

2018 Sch E - Rental Income

| | | | | | | | | | | |
|---|---|----------|--------------------------------|---------------------------------|---------------------------------|---------------------------------|---|---------------------------------|---|---------------------------------|
| TSJ | <input type="text" value="1"/> | F | <input type="text" value="2"/> | ST | <input type="text" value="3"/> | City | <input type="text" value="4"/> | PAN | <input type="text" value="5"/> | |
| Property description for reporting | | | | | | <input type="text" value="6"/> | | | | |
| Treat this ENTIRE activity as: | | | | | | | | | | |
| <input type="text" value="7"/> | Active rental real estate (default) (A) | | | <input type="text" value="8"/> | Other passive (B) | | | <input type="text" value="9"/> | Real estate professional (C) | |
| | | | | | | <input type="text" value="10"/> | Nonpassive (D) | | | |
| | | | | | | Yes | No | | | |
| A Did taxpayer make any payments in 2018 that would require filing Forms 1099? | | | | | | <input type="text" value="11"/> | <input type="text" value="12"/> | | | |
| B If "Yes," did or will taxpayer file all required Forms 1099? | | | | | | <input type="text" value="13"/> | <input type="text" value="14"/> | | | |
| Address and Type of Property | | | | | | | | | | |
| Street Address | | | | <input type="text" value="15"/> | | | | | | |
| City | | | | <input type="text" value="16"/> | | | | | | |
| U.S. ONLY State, ZIP | | | | <input type="text" value="17"/> | <input type="text" value="18"/> | | | | | |
| Foreign ONLY Province/State, Country, Postal Code | | | | <input type="text" value="19"/> | | | <input type="text" value="20"/> | <input type="text" value="21"/> | | |
| <input type="text" value="22"/> | 1 Single Family Residence | | | <input type="text" value="25"/> | 4 Commercial | | | <input type="text" value="28"/> | 7 Self-Rental | |
| <input type="text" value="23"/> | 2 Multi-Family Residence | | | <input type="text" value="26"/> | 5 Land | | | <input type="text" value="29"/> | 8 Other <input type="text" value="30"/> | |
| <input type="text" value="24"/> | 3 Vacation/Short-Term Rental | | | <input type="text" value="27"/> | 6 Royalties | | | | | |
| <input type="text" value="31"/> | Some investment is NOT at risk | | | Operating expenses carryover | | | <input type="text" value="32"/> | | Ownership percent <input type="text" value="33"/> | |
| To use the Tax Court method to allocate interest and taxes, mark this box and enter the number of days owned if not 365 | | | | | | | | | <input type="text" value="34"/> | <input type="text" value="35"/> |
| | | | | Regular Tax | | | AMT | | | |
| Prior unallowed passive operating | | | | <input type="text" value="36"/> | | | <input type="text" value="40"/> | | | |
| Prior unallowed passive 4797 Pt 1 | | | | <input type="text" value="37"/> | | | <input type="text" value="41"/> | | | |
| Prior unallowed passive 4797 Pt 2 | | | | <input type="text" value="38"/> | | | <input type="text" value="42"/> | | | |
| Prior unallowed at-risk losses | | | | <input type="text" value="39"/> | | | <input type="text" value="43"/> | | | |
| | | | | | | <input type="text" value="44"/> | Property was disposed of in 2018 | | | |
| | | | | | | <input type="text" value="45"/> | Carry to 8960 line 4b | | | |
| | | | | | | <input type="text" value="46"/> | This is taxpayer's main home or second home | | | |
| | | | | | | <input type="text" value="47"/> | Qualified Joint Venture | | | |
| QBI deduction calculation | | | | | | | | | | |
| This activity is a trade or business | | | | | | <input type="text" value="48"/> | | | | |
| Business aggregation number (BAN) | | | | | | <input type="text" value="49"/> | | | | |
| W-2 wages paid | | | | | | <input type="text" value="50"/> | | | | |
| Unadjusted basis of all qualified property immediately after acquisition | | | | | | <input type="text" value="51"/> | | | | |
| Qualified business income (or loss) | | | | | | <input type="text" value="52"/> | | | | |
| | | | | | | | | | LLC # <input type="text" value="53"/> | |

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2018 Sch E - Rental - Expenses

2 Fair rental days Personal use days

Income

| | 2017 | 2018 |
|---|------|--------------------------------|
| 3 Rent income | | <input type="text" value="3"/> |
| 4 Royalties from oil, gas, mineral, copyright or patent | | <input type="text" value="4"/> |

Expenses

If the property is a multi-occupancy unit, like a duplex, enter the percentage of the unit occupied by the taxpayer or spouse. Use the first column for expenses related only to the rental portion. Use the second column for expenses related to the entire property. The program limits the expenses based on the occupancy percentage entered for the taxpayer or spouse.

Taxpayer or spouse occupancy percentage

For most rental activities, use ONLY the first column. The program limits the expenses based on the number of personal use days.

| | Expenses attributable to rental unit | | Expenses attributable to entire property | | Override software calculation |
|--------------------------------------|--------------------------------------|---------------------------------|--|---------------------------------|---------------------------------|
| | 2017 | 2018 | 2017 | 2018 | |
| 5 Advertising | | <input type="text" value="5"/> | | | <input type="text" value="54"/> |
| 6 Auto and travel | | <input type="text" value="6"/> | | | <input type="text" value="55"/> |
| 7 Cleaning and maintenance | | <input type="text" value="7"/> | | <input type="text" value="38"/> | <input type="text" value="56"/> |
| 8 Commissions | | <input type="text" value="8"/> | | | <input type="text" value="57"/> |
| 9 Insurance | | <input type="text" value="9"/> | | <input type="text" value="39"/> | <input type="text" value="58"/> |
| 10 Legal and other professional fees | | <input type="text" value="10"/> | | | <input type="text" value="59"/> |
| 11 Management fees | | <input type="text" value="11"/> | | | <input type="text" value="60"/> |
| 12 Interest - mortgage | | <input type="text" value="12"/> | | <input type="text" value="40"/> | <input type="text" value="61"/> |
| 13 Interest - other | | <input type="text" value="13"/> | | <input type="text" value="41"/> | <input type="text" value="62"/> |
| 14 Repairs | | <input type="text" value="14"/> | | <input type="text" value="42"/> | <input type="text" value="63"/> |
| 15 Supplies | | <input type="text" value="15"/> | | <input type="text" value="43"/> | <input type="text" value="64"/> |
| 16 Taxes | | <input type="text" value="16"/> | | <input type="text" value="44"/> | <input type="text" value="65"/> |
| 17 Utilities | | <input type="text" value="17"/> | | <input type="text" value="45"/> | <input type="text" value="66"/> |
| 18 Depreciation ONLY | | <input type="text" value="18"/> | | | |
| Depreciation adjustment (AMT) | | <input type="text" value="19"/> | | | |
| Depletion | | <input type="text" value="20"/> | | | |
| 19 Other expenses: (list) | | | | | |
| 21 | | <input type="text" value="22"/> | | <input type="text" value="46"/> | <input type="text" value="67"/> |
| 23 | | <input type="text" value="24"/> | | <input type="text" value="47"/> | <input type="text" value="68"/> |
| 25 | | <input type="text" value="26"/> | | <input type="text" value="48"/> | <input type="text" value="69"/> |
| 27 | | <input type="text" value="28"/> | | <input type="text" value="49"/> | <input type="text" value="70"/> |
| 29 | | <input type="text" value="30"/> | | <input type="text" value="50"/> | <input type="text" value="71"/> |
| 31 | | <input type="text" value="32"/> | | <input type="text" value="51"/> | <input type="text" value="72"/> |
| 33 | | <input type="text" value="34"/> | | <input type="text" value="52"/> | <input type="text" value="73"/> |
| 35 | | <input type="text" value="36"/> | | <input type="text" value="53"/> | <input type="text" value="74"/> |

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