

Schedule E

(Form 1040)

Department of the Treasury
Internal Revenue Service (99)

Supplemental Income and Loss

(From rental real estate, royalties, partnerships,
S Corporations, estates, trusts, REMICs, etc.)

OMB No. 1545-0074

2007

Attachment
Sequence No. 13

Names(s) shown on return

JANE DOE

Your social security number

123-45-6789

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 or C-EZ (see page E-3). Report farm rental income or loss from Form 4835 on page 2, line 40.

1	List the type and location of each rental real estate property:	2	For each rental real estate property listed on line 1, did you or your family use it during the tax year for personal purposes for more than the greater of: * 14 days or * 10% of the total days rented at fair rental value? (See page E-3).	Yes	No
A	456 ANY STREET REYNOLDSBURG, OH 43068			A	X
B	123 MAIN STREET UNINCORPORATED AREA, OH 43113			B	X
C	789 MAIN STREET COLUMBUS, OH 43215			C	X

Income:	Properties			Totals	
	A	B	C	(Add columns A, B, and C)	
3 Rents received	3 5,000	1,500	8,000	3	14,500
4 Royalties received	4			4	

Expenses:	A	B	C	Totals
5 Adver				
6 Auto &				
7 Clean				
8 Comm				
9 Insura				
10 Legal				
11 Mana				
12 Mortg				
etc. (s				4,200
13 Other				
14 Repai				
15 Suppl				
16 Taxes				
17 Utilitie				
18 Other				
19 Add li				9,700
20 Depre				

Sample Schedule E:

Jane Doe is a Reynoldsburg resident and owns three rental properties. Jane (as required when submitting a Schedule E with her RITA return) has listed the **COMPLETE** location (by street number, street name, city, state, and zip code) of her rental properties. Utilizing the address validation links available through the RITA web site, both Jane Doe and RITA (during review of Jane's RITA return) have confirmed the following:

Rental property A is within the city of Reynoldsburg city limits. The Reynoldsburg rental property A income should be reported in column 1 (residence municipality) of Schedule J on RITA Form 37.

Rental property B is within an unincorporated area (a township). The unincorporated area property B loss should be reported in column 2 (nontaxing municipality) of Schedule J on RITA Form 37.

Rental property C is within the city of Columbus city limits. The Columbus rental property C income should be reported in column 5 (taxed by a non-RITA municipality) of Schedule J on RITA Form 37.

Jane should file a city of Columbus tax return and attach a copy of her city of Columbus tax return to her RITA tax return. If Jane does not attach a copy of a city of Columbus tax return (which reports the rental property income earned in Columbus as taxable to Columbus), then Jane cannot receive credit on her RITA return for any taxes that were reported due to Columbus and the associated rental income will be considered taxable to Jane's city of residence (Reynoldsburg). Additionally, if Jane does not correctly file a Columbus tax return, Jane may be subjected to an audit by the city of Columbus for failing to report taxable rental property earned in Columbus and local tax due to Columbus on that income.

20 Depreciation expense or depletion (see page E-4)	20	400	200	600	20	1,200
21 Total expenses. Add lines 19 and 20	21	3,100	2,900	4,900		
22 Income or (loss) from rental real estate or royalty properties. Subtract line 21 from line 3 (rents) or line 4 (royalties). If the result is a (loss), see page E-5 to find out if you must file Form 6198	22	1,900		3,100		
23 Deductible rental real estate loss. Caution. Your rental real estate loss on line 22 may be limited. See page E-5 to find out if you must file Form 8582. Real estate professionals must complete line 43 on page 2	23		(1,400)			
24 Income. Add positive amounts shown on line 22. Do not include any losses	24					5,000
25 Losses. Add royalty losses from line 22 and rental real estate losses from line 23. Enter losses here	25					(1,400)
26 Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV and line 40 on page 2 do not apply to you, also enter this amount on Form 1040, line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2	26					3,600