

Rent and Royalty Property - General Information

Preparer use only

	Information	Prior Year Information
Taxpayer/Spouse/Joint (T, S, J)	_____ [2]	[]
Description:	_____ [3]	
	_____ [4]	
	_____ [5]	
State postal code	_____ [6]	
Type of activity (1 = Rental real estate, 2 = Substantially nondepreciable property, 3 = Royalty)	_____ [7]	
Percentage of ownership if not 100%	_____ [9]	
Business use percentage, if not 100% (Not vacation home percentage)	_____ [11]	

Rent and Royalty Income

	Information	Prior Year Information
Gross rents received	+ _____ [18]	[]
Gross royalties received	+ _____ [20]	

Rent and Royalty Expenses

	Information	Percent if not 100%	Prior Year Information
Advertising	+ _____ [22]	_____ [23]	[]
Auto and travel	+ _____ [25]	_____ [26]	
Cleaning and maintenance	+ _____ [28]	_____ [29]	
Commissions:			
_____	+ _____ [31]	_____ [33]	
_____	+ _____	_____	
Insurance:			
_____	+ _____ [34]	_____ [36]	
_____	+ _____	_____	
Legal and professional fees	+ _____ [37]	_____ [38]	
Management fees			
_____	+ _____ [40]	_____ [42]	
_____	+ _____	_____	
Mortgage interest	+ _____ [43]	_____ [44]	
Qualified mortgage insurance premiums	+ _____ [46]	_____ [47]	
Other interest:			
_____	+ _____ [49]	_____ [51]	
_____	+ _____	_____	
Repairs	+ _____ [52]	_____ [53]	
Supplies	+ _____ [55]	_____ [56]	
Taxes:			
_____	+ _____ [58]	_____ [60]	
_____	+ _____	_____	
_____	+ _____	_____	
_____	+ _____	_____	
_____	+ _____	_____	
Utilities	+ _____ [61]	_____ [62]	
Depreciation	+ _____ [64]	_____ [65]	
Depletion	+ _____ [67]	_____ [68]	
Other expenses:			
_____	+ _____ [73]	_____	
_____	+ _____	_____	
_____	+ _____	_____	
_____	+ _____	_____	
_____	+ _____	_____	
Refinancing points paid this year:			
Description	_____ [75]		
Total points paid/Current amort (Prep use only)	_____ + _____		
Date of Refinance	_____	Reported on 1098	

Control Totals +

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Description _____

Vacation Home Information

Preparer - Enter on Screen Rent

	Information	
Number of days home was used personally	_____	[78]
Number of days home was rented	_____	[80]
Number of day home owned, if not 365	_____	[82]
Carryover of disallowed operating expenses	+ _____	[84]
Carryover of disallowed depreciation expenses	+ _____	[85]

Prior Year Information

Passive and Other Information

Preparer use only Carryovers	Regular	AMT
Operating	+ [10]	+ [11]
Schedule D - Short-term	+ [12]	+ [13]
Schedule D - Long-term	+ [14]	+ [15]
Schedule D - 28% rate	+ [16]	+ [17]
Form 4797 - Part I	+ [18]	+ [19]
Form 4797 - Part II	+ [20]	+ [21]
Comm revitalization	+ [22]	+ [23]
Section 179	+ [24]	

NOTES/QUESTIONS:

Depreciation - Asset Acquisitions

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Activity name _____

Use the comments section to provide additional information about the asset. Enter information such as vehicle mileage (total, commuting and business), the total and business square footage of home, home expenses (total and business portion). See the EXAMPLE asset below.

	Description of Asset Acquired	Date Acquired	Cost or Basis
EXAMPLE	2008 Model T - (EXAMPLE ASSET)	03/09/08	25,750
	Comments: 22,500 job-related miles, 25,000 total miles		
1	Comments:		
2	Comments:		
3	Comments:		
4	Comments:		
5	Comments:		
6	Comments:		
7	Comments:		
8	Comments:		
9	Comments:		
10	Comments:		
11	Comments:		
12	Comments:		
13	Comments:		
14	Comments:		
15	Comments:		
16	Comments:		
17	Comments:		
18	Comments:		
19	Comments:		
20	Comments:		
21	Comments:		
22	Comments:		
23	Comments:		
24	Comments:		
25	Comments:		

If you used your automobile for business purposes, please complete the following information.

Preparer use only

Description of business or profession _____ [3]

Vehicles 1 - 2

Vehicle 1 - Date placed in service _____ [5]
 Description _____ [6]
 Comments _____
 Vehicle 2 - Date placed in service _____ [40]
 Description _____ [41]
 Comments _____

	Vehicle 1	Prior Year Information	Vehicle 2	Prior Year Information
Total miles for the year	_____ [10]		_____ [45]	
Commuting miles	_____ [12]		_____ [47]	
Business miles	_____ [14]		_____ [49]	
Vehicle use questions:				
Was another vehicle available for personal use? (1 = Yes, 2 = No)	_____ [16]	_____	_____ [51]	_____
Was the vehicle available for off-duty personal use? (1 = Yes, 2 = No)	_____ [18]	_____	_____ [53]	_____
Do you have evidence to support your deduction? (1 = Yes, 2 = No)	_____ [20]	_____	_____ [55]	_____
Is this evidence written? (1 = Yes, 2 = No)	_____ [22]	_____	_____ [57]	_____
Parking, fees and tolls	+ _____ [24]		+ _____ [59]	
Gasoline, oil, repairs, insurance, etc.	+ _____ [26]		+ _____ [61]	
Interest	+ _____ [28]		+ _____ [63]	
Registration	+ _____ [30]		+ _____ [65]	
Property taxes	+ _____ [32]		+ _____ [67]	
Vehicle rentals	+ _____ [34]		+ _____ [69]	
Inclusion amount (Preparer use only)	+ _____ [36]		+ _____ [71]	
Depreciation	+ _____ [38]		+ _____ [73]	

Vehicles 3 - 4

Vehicle 3 - Date placed in service _____ [75]
 Description _____ [76]
 Comments _____
 Vehicle 4 - Date placed in service _____ [110]
 Description _____ [111]
 Comments _____

	Vehicle 3	Prior Year Information	Vehicle 4	Prior Year Information
Total miles for the year	_____ [80]		_____ [115]	
Commuting miles	_____ [82]		_____ [117]	
Business miles	_____ [84]		_____ [119]	
Vehicle use questions:				
Was another vehicle available for personal use? (1 = Yes, 2 = No)	_____ [86]	_____	_____ [121]	_____
Was the vehicle available for off-duty personal use? (1 = Yes, 2 = No)	_____ [88]	_____	_____ [123]	_____
Do you have evidence to support your deduction? (1 = Yes, 2 = No)	_____ [90]	_____	_____ [125]	_____
Is this evidence written? (1 = Yes, 2 = No)	_____ [92]	_____	_____ [127]	_____
Parking, fees and tolls	+ _____ [94]		+ _____ [129]	
Gasoline, oil, repairs, insurance, etc.	+ _____ [96]		+ _____ [131]	
Interest	+ _____ [98]		+ _____ [133]	
Registration	+ _____ [100]		+ _____ [135]	
Property taxes	+ _____ [102]		+ _____ [137]	
Vehicle rentals	+ _____ [104]		+ _____ [139]	
Inclusion amount (Preparer use only)	+ _____ [106]		+ _____ [141]	
Depreciation	+ _____ [108]		+ _____ [143]	