

**RENTAL AND ROYALTY INCOME – Complete a separate schedule for each property.**

1. Description and location of property: \_\_\_\_\_  
 \_\_\_\_\_

2. Type of property:  
 Residential rental \_\_\_\_\_  
 Commercial rental \_\_\_\_\_  
 Royalty \_\_\_\_\_  
 Self-rental \_\_\_\_\_  
 Other-Describe \_\_\_\_\_

If personal use yes:

- a) Number of days the property was occupied by you, a member of your family, or any individual not paying rent at the fair market value. \_\_\_\_\_
- b) Number of days the property was not occupied. \_\_\_\_\_  
 If not occupied, was it available for rent during this time? Yes \_\_\_ No \_\_\_
- c) How many days was the property rented during the year? \_\_\_\_\_

3. Did you actively participate in the operation of the rental property during the year? Yes \_\_\_ No \_\_\_
- a) Were more than half of personal services that you or your spouse performed during the year performed in real property trades? Yes \_\_\_ No \_\_\_
- b) Did you or your spouse perform more than 750 hours of services during the year in real property trades or businesses? Yes \_\_\_ No \_\_\_
4. Did you make any payments during the year that would require you to file Form(s) 1099? Yes \_\_\_ No \_\_\_

If yes, did you file the Form(s) 1099? Yes \_\_\_ No \_\_\_

| <b>Income:</b>    | Amount |                                   | Amount |
|-------------------|--------|-----------------------------------|--------|
| Rents received    |        | Royalties received                |        |
| <b>Expenses:</b>  |        |                                   |        |
| Mortgage interest |        | Legal and other professional fees |        |
| Other interest    |        | Cleaning and maintenance          |        |
| Insurance         |        | Commissions                       |        |
| Repairs           |        | Utilities                         |        |
| Auto and travel   |        | Management fees                   |        |
| Advertising       |        | Supplies                          |        |
| Taxes             |        | Other (itemize)                   |        |

If this is the first year we are preparing your return, provide depreciation records.

If this is a new property, provide the closing statement. (HUD-1)

List below any improvements or assets purchased during the year.

| Description | Date placed in service | Cost |
|-------------|------------------------|------|
|             |                        |      |
|             |                        |      |
|             |                        |      |

If the property was sold during the year, provide the closing statement. (HUD-1)