** Did you actively participate in this property's management during 2020 ? .....  **Yes**    **No**
- 9** Did you materially participate in this property's management during 2020 ? .....  **Yes**    **No**
- 10** Do you want to treat this property as non-passive? .....  **Yes**    **No**
- 11** Did this property have unallowed passive losses in 2019 ? .....  **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	2020	2019		
<b>15</b> Rents or royalties received .....				
<p style="text-align: center;"><b>* Property Types:</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <b>1</b> Single family residence  <b>2</b> Multi-family residence  <b>3</b> Vacation/short-term rental  <b>4</b> Commercial                         </td> <td style="width: 50%; vertical-align: top;"> <b>5</b> Land  <b>6</b> Royalties  <b>7</b> Self-rental  <b>8</b> Other                         </td> </tr> </table>			<b>1</b> Single family residence <b>2</b> Multi-family residence <b>3</b> Vacation/short-term rental <b>4</b> Commercial	<b>5</b> Land <b>6</b> Royalties <b>7</b> Self-rental <b>8</b> Other
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**Rent and Royalty Income and Expenses (continued)**

**ORG25**

EXPENSES	2020	2019
Property location .....		
<b>16</b> Advertising .....		
<b>17a</b> Automobile (complete ORG18 for autos).....		
<b>b</b> Travel.....		
<b>18</b> Cleaning and maintenance .....		
<b>19</b> Commissions.....		
<b>20a</b> Mortgage insurance premiums – qualified .....		
<b>b</b> Other insurance .....		
<b>21</b> Legal and professional fees .....		
<b>22</b> Management fees .....		
<b>23a</b> Mortgage interest paid to banks – qualified.....		
<b>b</b> Mortgage interest paid to banks – other .....		
<b>24</b> Other interest .....		
<b>25</b> Repairs.....		
<b>26</b> Supplies.....		
<b>27a</b> Real estate taxes.....		
<b>b</b> Other taxes .....		
<b>28</b> Utilities .....		
<b>29</b> Other expenses:		
<b>a</b> .....		
<b>b</b> .....		
<b>c</b> .....		
<b>d</b> .....		
<b>e</b> .....		
<b>30a</b> Depreciation and Section 179 deduction <b>(Preparer Use Only)</b> .....		
<b>b</b> Depletion <b>(Preparer Use Only)</b> .....		