

Rent and Royalty Property - General Information

Preparer use only

	2013 Information	Prior Year Information
Description _____ [2]		<div style="border: 1px solid black; height: 100%;"></div>
Taxpayer/Spouse/Joint (T, S, J) ___ [3]	State postal code _____ [4]	
Physical address: Street _____ [5]		
City, state, zip code _____ [6] _____ [7] _____ [8]		
Foreign country _____ [10]		
Foreign province/county _____ [11]		
Foreign postal code _____ [12]		
Type (1 = Single-family, 2 = Multi-family, 3 = Vacation/short-term, 4 = Commercial, 5 = Land, 6 = Royalties, 7 = Self-rental, 8 = Other) _____ [13]		
Description of other type (Type code #8) _____ [14]		
Did you make any payments in 2013 that require you to file Form(s) 1099? (Y,N) _____ [16]		
If "Yes", did you or will you file all required Forms 1099? (Y, N) _____ [18]		
Fair rental days (If not full year) (For types 1, 2, 4, 5, 7 and 8 only) (Use Rent-2 for type 3) _____ [20]		
Percentage of ownership if not 100% _____ [22]		
Business use percentage, if not 100% (Not vacation home percentage) _____ [24]		

Rent and Royalty Income

	2013 Information	Prior Year Information
Rents and royalties : _____	+ _____ [33]	<div style="border: 1px solid black; height: 100%;"></div>

Rent and Royalty Expenses

	2013 Information	Percent if not 100%	Prior Year Information
Advertising _____	+ _____ [35]	_____ [36]	<div style="border: 1px solid black; height: 100%;"></div>
Auto _____	+ _____ [38]	_____ [39]	
Travel _____	+ _____ [41]	_____ [42]	
Cleaning and maintenance _____	+ _____ [44]	_____ [45]	
Commissions: _____	+ _____ [47]	_____ [49]	
_____	+ _____	_____	
Insurance: _____	+ _____ [50]	_____ [52]	
_____	+ _____	_____	
Legal and professional fees _____	+ _____ [54]	_____ [55]	
Management fees: _____	+ _____ [57]	_____ [59]	
_____	+ _____	_____	
Mortgage interest paid to banks, etc (Form 1098) _____	+ _____ [60]	_____ [62]	
_____	+ _____	_____	
Other mortgage interest _____	+ _____ [63]	_____ [65]	
Qualified mortgage insurance premiums _____	+ _____ [66]	_____ [67]	
Other interest: _____	+ _____ [69]	_____ [71]	
_____	+ _____	_____	
Repairs _____	+ _____ [72]	_____ [73]	
Supplies _____	+ _____ [75]	_____ [76]	
Taxes: _____	+ _____ [78]	_____ [80]	
_____	+ _____	_____	
Utilities _____	+ _____ [81]	_____ [82]	
Depreciation _____	+ _____ [84]	_____ [85]	
Depletion _____	+ _____ [87]	_____ [88]	
Other expenses: _____	+ _____ [90]	_____	
_____	+ _____	_____	
_____	+ _____	_____	
_____	+ _____	_____	

Control Totals +

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Description _____

Refinancing Points

Preparer - Enter on Screen Rent

	2013 Information	Prior Year Information	
Refinancing points paid -			
Recipient's/Lender's name _____	[92]	<div style="border: 1px solid black; height: 100%; width: 100%;"></div>	
Date of refinance _____			
Total # Payments _____			
Reported on 1098 in 2013 _____			
Total points paid _____			
Points deemed as paid in current year (Preparer use only) _____			
Refinancing points paid -			
Recipient's/Lender's name _____			
Date of refinance _____			
Total # Payments _____			
Reported on 1098 in 2013 _____			
Total points paid _____			
Points deemed as paid in current year (Preparer use only) _____			
Refinancing points paid -			
Recipient's/Lender's name _____			
Date of refinance _____			
Total # Payments _____			
Reported on 1098 in 2013 _____			
Total points paid _____			
Points deemed as paid in current year (Preparer use only) _____			

Vacation Home Information

	2013 Information	Prior Year Information
Number of days home was used personally _____	[6]	<div style="border: 1px solid black; height: 100%; width: 100%;"></div>
Number of days home was rented _____	[8]	
Number of day home owned, if not 365 _____	[10]	
Carryover of disallowed operating expenses into 2013 + _____	[20]	
Carryover of disallowed depreciation expenses into 2013 + _____	[21]	

Passive and Other Information

Preparer use only Carryovers	Regular		AMT	
Operating	+	[28]	+	[29]
Short-term capital	+	[30]	+	[31]
Long-term capital	+	[32]	+	[33]
28% rate capital	+	[34]	+	[35]
Section 1231 loss	+	[36]	+	[37]
Ordinary business gain/loss	+	[38]	+	[39]
Comm revitalization	+	[40]	+	[41]
Section 179	+	[42]	+	[43]