

# Rent and Royalty Income and Expense With No Personal Use

**Ownership**  
 Indicate: **T** = Taxpayer, **S** = Spouse, **J** = Joint \_\_\_\_\_

**Activity Information**  
 Kind of property \_\_\_\_\_  
 Location of property \_\_\_\_\_  
 You disposed of the property in 2019 \_\_\_\_\_  
 Enter percentage of this property that is allocated to another \_\_\_\_\_

**Type of Property - Activity Type**  
 1 - Single Family Residence    3 - Vacation/Short-Term Rental    5 - Land    7 - Self-Rental  
 2 - Multi-Family Residence    4 - Commercial    6 - Royalties    8 - Other (describe) \_\_\_\_\_  
 If 3 - Vacation and rented out, provide details on the continuation page for vacation days and rental days.  
 If Royalty, indicate type:  
 Royalty other than oil and gas \_\_\_\_\_ Royal with oil and gas depletion \_\_\_\_\_ Royalty with no depletion \_\_\_\_\_

**If Rental Real Estate**  
 Indicate **1** if: You materially participated in the operation of the activity during 2019\*  
 Indicate **2** if: You actively participated in the operation of the activity during 2019\*  
 Indicate **3** if: You are a real estate professional  
 Indicate **X** if you made any payments in 2019 that would require you to file Form(s) 1099.  
 Indicate **X** if you filed all required Form 1099(s)

(Include 100% of income including amounts attributable to others.)	2019 amount	PY amount
Income		

(Include 100% of expenses including amounts attributable to others.)	2019 amount	PY amount
Advertising		
Auto and travel		
Cleaning and maintenance		
Commissions		
Insurance		
Legal and other professional fees		
Management fees		
Mortgage interest paid to financial institutions		
<small>(If an amount is entered, please attach detail.) Do not duplicate elsewhere.</small>		
Mortgage interest paid to individuals*		
<small>(If an amount is entered, please attach detail.) Do not duplicate elsewhere.</small>		
*If another received Form 1098, enter the recipient's name and address: _____		
Other interest		
Repairs (enter major improvements on the Asset Detail Organizer)		
Supplies		
Taxes		
Utilities		
Yard maintenance		
Other Expenses		
_____		
_____		
Total expenses (Lines 10-27)		

Qualified Business Income \_\_\_\_\_  
 Specified Service Trade or Business \_\_\_\_\_  
 Wages were paid to employees. (Provide a copy of Form W-3) \_\_\_\_\_

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Property name: \_\_\_\_\_

## Depreciation and Amortization

Enter all property and equipment used in your rental activity. If you sold, traded, or otherwise disposed of an asset, please provide the date sold and gross sales price.

Description of property	Date placed in service MM DD YYYY	Cost or unadjusted basis	Business use %	Date sold MM DD YYYY	Gross sales price	
_____	_____	_____	_____	_____	_____	1
_____	_____	_____	_____	_____	_____	2
_____	_____	_____	_____	_____	_____	3
_____	_____	_____	_____	_____	_____	4
_____	_____	_____	_____	_____	_____	5
_____	_____	_____	_____	_____	_____	6
_____	_____	_____	_____	_____	_____	7
_____	_____	_____	_____	_____	_____	8
Total (Lines 1-8) _____					_____	T

**New Clients: For assets placed in service prior to 1/1/2019, please provide a schedule of accumulated depreciation on a per asset basis.**

If you had any amortization expenses (organizational costs, loan fees, etc.), for this property, provide details (description, date purchased, cost, life, etc.) below:

_____	9
_____	10
_____	11
_____	12

Organizer | Income | Rent and Royalty | *Property Name* | Depreciation and Amortization | Asset Detail \_\_\_\_\_

Notes: