

# COVID-19 Updates: How to Use the Business Income And Stability Worksheet

July 2020

## Customer Education

Brought to you by: Genworth Customer Development and Process Consulting



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**Genworth**   
Mortgage Insurance

# Objective

**Learn to use the Genworth Business Income & Stability Calculator and P & L Calculators to assist in complying with recent Fannie Mae and Freddie Mac self-employed borrower policies**

- First be sure you have taken the Genworth webinar COVID-19 Updates for Self-Employed Borrowers and are familiar with the policy updates as they are not fully covered in this session
- <https://attendee.gotowebinar.com/recording/2659360594347678989>

# Fannie Mae COVID-19 Updates

## Fannie Mae LL-2020-03 & FAQs.

**Fannie Mae**  
**Lender Letter (LL-2020-03)**

Updated: Jul. 9, 2020  
Jun. 31, 2020  
May 28, 2020  
May 19, 2020  
May 5, 2020  
Mar. 31, 2020  
Mar. 23, 2020

### To: All Fannie Mae Single-Family Sellers

#### Impact of COVID-19 on Originations

We are actively monitoring the spread of COVID-19 (coronavirus) in the United States and understand there are concerns about its potential impact on borrowers, businesses, and loan originations. Our ability to continue to serve our customers is a top priority.

The purpose of this Lender Letter is to address a number of questions and concerns that industry partners have raised to us. We are working closely with Freddie Mac under the guidance of FHFA to offer temporary measures to help ensure lenders have the clarity and flexibility to continue to lend in a prudent and responsible manner.

We are releasing information to our customers as quickly as possible and will update and republish this Lender Letter as new guidance becomes available.

Updates to Lender Letter on Jun. 11, 2020, updated Jul. 9, 2020

- Extension of effective date:** extending the application dates for these temporary policies to Jul. 31, 2020 **UPDATED Jul. 9, 2020** to extend application dates to Aug. 31, 2020

Note that we also updated our **COVID-19 FAQs (selling)** to include guidance related to self-employed borrowers, and assessment of fluctuating employment income (hourly, commission, overtime, and tip income) during the pandemic.

Additions to Lender Letter on May 28, 2020

- Requirements for borrowers whose self-employment income is variable:** temporarily requiring additional documentation to support the lender's decision that self-employment income meets our requirements

Additions to Lender Letter on May 18, 2020

- Temporary eligibility requirements for purchase and refinance transactions:** describing our requirements for a borrower to obtain a new mortgage loan to purchase or refinance a property
- Additional resources:** providing links to COVID-19 resources, such as prior selling and servicing lender letters and FAQs

Additions to Lender Letter on May 9, 2020, updated Jun. 11, 2020, Jul. 9, 2020

- Extension of effective date:** extending the application dates for these temporary policies to Jun. 30, 2020 (This content was removed.)
- Unemployment benefits as qualifying income:** reminding lenders that unemployment benefits can only be used as qualifying income if it is associated with seasonal employment
- Furloughed borrowers:** clarifying that the income of a furloughed borrower is not eligible under our temporary leave income policy
- Amusement validation through DU validation service:** temporarily suspending representation and warranty relief for employment validation through the DU validation service **UPDATED Jun. 11, 2020 and Jul. 9, 2020** with new effective date

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<https://singlefamily.fanniemae.com/media/22316/display>

**Fannie Mae**

## COVID-19 Frequently Asked Questions - Selling

Updated: Jul. 01, 2020

In response to the COVID-19 national emergency, Fannie Mae and Freddie Mac have provided temporary guidance to lenders on several policy areas to support mortgage originations. These FAQs provide additional information on the temporary policies. We will be adding more FAQs, therefore we encourage you to check in frequently for updates - refer to the "NEW" or "UPDATED" notations after the question.

### Contents

Resources

FAQs

- General
- Underwriting
  - Income - General
  - Income - Self-Employed
  - Income - Variable
- Employment
- Assets
- Documentation
- Desktop Underwriter® (DU®) Validation Service
- Temporary Purchase and Refinance Eligibility
- Appraisals
- Power of Attorney (POA)
- Notarization
- Closing and Title
- Quality Control
- Selling Loans in Forbearance

### Resources

As a reminder, we have published [Selling](#), [Appraisal](#), and [Servicing](#) Lender Letters, [delivery-related guidance](#) (including FAQs) and helpful information regarding policies related to COVID-19. Other resources are available on our [corporate site](#).

### FAQs

#### General

Q1. **Do Fannie Mae's existing disaster policies in the Selling Guide apply to the COVID-19 pandemic?**

No, Fannie Mae's existing policies related to disasters do not apply to loans impacted by COVID-19. Instead, lenders can follow the guidance in Lender Letters [LL-2020-03](#), [Impact of COVID-19 on Originations and LL-2020-04](#).

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<https://singlefamily.fanniemae.com/media/22326/display>

# Fannie Mae LL-2020-03 Effective June 11, 2020 And Remains Effective Until Further Notice

**Due to the pandemic's continuing impact on businesses throughout the country, lenders are now required to obtain the following additional documentation to support the decision that the self-employed income meets Fannie Mae's requirements:**

- An audited year-to-date profit and loss statement reporting business revenue, expenses, and net income up to and including the most recent month preceding the loan application date; or
- An unaudited year-to-date profit and loss statement signed by the borrower reporting business revenue, expenses, and net income up to and including the most recent month preceding the loan application date, and two business depository account(s) statements no older than the latest two months represented on the year-to-date profit and loss statement. Lenders must review the two most recent depository account statements to support and/or not conflict with the information presented in the current year-to-date profit and loss statement. Otherwise, the lender must obtain additional statements or other documentation to support the information from the current P & L.

Note: The year-to-date profit and loss statement must be no older than 60 days as of the note date consistent with current Age of Documentation requirements in LL-2020-03

# **Fannie Mae LL-2020-03 Effective June 11, 2020 And Remains Effective Until Further Notice**

**Lenders must review the profit and loss statement, and business depository accounts, if required, and other relevant factors to determine the extent to which a business has been impacted by COVID-19. The lender can use the following guidance when performing the assessment of business operations and stability and must complete the business income assessment based on the minimum additional documentation described in LL-2020-03. In some instances, the lender may find it necessary to obtain supplemental documentation as listed in the LL-2020-03. Lenders must review and consider:**

- Business Operations**
- Business Income**
- Business Stability**
- Business Income Calculation Adjustments**

# Freddie Mac COVID-19 Resources

**COVID-19 Resources**

Latest Updates | Selling | Servicing | Limited English Proficiency Resources

**Important Notice**

**Guide Bulletin 2020-27 Updates Regarding Temporary COVID-19-related Requirements from Previous Bulletins**

This Bulletin announces the extension of certain COVID-19 selling flexibilities and requirements and an update to the business verification requirement for self-employed borrowers.

[Go to Bulletin 2020-27](#) | [View All Bulletins](#)

Updates as of July 10, 2020

**FAQs: COVID-19 Servicing-related Frequently Asked Questions**

**Article: How COVID-19 Has Changed Data Analytics and Modeling: Three Ways to Respond to Current Challenges**

**Downloadable Content: COVID-19 Servicing: Guidance for Helping Impacted Borrowers (eBook)**

**Downloadable Content: COVID-19 Hardships: Seamlessly Transition After Forbearance PDF**

**Podcast: Leveraging Automation: Assessing Borrower Financials with AIM**

**Recently Asked Questions: Mortgage Origination, Underwriting and Eligibility, Property Valuation, Post Funding Quality Control reviews, Notarization, Title Insurance, Powers of Attorney, Forbearance**

**Mortgage Origination, Underwriting and Eligibility**

**Delayed Income**

**Pre-Closing Verifications**

Are there acceptable alternatives if a Seller is unable to obtain a verbal verification of employment (VGE)?

Temporary alternative methods of verifying the borrower's employment were introduced in [Bulletin 2020-5](#).

**Q: [BULETIN 6.30.20] If a recent YTD paystub and/or asset account statement is obtained in lieu of the 10-day pay verification (PCV), as provided in Bulletin 2020-8, and the documentation evidences reduced hours pay due to the pandemic, what are the next steps?**

Subject to any information indicating reduced hours or pay, sellers must comply with the requirements and guidance in Topic 5300 related to income stability and calculation. For example, if the income is fluctuating hourly income declining, the income must be calculated in accordance with Guide Section [5303.4\(b\)](#), and the Seller must not use previous higher levels of income in the calculation.

**Q: [BULETIN 6.30.20] The 10-day PCV verifies the borrower's employment status as employed; however, I have documentation that indicates the Borrower may be furloughed or laid off. Is it acceptable to use the 10-day confirmation of the Borrower's employment status?**

Seller's knowledge that the Borrower may be furloughed or laid off contradicts a reasonable expectation of size and probability of consistent receipt of income. In this scenario the Seller must resolve the discrepancy, they require updated income documentation, before proceeding with using the income for qualifying. It is also noted that, if possible, the Seller ask the employer during employment verification whether the borrower's next status or income level has changed within the last 60 days, as it is possible that a 10-day PCV employment may still indicate "employed" after the borrower is furloughed or laid off.

**Q: [BULETIN 6.30.20] Do the Seller remain responsible for the representations and warranties related to the borrower's employment status when using one of the 10-day PCV flexibilities, as provided in Bulletin 2020-3?**

The Seller's representations and warranties related to the borrower's employment status do not change. We are providing certain documentation flexibilities due to the unique circumstances resulting from the COVID-19 pandemic to address the issues Sellers have raised due to disruption of employer operations and their inability to be reached by phone. Sellers are not required to use these flexibilities if they are not comfortable with them.

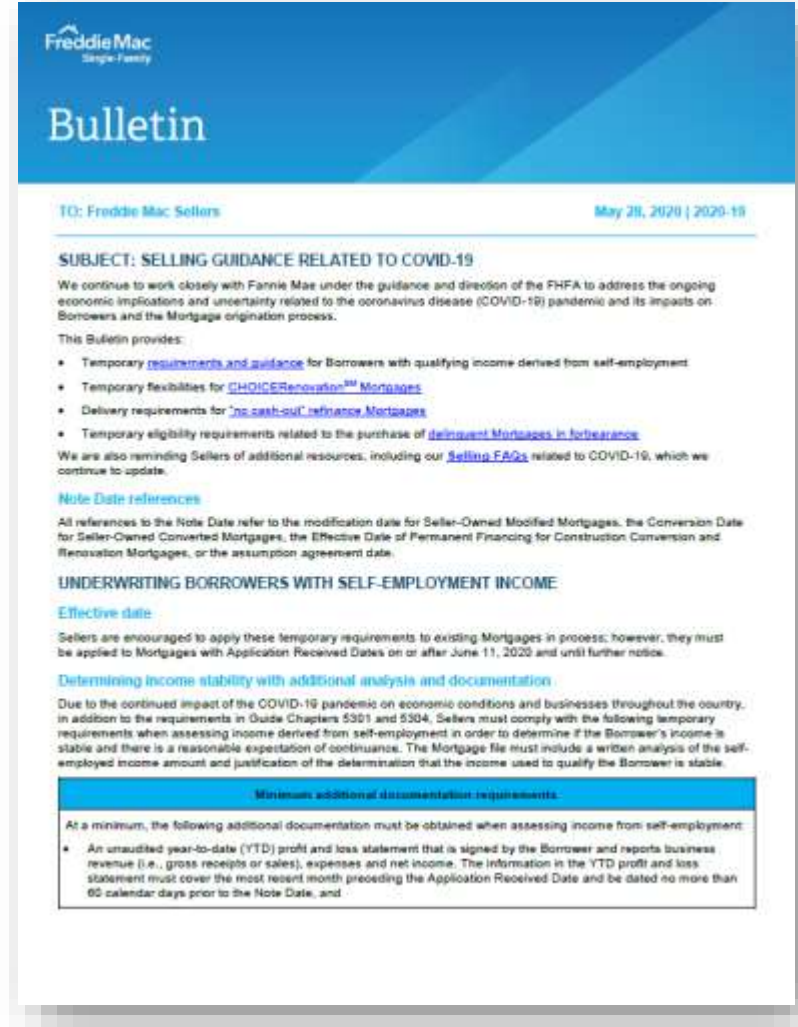
<https://sf.freddie.mac.com/about/covid-19>

<https://sf.freddie.mac.com/content/assets/resources/pdf/faq/covid-19-selling-related-frequently-asked-questions.pdf>

# Freddie Mac Bulletin 2020-19

## Updates to COVID-19 impact on originations:

- Temporary requirements and guidance for self-employed income



The image is a screenshot of a Freddie Mac bulletin titled "Freddie Mac Single-Family Bulletin". The header includes the Freddie Mac logo and the date "May 28, 2020 | 2020-19". The subject is "SELLING GUIDANCE RELATED TO COVID-19". The text explains that Freddie Mac is working with Fannie Mae under FHFA guidance to address the economic impact of COVID-19. It lists temporary requirements for self-employed borrowers, including CHOICERenovation<sup>SM</sup> Mortgages, no-cash-out refinance mortgages, and delinquent mortgages in foreclosure. It also mentions a "Minimum additional documentation requirements" section which states that a YTD profit and loss statement must be provided for self-employment income.

Freddie Mac  
Single-Family

Bulletin

TO: Freddie Mac Sellers

May 28, 2020 | 2020-19

**SUBJECT: SELLING GUIDANCE RELATED TO COVID-19**

We continue to work closely with Fannie Mae under the guidance and direction of the FHFA to address the ongoing economic implications and uncertainty related to the coronavirus disease (COVID-19) pandemic and its impacts on Borrowers and the Mortgage origination process.

This Bulletin provides:

- Temporary [requirements and guidance](#) for Borrowers with qualifying income derived from self-employment
- Temporary flexibilities for [CHOICERenovation<sup>SM</sup> Mortgages](#)
- Delivery requirements for [no-cash-out refinance Mortgages](#)
- Temporary eligibility requirements related to the purchase of [delinquent Mortgages in foreclosure](#)

We are also reminding Sellers of additional resources, including our [selling FAQs](#) related to COVID-19, which we continue to update.

**Note Date references**

All references to the Note Date refer to the modification date for Seller-Owned Modified Mortgages, the Conversion Date for Seller-Owned Converted Mortgages, the Effective Date of Permanent Financing for Construction Conversion and Renovation Mortgages, or the assumption agreement date.

**UNDERWRITING BORROWERS WITH SELF-EMPLOYMENT INCOME**

**Effective date:**

Sellers are encouraged to apply these temporary requirements to existing Mortgages in process; however, they must be applied to Mortgages with Application Received Date's on or after June 11, 2020 and until further notice.

**Determining income stability with additional analysis and documentation**

Due to the continued impact of the COVID-19 pandemic on economic conditions and businesses throughout the country, in addition to the requirements in Guide Chapters 5301 and 5304, Sellers must comply with the following temporary requirements when assessing income derived from self-employment in order to determine if the Borrower's income is stable and there is a reasonable expectation of continuance. The Mortgage file must include a written analysis of the self-employed income amount and justification of the determination that the income used to qualify the Borrower is stable.

**Minimum additional documentation requirements**

At a minimum, the following additional documentation must be obtained when assessing income from self-employment:

- An unaudited year-to-date (YTD) profit and loss statement that is signed by the Borrower and reports business revenue (i.e., gross receipts or sales), expenses and net income. The information in the YTD profit and loss statement must cover the most recent month preceding the Application Received Date and be dated no more than 60 calendar days prior to the Note Date, and

<https://sf.freddiemac.com/articles/news/guide-bulletin-2020-19-new-temporary-requirements-for-self-employed-income-choicerenovation-mortgages-and-more>

# Freddie Mac Bulletin 2020-19

*These temporary requirements are effective for Mortgages with Application Received on and after June 11, 2020 and until further notice. It is encouraged to implement these requirements to loans in process.*

## **Due to the pandemic's continuing impact on businesses throughout the country, lenders are now required to obtain the following additional documentation:**

- An unaudited YTD profit and loss statement (P & L) reporting business revenue, expenses, and net income up to and including the most recent month preceding the loan application date and be dated no more than 60 days prior to the Note Date. It must be signed by the borrower. and
  - Two months business account statements no older than the latest two months represented on the YTD P & L statement; or
- An **audited** YTD P & L reporting business revenue, expenses, and net income up to and including the most recent month preceding the loan application date and be dated no more than 60 days prior to the Note Date.

***Additional documentation may be needed to supplement the minimum required documentation in order to effectively assess the impact of the pandemic on the business.***

<https://guide.freddiemac.com/app/guide/bulletin/2020-19>

# Freddie Mac Bulletin 2020-19

*These temporary requirements are effective for Mortgages with Application Received on and after June 11, 2020 and until further notice. It is encouraged to implement these requirements to loans in process.*

## **Reviewing YTD P&L statements, business account statements and other documentation**

- The Seller must determine if the business revenue, expenses and net income documented in the unaudited YTD profit and loss statement are reasonably consistent with the revenue and expense cash flow documented on the business account statements
- If the information on the YTD profit and loss statement is not reasonably consistent with the information on the business account statements, additional documentation (e.g., month-to-month or quarterly trending for YTD profit and loss, additional months and/or more recent bank statements) must be obtained to support the information and resolve the discrepancy
- If the unaudited YTD profit and loss statement cannot be supported by business account statements and/or other documentation, the self-employment income is not eligible for use in qualifying
- If the unaudited YTD profit and loss statement is supported, or if an audited YTD profit and loss statement is used, proceed to determining the current level of stable monthly income as outlined by Freddie Mac. See next slide.

<https://guide.freddiemac.com/app/guide/bulletin/2020-19>

# Business Stability And Income Worksheet



## Business Stability and Income Review Worksheet & UW Certification

### COVID-19 Guidance Resource

Lender Loan #:

Borrowers Name:

Business Name:

Tax form:  (1065/1120S/1120/Schedule C/Schedule F)

Income Assessment comparing YTD net business income from the year to date P&L statement to historical business income

Cash Flow Analysis for tax returns provided in file

Year(s) used for qualifying income:  Select option that corresponds to Year/Years used for Total Qualifying Income from Business (for example - 2019 \*if 2019 was used for qualifying purposes, o

Total Net Business Income:  \*This amount should be the Total Business Income you calculated for that individual business per Self-Employed Cash Flow Analysis Form in file

W2 Earnings from business:  \*This should be Borrower's W2 Earnings from the associated Business if applicable

Historical Business Income used to Qualify:  \$0.00 Based on Self-Employed Cash Flow Analysis Form in file - \*this amount should correspond with Total New Business Income above (B15 + B16) / 12 months

2020 YTD P&L - **\*Make sure to complete a Cash Flow Analysis of the Business P&L, then transfer applicable figures to this worksheet**

Total Net Business Income:

W2 Earnings/guaranteed payments from business:

Number of Months Covered:  Period ending date of P&L (Enter Month/Day/Year)

Net Income / Number of Months Covered:  #DIV/0!

Business Income Calculation Adjustment when the lender determines current year net business income has been impacted by Covid19

**#DIV/0!**

- 1) If current business income impacted by Covid19 is less than historical monthly income calculated using the Form 1084/91 Cash Flow Analysis, but is stable at its current level, reduce the amount of qualifying income calculated on the Cash Flow Analysis to no more than the current level of stable income as determined by the business income adjustments
- 2) If current business income impacted by Covid19 is more than the historical income calculated using the Form 1084/91 Cash Flow Analysis, no more than the current stable level of income calculated using Form 1084 can be used to qualify the borrower

***This amount is lessor of Scenario 1 & 2 for qualifying- However, IF income is NOT stable, NO income can be used to qualify***

**LINKS to Fannie Mae / Freddie Mac Bulletins for details on how to Assess the Impact of COVID-19 on Business:**

[LINK to Fannie Mae Bulletin for additional details](#)

[LINK to Freddie Mac Bulletin for additional details](#)

Continued on next slide

# Business Stability And Income Worksheet

**Confirm the following to Assess the Impact of COVID-19 to Business Operation:**

Have business operations been maintained or modified to support continued business income?  (Yes,No,N/A)  
 Is the business continuing to operate in the current location or an alternate location suitable for business operations?   
 Is there a demand for the product or service currently offered by the business?   
 Is the business operation and/or revenue temporarily restricted due to state shelter in place, stay at home or other similar state or local order?   
 Is the impact to the business operations negligible due to the nature of the business?

**Confirm the following to Assess the Impact of COVID-19 to Business Stability:**

Does the P&L identify a significant imbalance between expenses and revenue that may impact financial stability? Or have modifications to current business operations been made to correct this imbalance?  (Yes,No,N/A)  
 Do prior years business tax returns demonstrate ample financial liquidity due to a history of retained earnings?   
 Do current business account balances (excluding Paycheck Protection Program) PPP or other similar Covid19 related loans or grant(s) impact the financial ability of the business to operate given current market and economic conditions?

**BUSINESS ASSETS REVIEWED: \*Only required if Unaudited P&L or Additional Documentation is required**

Month One		Month Two	
Bank Name:	<input type="text"/>	Bank Name:	<input type="text"/>
Beginning Balance	<input type="text"/>	Beginning Balance	<input type="text"/>
Deposits	<input type="text"/>	Deposits	<input type="text"/>
Debits and Checks	<input type="text"/>	Debits and Check	<input type="text"/>
Ending Balance	<input type="text"/>	Ending Balance	<input type="text"/>

Month One		Month Two	
Bank Name:	<input type="text"/>	Bank Name:	<input type="text"/>
Beginning Balance	<input type="text"/>	Beginning Balance	<input type="text"/>
Deposits	<input type="text"/>	Deposits	<input type="text"/>
Debits and Checks	<input type="text"/>	Debits and Check	<input type="text"/>
Ending Balance	<input type="text"/>	Ending Balance	<input type="text"/>

Month One		Month Two	
Bank Name:	<input type="text"/>	Bank Name:	<input type="text"/>
Beginning Balance	<input type="text"/>	Beginning Balance	<input type="text"/>
Deposits	<input type="text"/>	Deposits	<input type="text"/>
Debits and Checks	<input type="text"/>	Debits and Check	<input type="text"/>
Ending Balance	<input type="text"/>	Ending Balance	<input type="text"/>

**Reminder:** Any Paycheck Protection Program (PPP) Funds or other similar COVID-19 related loans or grants must be excluded from Deposits and Qualifying Balance

Confirm business is depositing sufficient funds to support income used in qualifying

I certify that I have reviewed the required documentation and validated that the income from all qualifying businesses is acceptable to proceed

Underwriter Name Date

We offer this calculator to help you with calculating and analyzing purposes. This calculator provides suggested guidance only and does not replace Lender, Investor or GSE instructions or applicable guidelines. In no event shall Genworth be liable for any direct, indirect, incidental, punitive, or consequential damages of any kind whatsoever with respect to the use of this calculator.

# The Process

## Analyze the tax Returns as you normally would using the Fannie Mae Cash Flow 1084, Freddie Mac Form 91, SAM or other similar worksheet

- Follow guidelines for review of one or two years most recent business returns
- When two years are analyzed, total the two years and divide by 2
- Note any W-2 associated with this business is kept separate for purposes of data entry onto the Business Stability and Income Worksheet

IRS Form 11205 - S Corporation Earnings		2019	2018	NOTES
9	Schedule K-1 Form 11205 - Shareholder's Share of Income			
	a. Ordinary Income (Loss) (Line 1)*	+/- 55,000.00	50,000.00	*Review Line 16d for a distribution
	b. Net Rental Real Estate: Other Net Rental Income (Loss) (Lines 2, 3)*	+/- 0.00		**Only add back the eligible "Other" deductions, such as Amortization or Casualty Loss
10	Form 11205 - Adjustments to Business Cash Flow			
	a. Nonrecurring Other (Income) Loss (Lines 4, 5)	+/- 0.00		
	b. Depreciation (Line 14, including 8825 Line 14)	+ 2,500.00	2,500.00	***Follow specific investor guidelines. Adjustments may not be required if there is evidence these roll over regularly, it is verified to be a line of credit or if the business has sufficient assets to cover the liability.
	c. Depletion (Line 15)	+ 0.00		
	d. Amortization/Casualty Loss (Review Attachment Related to Line 19**)	+ 0.00		
	e. Mortgages or Notes Payable in Less than 1 Year (Schedule L, Line 17d***)	- 0.00		
	f. Non-deductible Travel and Entertainment Expenses (Schedule M-1, Line 3b)	- 10,000.00	8,000.00	
	Subtotal	= (\$ 7,500.00)	(\$ 5,500.00)	
	Percent Ownership (From Schedule K-1)	50.00 %	50.00 %	\$51,250 + \$47,250 = \$98,500 /2 = \$49,250 Without the W-2 wage
	Total Form 11205	= (\$ 3,750.00)	(\$ 2,750.00)	
	Total S-Corp Income	\$ 51,250.00	\$ 47,250.00	

IRS Form 1040 - Individual Income Tax Return		2019	2018	NOTES
1	W-2 Income from Self-Employment	+ 100,000.00	90,000.00	
2	Schedule B - Interest and Ordinary Dividends			
	a. Interest Income from Self-Employment (Line 1)	+		*Only add back the eligible "Other" deductions, such as Amortization or Casualty Loss.
	b. Dividends from Self-Employment (Line 5)	+		\$100,000 + \$90,000 = \$190,000 /2 = \$95,000

IRS Form 1120S - S Corporation Earnings			2019	2018	NOTES
<b>9</b>	<b>Schedule K-1 Form 1120S - Shareholder's Share of Income</b>				
	a. Ordinary Income (Loss) (Line 1)*	+/-	55,000.00	50,000.00	*Review Line 16d for a distribution
	b. Net Rental Real Estate; Other Net Rental Income (Loss) (Lines 2, 3)*	+/-	0.00		**Only add back the eligible "Other" deductions, such as Amortization or Casualty Loss
<b>10</b>	<b>Form 1120S - Adjustments to Business Cash Flow</b>				
	a. Nonrecurring Other (Income) Loss (Lines 4, 5)	+/-	0.00		***Follow specific investor guidelines. Adjustments may not be required if there is evidence these roll over regularly, it is verified to be a line of credit or if the business has sufficient assets to cover the liability.
	b. Depreciation (Line 14, including 8825 Line 14)	+	2,500.00	2,500.00	
	c. Depletion (Line 15)	+	0.00		
	d. Amortization/Casualty Loss (Review Attachment Related to Line 19**)	+	0.00		
	e. Mortgages or Notes Payable in Less than 1 Year (Schedule L, Line 17d***)	-	0.00		
	f. Non-deductible Travel and Entertainment Expenses (Schedule M-1, Line 3b)	-	10,000.00	8,000.00	
	<b>Subtotal</b>	=	<b>(\$ 7,500.00)</b>	<b>(\$ 5,500.00)</b>	
	Percent Ownership (From Schedule K-1)		50.00 %	50.00 %	$\$51,250 + \$47,250 =$ $\$98,500 / 2 = \$49,250$ Without the W-2 wage
	<b>Total Form 1120S</b>	=	<b>(\$ 3,750.00)</b>	<b>(\$ 2,750.00)</b>	
	<b>Total S-Corp Income</b>		<b>\$ 51,250.00</b>	<b>\$ 47,250.00</b>	

IRS Form 1040 - Individual Income Tax Return			2019	2018	NOTES
<b>1</b>	W-2 Income from Self-Employment	+	100,000.00	90,000.00	*Only add back the eligible "Other" deductions, such as Amortization or Casualty Loss.
<b>2</b>	<b>Schedule B - Interest and Ordinary Dividends</b>				
	a. Interest Income from Self-Employment (Line 1)	+			$\$100,000 + \$90,000 =$ $\$190,000 / 2 = \$95,000$
	b. Dividends from Self-Employment (Line 5)	+			

**\$49,250 Average Business Income and \$95,000 Average SEB W-2 Wages Will Be Entered Onto The Worksheet**

# The Process

## Complete the loan information including tax form reviewed

– Note there is a dropdown box to select the type of tax form review



### Business Stability and Income Review Worksheet & UW Certification

#### COVID-19 Guidance Resource

Lender Loan #:

Borrowers Name:

Business Name:

Tax form:

<input type="text"/>	<b>Tax Form</b> 1065 1120S 1120 Schedule C Schedule F
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Income Assessment comparing YTD net business income from

business income

Cash Flow Analysis for tax returns provided in file

Year(s) used for qualifying income

Select option that corresponds to Year/Years used for Total Qualifying Income from Business (for example - 2019 \*if 2019 was used for qualifying purposes, o

Total Net Business Income

\*This amount should be the Total Business Income you calculated for that individual business per Self-Employed Cash Flow Analysis Form in file

W2 Earnings from business

\*This should be Borrower's W2 Earnings from the associated Business if applicable

Historical Business Income used

to Qualify:

Based on Self-Employed Cash Flow Analysis Form in file - \*this amount should correspond with Total New Business Income above (B15 + B16) / 12 months

# The Process

## Complete the tax return analysis done using the drop down

Income Assessment comparing YTD net business income from the year to date P&L statement to historical business income

Cash Flow Analysis for tax returns provided in file

Year(s) used for qualifying income **Year used for Qualifying Income** corresponds to Year/Years used for Total Qualifying Income from Business (for example - 2019 \*if 2019 was used for qualifying purposes, corresponds to 2019\*)  
 Total Net Business Income **2019** should be the Total Business Income you calculated for that individual business per Self-Employed Cash Flow Analysis Form in file  
 W2 Earnings from business **2018** Borrower's W2 Earnings from the associated Business if applicable  
**2017**  
**2019/2018 Average**  
**2018/2017 Average**

Historical Business Income used to Qualify:  Based on Self-Employed Cash Flow Analysis Form in file - \*this amount should correspond with Total New Business Income above (B15 + B16) / 12 months

2020 YTD P&L - **\*Make sure to complete a Cash Flow Analysis of the Business P&L, then transfer applicable figures to this worksheet**

Total Net Business Income

W2 Earnings/guaranteed payments from business

Number of Months Covered  Period ending date of P&L (Enter Month/Day/Year)

Net Income / Number of Months Covered

# The Process

**Enter the numbers you calculated onto the calculator as indicated**  
 – *The calculator will then determine the Historical Business Income Used to Qualify field*

11	Income Assessment comparing YTD net business income from the year to date P&L statement to				
12					
13	Cash Flow Analysis for tax returns provided in file				
14	Year(s) used for qualifying income	2019/2018 Average	Select option that corresponds to the year(s) used for qualifying income		
15	Total Net Business Income	\$49,250.00	*This amount should be the Total Net Business Income from the P&L statement for the year(s) used for qualifying income		
16	W2 Earnings from business	\$95,000.00	*This should be Borrower's W2 Earnings from the associated Business if applicable		
17					
18	Historical Business Income used to Qualify:	\$12,020.83	Based on Self-Employed Cash Flow Analysis Form in file - *this amount should correspond with Total New Business Income above (B15 + B16) / 12 months		
19					
20	2020 YTD P&L*				
21	Total Net Business Income				
22	W2 Earnings/guaranteed payment from business				
23	Number of Months Covered		Period ending date of P&L (Enter Month/Day/Year)		
24	Net Income / Number of Months Covered	#DIV/0!			
25					

Subtotal	=	(\$ 7,500.00)	(\$ 5,500.00)	
Percent Ownership (From Schedule K-1)		50.00 %	50.00 %	\$51,250 + \$47,250 = \$98,500 / 2 = \$49,250 Without the W-2 wage
Total Form 1120S	=	(\$ 3,750.00)	(\$ 2,750.00)	
Total S-Corp Income		\$ 51,250.00	\$ 47,250.00	
1 W-2 Income from Self-Employment	+	100,000.00	90,000.00	
2 Schedule B - Interest and Ordinary Dividends				*Only add back the eligible "Other" deductions, such as Amortization or Casualty Loss.
a. Interest Income from Self-Employment (Line 1)	+			
b. Dividends from Self-Employment (Line 5)	+			\$100,000 + \$90,000 = \$190,000 / 2 = \$95,000

**We need to go to the P & L Calculator**

# The Process

## Review the P & L

- To complete the 2020 YTD P&L field ,adjustments to Net Income from the P & L may be necessary; Use the Genworth P & L tool to assist in determining the Total net Business Income from the P & L


20	2020 YTD P&L*	
21	Total Net Business Income	
22	W2 Earnings/guaranteed payments from business	
23	Number of Months Covered	
24	Net Income / Number of Months Covered	
25		#DIV/0!

	January 1 – June 30
Ordinary Income/Expense	
Income	
Painting	\$3,000,000
Retail Paint Sales	\$1,000,000
Markup Income	0
Total Income	<u>\$4,000,000</u>
Cost of Goods Sold	
Cost of Goods Sold	<u>\$2,500,000</u>
Total COGS	<u>\$2,500,000</u>
Gross Profit	\$1,500,000
Expenses	
Payroll Expense	\$ 250,000
Depreciation	\$ 5,000
Credit Card Fees	\$ 120,000
Insurance	\$ 90,000
Rent	\$ 65,000
Interest Expense	\$ 50,000
Telephone	\$ 25,000
Professional/Legal Fees	\$ 20,000
Office Expense	\$ 30,000
Equipment and Tools	\$ 200,000
Utilities	\$ 13,000
Advertising	\$ 50,000
Board Fees	\$ 12,500
Internet	\$ 60,000
Meals and Entertainment	\$ 75,000
Total Expenses	<u>\$1,065,500</u>
Net Ordinary Income	\$ 434,500
Other Income/Expenses	
Other Income	\$ 0
Misc Income	\$ 5,000
Interest Income	\$ 0
Total Other Income	\$ 5,000
Net Other Income	\$ 5,000
<b>NET INCOME</b>	<u><b>\$ 439,500</b></u>

# The Process

## Use the P & L Calculator to Adjust the Income From the P & L

- Click on tab for type of business you are reviewing

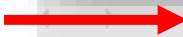
Genworth Mortgage Insurance 

### Form 1065 and 1120S P & L Review

[COVID-19 Guidance Resource](#)

P & L Net Income	+/-	<input type="text"/>
Depreciation	+	<input type="text"/>
Depletion	+	<input type="text"/>
Amortization	+	<input type="text"/>
Non-recurring Casualty Loss	+	<input type="text"/>
Non-recurring Income	-	<input type="text"/>
Other	-	<input type="text"/>
P & L Business Sub-total	=	\$0.00
% of Ownership from K-1	%	<input type="text"/>
Total Net Business Income*	=	\$0.00


\*Lenders may want to consider current business liquidity/solvency before consideration of business income

 Schedule C & F **Form 1065 & 1120S** Form 1120 (+)

# The Process

**Adjust the P & L Net Income as allowed by your investor; Typical adjustments are for depreciation, depletion and non-recurring income**

– *Start with Net Income from the P & L*

2	Genworth 		Mortgage Insurance	
3				
4	<b>Form 1065 and 1120S P &amp; L Review</b> COVID-19 Guidance Resource			
5	P & L Net Income	+/-		
6	Depreciation	+		
7	Depletion	+		
8	Amortization	+		
9	Non-recurring Casualty Loss	+		
10				
11	Non-recurring Income	-		
12	Other	-		
13	P & L Business Sub-total	=		\$0.00
14	% of Ownership from K-1	%		
15	Total Net Business Income*	=		\$0.00

# The Process

There was no depletion or amortization or non-recurring casualty loss so next subtract non-recurring items



## Form 1065 and 1120S

P & L Net Income  
 Depreciation  
 Depletion  
 Amortization  
 Non-recurring Casualty Loss  
 Non-recurring Income  
 Other  
 P & L Business Sub-total  
 % of Ownership from K-1  
 Total Net Business Income\*

\$439,500.00
\$5,000.00
\$0.00
\$0.00
\$0.00

## Davinci Residential Painting Profit and Loss January 1, 2020 to June 30, 2020

January 1 – June 30

Ordinary Income/Expense	
Income	
Painting	\$3,000,000
Retail Paint Sales	\$1,000,000
Markup Income	<u>0</u>
Total Income	\$4,000,000
Cost of Goods Sold	
Cost of Goods Sold	<u>\$2,500,000</u>
Total COGS	<u>\$2,500,000</u>
Gross Profit	\$1,500,000
Expenses	
Payroll Expense	\$ 250,000
Depreciation	\$ 5,000
Credit Card Fees	\$ 120,000
Insurance	\$ 90,000
Rent	\$ 65,000
Interest Expense	\$ 50,000
Telephone	\$ 25,000
Professional/Legal Fees	\$ 20,000
Office Expense	\$ 30,000
Equipment and Tools	\$ 200,000
Utilities	\$ 13,000
Advertising	\$ 50,000
Board Fees	\$ 12,500
Internet	\$ 60,000
Meals and Entertainment	<u>\$ 75,000</u>
Total Expenses	<u>\$1,065,500</u>
Net Ordinary Income	\$ 434,500
Other Income/Expenses	
Other Income	\$ 0
Misc Income	\$ 5,000
Interest Income	\$ 0
Total Other Income	\$ 5,000
Net Other Income	<u>\$ 5,000</u>
<b>NET INCOME</b>	<b>\$ 439,500</b>

# The Process

For a Partnership or S Corp be sure to adjust based on percent of ownership from the K-1



## Form 1065 and 1120S F

P & L Net Income	\$439,500.00
Depreciation	\$5,000.00
Depletion	\$0.00
Amortization	\$0.00
Non-recurring Casualty Loss	\$0.00
Non-recurring Income	\$5,000.00
Other	\$0.00
P & L Business Sub-total	\$439,500.00
% of Ownership from K-1	
Total Net Business Income*	\$0.00

## Davinci Residential Painting Profit and Loss January 1, 2020 to June 30, 2020

January 1 – June 30

Ordinary Income/Expense	
Income	
Painting	\$3,000,000
Retail Paint Sales	\$1,000,000
Markup Income	0
Total Income	\$4,000,000
Cost of Goods Sold	
Cost of Goods Sold	\$2,500,000
Total COGS	\$2,500,000
Gross Profit	\$1,500,000
Expenses	
Payroll Expense	\$ 250,000
Depreciation	\$ 5,000
Credit Card Fees	\$ 120,000
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Office Expense	\$ 30,000
Equipment and Tools	\$ 200,000
Utilities	\$ 13,000
Advertising	\$ 50,000
Board Fees	\$ 12,500
Internet	\$ 60,000
Meals and Entertainment	\$ 75,000
Total Expenses	\$1,065,500
Net Ordinary Income	\$ 434,500
Other Income/Expenses	
Other Income	\$ 0
Misc Income	\$ 5,000
Interest Income	\$ 0
Total Other Income	\$ 5,000
Net Other Income	\$ 5,000
<b>NET INCOME</b>	<b>\$ 439,500</b>

# The Process

Total Net Business Income from P & L Calculator is Entered onto the Business Stability & Income Calculator

**Schedule K-1 (Form 1120-S) 2019**  
 Department of the Treasury Internal Revenue Service  
 For calendar year 2019, or tax year beginning 1/1/2019 ending 12/31/2019

**Part III Shareholder's Share of Current Year Income, Deductions, Credits, and Other Items**

1	Ordinary business income (loss)	132,588	M	Credits	1,872
2	Net rental real estate income (loss)				
3	Other net rental income (loss)				
4	Interest income				
5	Ordinary dividends				
6	Qualified dividends			Foreign tax credits	
7	Net short-term capital gain (loss)				
8	Net long-term capital gain (loss)				
9	Collectibles (28%) gain (loss)				
10	Unrecaptured section 1256 gain				
11	Net section 1256 gain (loss)				
12	Other income (loss)			Alternative minimum tax (AMT) credit	155
13	Section 179 deduction			Items affecting shareholder basis	
14	Other deductions	14,182	C		17,214
15		4,160	D		63,634
16				Other information	
17				V	118,398
18				W	867,417
19				X	267,548

18  More than one activity for at-risk purposes?  
 19  More than one activity for passive activity purposes?



## Form 1065 and 1120S

P & L Net Income  
 Depreciation  
 Depletion  
 Amortization  
 Non-recurring Casualty Loss  
  
 Non-recurring Income  
 Other  
 P & L Business Sub-total  
 % of Ownership from K-1  
 Total Net Business Income\*

	\$439,500.00
	\$5,000.00
	\$0.00
	\$0.00
	\$0.00
	\$5,000.00
	\$0.00
	\$439,500.00
	40%
	\$175,800.00

\*Lenders may want to consider current business liquidity/solvency before consideration of business income ←

This calculator provides suggested guidance only and does not replace Lender, Investor or GSE instructions or applicable guidelines



# The Process

If applicable, a current YTD pay stub or statement from the accountant would be required.

- *In this example assume YTD W-2 wages paid are \$5000 as verified by YTD paystub or similar document*
- *Enter number of months the P & L covers*

Income Assessment comparing YTD net business income from the year to date P&L statement to historical business income

Cash Flow Analysis for tax returns provided in file

Year(s) used for qualifying income	2019/2018 Average
Total Net Business Income	\$49,250.00
W2 Earnings from business	\$95,000.00

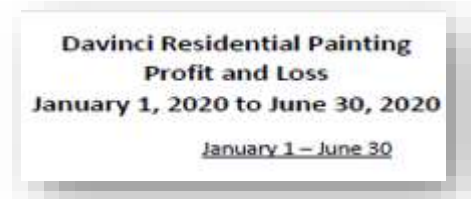
Select option that corresponds to Year/Years used for Total Qualifying  
 \*This amount should be the Total Business Income you calculated for t  
 \*This should be Borrower's W2 Earnings from the associated Business

Historical Business Income used to Qualify:	\$12,020.83
---	-------------

Based on Self-Employed Cash Flow Analysis Form in file - \*this amount:

2020 YTD P&L\*

Total Net Business Income	\$175,800.00
W2 Earnings/guaranteed payments from business	\$5,000.00
Number of Months Covered	6.00
Net Income / Number of Months Covered	\$30,133.33



6/30/2020 Period ending date of P&L (Enter Month/

# The Process

The calculator will compare the historical business income to qualify from the tax returns to the YTD P & L Net Earning and enters the lesser of the two below

Income Assessment comparing YTD net business income from the year to date P&L statement to historical business income

Cash Flow Analysis for tax returns provided in file		
Year(s) used for qualifying income	2019/2018 Average	Select option that corresponds to Year/Years used for Total Qualifying Income from Business (for example - 2019 *if 2019 was used for qualifying purposes
Total Net Business Income	\$49,250.00	*This amount should be the Total Business Income you calculated for that individual business per Self-Employed Cash Flow Analysis Form in file
W2 Earnings from business	\$95,000.00	*This should be Borrower's W2 Earnings from the associated Business if applicable
Historical Business Income used to Qualify:	\$12,020.83	Based on Self-Employed Cash Flow Analysis Form in file - *this amount should correspond with Total New Business Income above (B15 + B16) / 12 months
2020 YTD P&L*		
Total Net Business Income	\$175,800.00	
W2 Earnings/guaranteed payments from business	\$5,000.00	
Number of Months Covered	6.00	6/30/2020 Period ending date of P&L (Enter Month/Day/Year)
Net Income / Number of Months Covered	\$30,133.33	
		*Verify the consistency of the declared expenses on the P & L to the historical expenses declared on the business tax return

Business Income Calculation Adjustment when the lender determines current year net business income has been impacted by Covid19

<b>\$12,020.83</b>	1) If current business income impacted by Covid19 is less than historical monthly income calculated using the Form 1084/91 Cash Flow Analysis, but is stable at its current level, reduce the amount of qualifying income calculated on the Cash Flow Analysis to no more than the current level of stable income as determined by the business income adjustments
	2) If current business income impacted by Covid19 is more than the historical income calculated using the Form 1084/91 Cash Flow Analysis, no more than the current stable level of income calculated using Form 1084 can be used to qualify the borrower

***This amount is lessor of Scenario 1 & 2 for qualifying- However, IF income is NOT stable, NO income can be used to qualify***

# The Process

## Answer questions about Business Operations and Business Stability

– *Additional documentation review and analysis may be required including a month to month P & L, balance sheet or updated Business Plan*

### LINKS to Fannie Mae / Freddie Mac Bulletins for details on how to Assess the Impact of COVID-19 on Business:

[LINK to Fannie Mae Bulletin for additional details](#)

[LINK to Freddie Mac Bulletin for additional details](#)

### Confirm the following to Assess the Impact of COVID-19 to Business Operation:

	(Yes,No,N/A)
Have business operations been maintained or modified to support continued business income?	<input type="text"/>
Is the business continuing to operate in the current location or an alternate location suitable for business operations?	<input type="text"/>
Is there a demand for the product or service currently offered by the business?	<input type="text"/>
Is the business operation and/or revenue temporarily restricted due to state shelter in place, stay at home or other similar state or local order?	<input type="text"/>
Is the impact to the business operations negligible due to the nature of the business?	<input type="text"/>

### Confirm the following to Assess the Impact of COVID-19 to Business Stability:

	(Yes,No,N/A)
Does the P&L identify a significant imbalance between expenses and revenue that may impact financial stability? Or have modifications to current business operations been made to correct this imbalance?	<input type="text"/>
Do prior years business tax returns demonstrate ample financial liquidity due to a history of retained earnings?	<input type="text"/>
Do current business account balances (excluding Paycheck Protection Program) PPP or other similar Covid19 related loans or grant(s) support the financial ability of the business to operate given current market and economic conditions?	<input type="text"/>

# The Process

**If business asset statements were provided, enter the details below for ease of comparison between the P & L and asset statements**

- *Be sure to compare the P & L to the asset statements for support and consistency.*
- *Note the reminder about excluding and PPP loans or similar type loans or grants*

**BUSINESS ASSETS REVIEWED: \*Only required if Unaudited P&L or Additional Documentation is required**

	Month One		Month Two
Bank Name:		Bank Name:	
Beginning Balance		Beginning Balance	
Deposits		Deposits	
Debits and Checks		Debits and Checks	
Ending Balance		Ending Balance	

	Month One		Month Two
Bank Name:		Bank Name:	
Beginning Balance		Beginning Balance	
Deposits		Deposits	
Debits and Checks		Debits and Checks	
Ending Balance		Ending Balance	

	Month One		Month Two
Bank Name:		Bank Name:	
Beginning Balance		Beginning Balance	
Deposits		Deposits	
Debits and Checks		Debits and Checks	
Ending Balance		Ending Balance	

**Reminder:** Any Paycheck Protection Program (PPP) Funds or other similar COVID-19 related loans or grants must be excluded from Deposits and Qualifying Balance

# Genworth Mortgage Insurance Credit Policy Announcements

## Genworth aligns with the GSE recent communications

**Genworth Mortgage Insurance (Genworth) Credit Policy Announcement**  
 April 1, 2020 - Bulletin 2020-04

**Genworth's Response to the GSE's Updated Guidance Related to COVID-19**

The GSEs have released updated guidance related to questions and feedback. Genworth will continue to align with these updates and communicate in the future.

**Links to Updated GSE Communications Issued:**

- [Fannie Mae Lender Letter LL-2020-03, Impact of COVID-19 on Distressed Loans](#)
- [Fannie Mae Lender Letter LL-2020-04, Impact of COVID-19 on Appraisals](#)
- [Freddie Mac Bulletin 2020-03 - Selling Guidance](#)

In alignment with the GSEs, lenders are encouraged to continue to process loans. However, the updated temporary relief is only applied to loan applications dated on or after April 1, 2020. These changes apply for all Genworth insured loans: **Simply Underwrite<sup>SM</sup>, Standard, and Peak Portfolio<sup>SM</sup>**.

**Notes:** Genworth's acceptance of the GSEs' announcements aligns with its investor's guidelines. We will continue to monitor for any GSE updates and communicate to you as appropriate.

Please distribute this information to your organization representative or the ActionCenter<sup>SM</sup> at your business.

**YOU-CENTRIC SOLUTIONS THAT MATTER.**

**Genworth Mortgage Insurance (Genworth) Credit Policy Announcement**  
 May 8, 2020 - Bulletin 2020-05

**Genworth's Response to the GSE's Updated Guidance Related to COVID-19**

The GSEs have released updated guidance in support of the GSEs' temporary measures and announcements.

The GSEs' temporary policies have been extended applications dated on or before June 30, 2020. Below, but refer to the links included for complete details.

- Forfeights and layoffs**
  - The requirements for income while on "return to work" date
- Unemployment compensation**
  - Unemployment compensation criteria associated with seasonal employment
- GSE Owned Mortgages**
  - Both Desktop Underwrite<sup>SM</sup> and Loan Bot<sup>SM</sup> with identifying if a Mortgage I

Effective immediately, loans may be underwritten **Genworth insured loans: Simply Underwrite<sup>SM</sup>**.

**Links to Updated GSE Communications Issued:**

- [Fannie Mae Lender Letter LL-2020-03, Impact of COVID-19 on Distressed Loans](#)
- [Fannie Mae Lender Letter LL-2020-04, Impact of COVID-19 on Appraisals](#)
- [Freddie Mac Bulletin 2020-03 - Selling Guidance](#)

**Notes:** Genworth's acceptance of the GSEs' announcements aligns with its investor's guidelines. We will continue to monitor for any GSE updates and communicate to you as appropriate.

**YOU-CENTRIC SOLUTIONS THAT MATTER.**

**Genworth Mortgage Insurance (Genworth) Credit Policy Announcement**  
 July 6, 2020 - Bulletin 2020-08

**Genworth's Response to the GSE's Updated Guidance Related to COVID-19**

The GSEs announced extensions of the COVID-19 temporary policies on June 11, 2020. These temporary policies will now apply to loans with application dates on or before July 31, 2020. Genworth will align with these extensions. Please refer to the links included below for complete details.

**Links to the Updated GSE Communications Issued June 11, 2020:**

Fannie Mae	Freddie Mac
<a href="#">Lender Letter LL-2020-03, Impact of COVID-19 on Distressed Loans</a>	<a href="#">Bulletin 2020-03 - Selling Guidance Related to COVID-19</a>
<a href="#">Lender Letter LL-2020-04, Impact of COVID-19 on Appraisals</a>	
<a href="#">COVID-19 FAQs - Updated July 1, 2020</a>	

Loans may be underwritten with these temporary measures and will apply for **all** Genworth insured loans: **Simply Underwrite<sup>SM</sup>, Standard, and Peak Portfolio<sup>SM</sup>** Guidelines.

**Notes:** Genworth's acceptance of the GSEs' announced temporary measures does not waive our rights under the Master Policy. Lenders are also responsible to ensure each loan is in compliance to its investor's guidelines. We will continue to monitor for any GSE updates and will issue additional guidance as appropriate. Please distribute this information to your organization. For assistance, contact your Genworth representative or the ActionCenter<sup>SM</sup> at 800-444-9054. As always, we appreciate your business.

**YOU-CENTRIC SOLUTIONS THAT MATTER.**

<https://new.mortgageinsurance.genworth.com/guidelines>

# Genworth Underwriting Guidelines



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# Training Tools and Information

## Course Catalog

Topic ▼ Search Training Courses

Genworth offers a comprehensive suite of training opportunities to boost your know-how, benefit your bottom line and ultimately best serve your borrowers. With more than 70 courses in our catalog, our team is here to help you stay up-to-date on the mortgage industry and regulatory environment. Classes are all offered at no cost to you. **Check out our new Featured Series below!**

### Browse by Role

	Mortgage Professional		Loan Officer		Loan Processor		Underwriter
--	-----------------------	--	--------------	--	----------------	--	-------------

*Due to various internet browser versions, please download and save PDF before entering data. Please note, calculators are updated periodically.*

### Browse by Topic

		<b>Fannie Mae Form 1084 Calculator (2018-2019)</b> Calculate and analyze cash flow to help you complete Fannie Mae form 1084. <small>UPDATED</small>		<b>Freddie Mac Form 91 Calculator (2018-2019)</b> Quick reference guide and income analysis for Freddie Mac Form 91. <small>UPDATED</small>		<b>Freddie Mac Form 92 Calculator (2018-2019)</b> Form 92 Net Rental Income Calculators - Schedule E. <small>UPDATED</small>
		<b>Schedule Analysis Method (SAM) Calculator (2018-2019)</b> Calculate qualifying income from tax returns. <small>UPDATED</small>		<b>Rental Income Calculator (2018-2019)</b> Assist in calculating rental income from IRS Form 1040 Schedule E. <small>UPDATED</small>		<b>Current Ratio - Liquidity Calculator (2018-2019)</b> Calculate working capital liquidity against current liabilities. <small>UPDATED</small>
		<b>Quick Ratio - Liquidity Calculator (2018-2019)</b> Calculate an organization's liquidity against current liabilities. <small>UPDATED</small>		<b>Fannie Mae Rental Guide (Calculator 1037)</b> Use this worksheet to calculate qualifying rental income for Fannie Mae Form 1037 (Principal Residence, 2- to 4-unit Property).		<b>Fannie Mae Rental Guide (Calculator 1039)</b> Calculate qualifying rental income for Fannie Mae Form 1039 (Business Rental Income from Investment Property).
		<b>Fannie Mae Form 1088 Comparative Analysis Sheet (2017-2018)</b> Use this quick reference Comparative Analysis Form (Form 1088)		<b>Fannie Mae Comparative Analysis Form 1088 (2017-2018)</b> Calculate increases/decreases in gross income, expenses and taxable income.		<b>Income Calculation Worksheet</b> Use this form to calculate income. <small>UPDATED</small>



**LIVE WEBINAR CALENDAR**

**Self-Employed Borrower Tools**

Income Calculation Tools and Reference Guides

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### What's New

- Forbearance & Deferrals
- It's a YOU year!
- April Training

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Schedule Analysis Method (SAM) Calculator (2018-2019)




Rental Income Calculator (2018-2019)



Fannie Mae Form 1084 Calculator (2018-2019)



Freddie Mac Form 91 Calculator (2018-2019)




Freddie Mac Form 92 Calculator (2018-2019)

[More Tools](#)

## Homebuyer Education

Let's help first-time homebuyers prepare for buying a home. Your no-fee resource!





### Master Policy Agreement

Partner with us. A master policy agreement is the first step to submitting MI loans to Genworth.

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### Contract Services Agreement

Offset fixed underwriting costs as you adjust to the latest industry demands! Request a contract services underwriting agreement.

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The Genworth Office and Action Center will be closed on Friday, April 10, 2020 for Good Friday. Have a safe weekend!




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# ***Your Genworth Resources***

- **ActionCenter®: 800 444.5664**
- **Your Local Genworth  
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- **Your Genworth Sales  
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