

This Schedule must be completed if the trust owned real estate during 2025 to properly account for trust income and expenses for the year, and to accurately reflect the value of the real estate as of December 31, 2025. Please answer the questions that follow and provide the requested supporting documentation.

► Action Items

1. Complete a Real Estate Schedule for each parcel or fractional interest owned by the trust during 2025. (Please make additional copies, as needed.)
2. Attach supporting documentation. (If not already provided.)
 - Bank statements associated with this real estate.
 - Include a copy of any Income & Expense Reports for 2025.
 - Include a copy of any closing statements and deeds issued upon a sale of the property during 2025.
 - Include information required to prepare 1099s as indicated in item 12.

If requesting the preparation of 1099s, the account schedule (Independent Special Trustee: 1099 Report) needs to be submitted by January 10, 2026.
3. Mail this completed form to Renaissance Administration LLC by February 1, 2026.

NOTE: If any information requested herein is in the custody of both the Primary Trustee and an Independent Special Trustee, only one report need be provided. Therefore, the Primary and Independent Special Trustee may wish to coordinate their efforts to assemble and provide the requested documentary evidence.

► Required Information

Name of Trust	This is Exhibit No.*	of
Property Street Address	City/State/Zip	
Trust's percentage ownership in the property:		
Date property was titled in name of the trust:		
If acquired other than by contribution, what is the relationship of the seller to the Trust?		
Was this property sold by the trust in 2025? <input type="checkbox"/> No <input type="checkbox"/> Yes		
If "yes," the date of the sale was:		
If "yes," has the closing statement been provided to Renaissance Administration LLC? <input type="checkbox"/> No <input type="checkbox"/> Yes		
If "yes," Purchaser was:	Relationship to Trust**	
Was the property leased and producing income during 2025?	No	Yes
If "yes," Lessee was:	Relationship to Trust**	

* Complete a separate Schedule for each item of tangible personal property.
 ** Relationship to the Donor(s), Trustee(s), Income Beneficiary(ies), or any other interested party to the Trust.



Independent Trustee's 2025 Real Estate Income Report

Amount of rental income received in 2025 from this property:	\$
Other income received in 2025 which relates to this property: (please specify)	\$

Was Real Estate Tax paid on this property? No Yes

If "yes," date was:	Amount***	\$
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During 2025 did you pay trust real estate expenses from personal funds for which you wish to be reimbursed? No Yes

If "yes," specify the total amount for which you seek reimbursement, and provide a copy of paid invoices or receipts.	\$
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Independent Trustee's 2025 Real Estate Expense Report. 2025 rental expenses paid from trust assets are as follows:

	Ordinary/Recurring Expenses	Capital Improvements
A. Advertising expenses	\$	\$
B. Auto & travel expenses	\$	\$
C. Cleaning & maintenance	\$	\$
D. Commission expenses	\$	\$
E. Insurance expenses	\$	\$
F. Legal expenses	\$	\$
G. Appraisal expenses	\$	\$
H. Accounting expenses	\$	\$
I. Other professional fees	\$	\$
J. Property management fees	\$	\$
K. Mortgage/other interest expenses	\$	\$
L. Repairs	\$	\$
M. Supplies	\$	\$
N. Taxes	\$	\$
O. Wages & salaries	\$	\$
P. Utilities	\$	\$
Q. Association dues	\$	\$
R. Other	\$	\$
Total (A-R)	\$	\$

See attached insert, Independent Special Trustee: 1099 Report.

*** Provide a copy of the paid receipt

► Valuation†

Valuation of Real Estate as of December 31, 2025.	\$
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Note: If trust's ownership in property is less than 100%, only include value for portion of the property owned by the trust. †
Qualified appraisal required if donor who serves as trustee supplies this information. [Treas. Reg. §1.664-1(a)(7)]

► Certification

This section to be signed by a duly appointed Independent Special Trustee or Independent Trustee.

I certify that the information provided in this Schedule (and any Supporting Schedules and Exhibits attached to this Schedule) is true and correct to the best of my knowledge and belief:

Printed Name	Date	
Signature		
Street Address		
City/State/Zip	Fax	
Phone	Email	

If Ren has questions about this asset, we should contact:

Name	Phone	
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This section to be signed by the Trustee when there is a duly appointed Independent Special Trustee:

I certify that the individual named above is a duly appointed Independent Special Trustee of the above referenced trust and is authorized to report the value and/or activity of the hard-to-value asset reported on this form (and any Supporting Schedules and Exhibits attached to this Schedule).

Signature of Trustee	Date	
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This section to be signed by the Trustee when THERE IS NO duly appointed Independent Special Trustee.

I certify that the information provided in this Schedule (and any Supporting Schedules and Exhibits attached to this Schedule) is true and correct to the best of my knowledge and belief. As trustee, I have elected to NOT appoint an Independent Special Trustee to value the trust assets. I understand that failure to comply with the Independent Special Trustee provisions of the trust agreement governing the trust may cause the tax exempt status of the trust to be compromised, the disqualification of the trust, and the loss of certain income tax, gift tax, and/or estate tax benefits that the creator of the trust is otherwise eligible to claim.

Signature of Trustee	Date	
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