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### CHAPTER 21

21-1 The Leasing Environment Accounting for Leases Accounting by Lessee Accounting by Lessor Special leasing problems Residual values Sales type leases Bargain purchase option Accounting for Leases 21-2 Lessor - owns the assets and receives the periodic rents, or lease payments, in exchange for allowing someone else to use the asset.

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Under the capital lease method, the lessee treats the lease transaction as if an asset were being purchased on credit; therefore, the lessee: (1) sets up an asset and a related obligation and (2) recognizes depreciation of the asset, reduction of the obligation, and interest expense. Questions Chapter 21 (Continued)

### CHAPTER 21

in the lease arrangement. Chapter 21 Accounting for Leases· 21-1 Capitalization Criteria (Lessee) 1. The lease transfers ownership of the property to the lessee. 2. The lease contains a bargain-purchase option.1 3. The lease term is for the major part of the economic life of the asset. 4.

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Questions Chapter 21 (Continued) \*13. Metheny Corporation

should recognize the difference between the fair value (normal sales price) of the leased property at the inception of the lease and its cost or carrying amount (book value) as gross profit in the period the sales-type lease begins and the assets are transferred to the lessee.

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