

Preparer use only

2016 Information

Prior Year Information

Description \_\_\_\_\_ [2]  
 Taxpayer/Spouse/Joint (T, S, J) \_\_\_ [3] State postal code \_\_\_\_\_ [5]  
 Physical address: Street \_\_\_\_\_ [6]  
 City, state, zip code \_\_\_\_\_ [7] \_\_\_ [8] \_\_\_\_\_ [9]  
 Foreign country \_\_\_\_\_ [11]  
 Foreign province/county \_\_\_\_\_ [12]  
 Foreign postal code \_\_\_\_\_ [13]  
 Type (1=Single-family, 2=Multi-family, 3=Vacation/short-term, 4=Commercial, 5=Land, 6=Royalty, 7=Self-rental, 8=Other, 9=Personal ppty) \_\_\_ [14]  
 Description of other type (Type code #8) \_\_\_\_\_ [15]  
 Did you make any payments in 2016 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

Rents and royalties

2016 Information

Prior Year Information

\_\_\_\_\_ + \_\_\_\_\_ [34]  
 \_\_\_\_\_

Rent and Royalty Expenses

2016 Information

Percent if not 100%

Prior Year Information

Advertising + \_\_\_\_\_ [36] \_\_\_\_\_ [37]  
 Auto + \_\_\_\_\_ [39] \_\_\_\_\_ [40]  
 Travel + \_\_\_\_\_ [42] \_\_\_\_\_ [43]  
 Cleaning and maintenance + \_\_\_\_\_ [45] \_\_\_\_\_ [46]  
 Commissions:  
 \_\_\_\_\_ + \_\_\_\_\_ [48] \_\_\_\_\_ [50]  
 \_\_\_\_\_ + \_\_\_\_\_  
 Insurance:  
 \_\_\_\_\_ + \_\_\_\_\_ [51] \_\_\_\_\_ [53]  
 \_\_\_\_\_ + \_\_\_\_\_  
 Legal and professional fees + \_\_\_\_\_ [55] \_\_\_\_\_ [56]  
 Management fees:  
 \_\_\_\_\_ + \_\_\_\_\_ [58] \_\_\_\_\_ [60]  
 \_\_\_\_\_ + \_\_\_\_\_  
 Mortgage interest paid to banks, etc (Form 1098)  
 \_\_\_\_\_ + \_\_\_\_\_ [61] \_\_\_\_\_ [63]  
 \_\_\_\_\_ + \_\_\_\_\_  
 Other mortgage interest + \_\_\_\_\_ [64] \_\_\_\_\_ [66]  
 Qualified mortgage insurance premiums + \_\_\_\_\_ [67] \_\_\_\_\_ [68]  
 Other interest:  
 \_\_\_\_\_ + \_\_\_\_\_ [70] \_\_\_\_\_ [72]  
 \_\_\_\_\_ + \_\_\_\_\_  
 Repairs + \_\_\_\_\_ [73] \_\_\_\_\_ [74]  
 Supplies + \_\_\_\_\_ [76] \_\_\_\_\_ [77]  
 Taxes:  
 \_\_\_\_\_ + \_\_\_\_\_ [79] \_\_\_\_\_ [81]  
 \_\_\_\_\_ + \_\_\_\_\_  
 Utilities + \_\_\_\_\_ [82] \_\_\_\_\_ [83]  
 Depreciation + \_\_\_\_\_ [85] \_\_\_\_\_ [86]  
 Depletion + \_\_\_\_\_ [88] \_\_\_\_\_ [89]  
 Other expenses:  
 \_\_\_\_\_ + \_\_\_\_\_ [91] \_\_\_\_\_  
 \_\_\_\_\_ + \_\_\_\_\_  
 \_\_\_\_\_ + \_\_\_\_\_

Control Totals +

**Preparer use only**  
Description \_\_\_\_\_

**Refinancing Points**

Preparer - Enter on Screen Rent

	2016 Information	Prior Year Information	
<b>Refinancing points paid -</b>			
Recipient's/Lender's name _____	[93]		
Date of refinance _____			
Total # Payments _____			
Reported on 1098 in 2016 _____			
Total points paid _____			
Points deemed as paid in current year <b>(Preparer use only)</b> _____			
<b>Refinancing points paid -</b>			
Recipient's/Lender's name _____			
Date of refinance _____			
Total # Payments _____			
Reported on 1098 in 2016 _____			
Total points paid _____			
Points deemed as paid in current year <b>(Preparer use only)</b> _____			
<b>Refinancing points paid -</b>			
Recipient's/Lender's name _____			
Date of refinance _____			
Total # Payments _____			
Reported on 1098 in 2016 _____			
Total points paid _____			
Points deemed as paid in current year <b>(Preparer use only)</b> _____			

**Vacation Home Information**

	2016 Information	Prior Year Information
Number of days home was used personally _____	[6]	
Number of days home was rented _____	[8]	
Number of day home owned, if not 366 _____	[10]	
Carryover of disallowed operating expenses into 2016 + _____	[20]	
Carryover of disallowed depreciation expenses into 2016 + _____	[21]	

**Passive and Other Information**

Preparer use only Carryovers	Regular	AMT
Operating	+ [29]	+ [30]
Short-term capital	+ [31]	+ [32]
Long-term capital	+ [33]	+ [34]
28% rate capital	+ [35]	+ [36]
Section 1231 loss	+ [37]	+ [38]
Ordinary business gain/loss	+ [39]	+ [40]
Comm revitalization	+ [41]	+ [42]
Section 179	+ [43]	+ [46]