

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

1) Description and location of property: _____

2) Type of property:	Personal use?	Yes _____	No _____
Residential rental _____			
Commercial rental _____			
Royalty _____			
Self-rental _____			
Other-Describe _____			

If personal use yes:

1. 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. _____
2. Number of days the property was not occupied. _____
If not occupied, was it available for rent during this time? Yes____ No____
3. 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 _____

1. Were more than half of personal services that you or your spouse performed during the year performed in real property trades? Yes____ No _____
2. 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 _____

Income:	Amount		Amount
Rents received		Royalties received	
Expenses:			
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)

Notes:

Prepared by: _____
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