

Income or Loss from Rental Real Estate & Royalties

This schedule is for rental and royalty income and expenses only.
Please complete one form for *each* rental or royalty activity.

General Property Information

Property Address:

Property acquired this tax year.

Property sold or disposed of this tax year.

Type of Property:

Single Family Residence

Vacation/Short-term Rental

Multi-family Residence

Commercial

Land

Self Rental

Royalties

Other

Number of days property was rented? _____

Number of personal use days? _____

If this rental is a multi-dwelling unit (duplex, etc.) and you occupied part of the unit, enter the percentage you occupied. _____

Did you pay any non-employee individual more than \$600 this tax year? **Yes** **No**

If yes, did you file the required Form(s) 1099? **Yes** **No**

Notes

If you sold or otherwise disposed of this property this year please include purchase/sale documents or information on how property was disposed of and date of disposition.

Income

Rental Income (attach Forms 1099-MISC) _____

Royalties from Oil, Gas, Mineral, Copyright, Patent, etc. (attach Forms 1099-MISC) _____

Income Notes

For income enter the total amount of all income received in this business whether or not you received a Form 1099.

Vehicle Expenses

Used personal vehicle for business

Used business vehicle for business

Vehicle Expense Notes

Business auto expenses are one of the most frequently audited items on a tax return. For each vehicle used for business you must complete an Auto Expense Worksheet and include a mileage log.

Labor Expenses

Casual Labor _____

Contract Labor (1099s) _____

Office in Home Information

Complete the following information for all home offices.

Total Square Footage of Home	_____	Square Footage Used Regularly and Exclusively for Business	_____
Mortgage Interest	_____	Insurance	_____
Real Estate Taxes	_____	Rent	_____
Repairs & Maintenance (whole house)	_____	Repairs & Maintenance (office only)	_____
Utilities	_____	Other	_____

Office in Home Notes

Other than for repairs and maintenance, include the entire amount.
Do not include landscaping or other outdoor maintenance/improvements in this section. Many court cases have determined such expenses do not qualify for this deduction.

General Expenses

Advertising	_____	Legal & Professional Services	_____
Cleaning & Maintenance	_____	Repairs	_____
Liability Insurance	_____	Other Insurance	_____
Commissions	_____	Management Fees	_____
Property Taxes	_____	Utilities	_____
Mortgage Interest	_____	Other Interest	_____
Other Expenses (describe or attach a separate sheet or spreadsheet):			

Travel Expenses

Hotels/Lodging	_____	Airfare	_____
Meals	_____	Local Transportation	_____
Other Incidental Expenses	_____	Other (describe)	_____

Expense Notes

Travel expenses must be for the purpose of maintaining the rental property. If there is any personal aspect to the **If you are using your personal vehicle or your home for business you are essentially converting a portion of your**

Questions/Additional Information: