

## **ST15-06 Rent or Royalties on 1099-MISC or Cash Rent From Individual**

### **OUT OF SCOPE IF:**

- Rent other than land or gas/oil lease
- There are any expenses associated with this income
- Rent is for residential property
- Income relates to a Qualified Joint Venture
- Income is from a state (other than NJ) which requires a state return to be filed if there is income from that state (e.g. NY, CA)

For Royalties reported on K-1 see ST15-05 K-1 Income Entry.

A rent or royalty from land or a gas/oil lease reported on a 1099-MISC box 1 or 2 is entered into TWO as follows:

1. Add Sch E page 1 to the forms tree
2. Open Sch E
3. Answer question A as "No". (If the answer is other than no, it is OUT OF SCOPE)
4. Complete line 1A of Sch E. Use content sensitive help or Sch E instructions as required.  
Type = 6 for Royalties; Type = 5 for Rent  
Fair Rental Days (Type 5 Only) = 365 unless taxpayer has other information.  
Personal Use Days (Type 5 Only) = 0 unless taxpayer has no information  
QJV = Do NOT Check this Box (Qualified Joint Venture is OUT OF SCOPE)
5. Link from line 3 (Rent) or 4 (Royalty) of Sch E to a new 1099-MISC.
6. Complete the 1099-MISC.
  - If MFJ, select Taxpayer or Spouse.
  - Enter the amounts shown in box 1 or 2 of the taxpayer's 1099-MISC into box 1 or 2 of the TWO 1099-MISC linked to the Sch E.
  - Complete the Payers EIN, name and address on the 1099-MISC.
  - Select Parent Property by right clicking on the red box next to parent property at the top of the form, and select the correct address (A, B, or C) from the drop down menu.  
The Parent Property drop down information comes from Sch E.
7. For Rent (Type = 5) complete the red box question on Sch E "Did you actively participate in the rental activity during 2014" The answer here should be NO. If YES the situation may be OUT OF SCOPE.
8. Check to see if TWO transferred the amount from Sch E to line 17 of form the 1040.
9. If the rental amount is not from a 1099-MISC but cash from an individual, attach a scratch pad to line 3 (Rent) and describe and enter the rental income.

# ST15-06 Rent or Royalties on 1099-MISC or Cash Rent From Individual

## Sample Sch E

2014

US Schedule E Supplemental Income and Loss

2014

Name: KARLA KORN

SSN: 821-03-0752

### Part I: Income or Loss From Rental Real Estate and Royalties

**Note:** If you are in the business of renting personal property, use Schedule C. Report farm rental income or loss from Form 4835 on page 2, line 40.

- A** Did you make any payments in 2014 that would require you to file Form(s) 1099?  
See instructions  Yes  No
- B** If "Yes", did you or will you file all required Forms 1099?  Yes  No

Step 3

**+** K-1 royalty information transfers to column C of lines 1 and 4.  
State income is allocated based on the state listed in the address section below.  
If any of these properties are part-year rental, part rental and part personal, such as a duplex, or a personal use unit, such as a vacation home, F9 on the "Address" field, A or B, to use a worksheet.

For each rental real estate property listed, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a joint qualified venture. See instructions.

**++** Allowable codes for type of property

- 1 Single family residence    3 Vacation or short-term rental    5 Land    7 Self-rental
- 2 Multi-family residence    4 Commercial    6 Royalties    8 Other

If type 8, enter a description for

Property A \_\_\_\_\_ Property B \_\_\_\_\_  
Property C \_\_\_\_\_

Step 4- Use content sensitive help

1	Address	TSJ	++ Type	Fair rental days	Personal use days	QJV
A	210 CRUDE WAY 76701- WACO TX	T	6	0	0	<input type="checkbox"/>
B				0	0	<input type="checkbox"/>
+C				0	0	<input type="checkbox"/>

### Income

	Properties		
	A	B	C
F9 to 1099-Misc on line 3 or 4			
3 Rents received	0	0	0
4 Royalties received	750	0	0

Step 5- Link to 1099-Misc box 3 or 4 as appropriate.

# ST15-06 Rent or Royalties on 1099-MISC or Cash Rent From Individual

## Sample Sch E Continued

Worksheet for At-Risk Limitation and Rental Activities			
Check, if some investment is not at-risk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At-risk limitation	0	0	0
Nondeductible amount due to at-risk	0	0	0
Check if you were a real estate professional for 2014	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Did you actively participate in the rental activity during 2014?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Yes <input type="radio"/> No <input type="radio"/>	Yes <input type="radio"/> No <input type="radio"/>
Net after at-risk limitation	0	0	0
Prior year loss carryforward	0	0	0
Overall gain or loss	0	0	0
Carryforward loss to 2015	0	0	0
Check if the property was sold in 2014	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Net gain or loss from the sale	0	0	0
Overall gain or loss from the sale	0	0	0
AMT net income or loss	0	0	0
Prior year AMT unallowed loss	0	0	0
AMT carryforward loss to 2015	0	0	0
AMT gain or loss from the sale	0	0	0
AMT overall gain or loss from the sale	0	0	0

Step 7

## Sample 1099-MISC

US 1099-MISC	Miscellaneous Income	2014
This 1099M worksheet is for the: <input checked="" type="radio"/> Taxpayer <input type="radio"/> Spouse		
If Schedule E income, select parent property: (A) 210 CRUDE WAY		
<b>Payer's information</b> FIN: 21-6030752 or SSN: _____	1 Rent 0	2 Royalties 750
Name OIL INVESTMENTS	3 Other income 0	4 Federal withholding 0
Street address 24 BLACK GOLD WAY	5 Fishing boat proceeds 0	6 Medical payments 0
Zip code, city, and state 75028- FLOWER MOUND TX	7 Nonemployee compensation 0	8 Substitute payments in lieu of dividends or interest 0
Recipient's identification number: 888-03-0752		

Step 6 – Complete: TP/SP, boxes 1 or 2 and payer information.

Step 6 - Select parent property. Click and select from dropdown.