

Tax Return Review- Partnership Income Form 1065 with K1

Tax Return Series

April 2019



Objective

Understand the meaning of “Self Employed”

Learn to use Fannie Mae’s Form 1084 to calculate supportable income using tax returns.

Complete Fannie Mae’s Cash Flow Analysis Form 1084

- 1065 K1 Review (Section 7)
- 1065 Review (Section 8)
- Solvency/Liquidity Test

Tax Forms-

1040 Department of the Treasury—Internal Revenue Service (99) **2018** OMB No. 1545-0074 IRS Use Only—Do not write or staple in this space.

U.S. Individual Income Tax Return

Filing status: ☒ Single ☐ Married filing jointly ☐ Married filing separately ☐ Head of household ☐ Qualifying widow(er)

Your first name and initial: **Debbie** Last name: **Designer** Your social security number: **XXX-XX-XXXX**

Your standard deduction: ☐ Someone can claim you as a dependent ☐ You were born before January 2, 1954 ☐ You are blind

If joint return, spouse's first name and initial: Last name: Spouse's social security number:

Spouse standard deduction: ☐ Someone can claim your spouse as a dependent ☐ Spouse was born before January 2, 1954 ☒ Full-year health care coverage or exempt (see inst.)

☐ Spouse is blind ☐ Spouse itemizes on a separate return or you were dual-status alien

Home address (number and street), if you have a P.O. box, see instructions. Apt. no. **840 Cottontrail Way** **Hurst, TX 73301** Presidential Election Campaign (see inst.) ☐ Yes ☒ No ☐ Spouse

City, town or post office, state, and ZIP code. If you have a foreign address, attach Schedule E. **Hurst, TX 73301** If more than four dependents, see inst. and check here ☐

Dependents (see instructions):

(1) First name	Last name	(2) Social security number	(3) Relationship to you	(4) <input checked="" type="checkbox"/> If qualifies for (see inst.): Child tax credit Credit for other dependents

Sign Here Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Your signature: **Debbie Designer** Date: Your occupation: **Designer** If the IRS sent you an Identity Protection PIN, enter it here (see inst.):

Spouse's signature, if a joint return, both must sign. Date: Spouse's occupation: If the IRS sent you an Identity Protection PIN, enter it here (see inst.):

Paid Preparer Use Only Preparer's name: **Self-Prepared** Preparer's signature: PTIN: Firm's EIN: Check if: ☐ 3rd Party Designee ☐ Self-employed

Firm's name: Phone no.: Firm's address:

For Disclosure, Privacy Act, and Paperwork Reduction Act Notice, see separate instructions. Form **1040** (2018)

Form 1040 (2018) Page **2**

Attach Form(s) W-2. Also attach Form(s) W-2G and 1099-R if tax was withheld.

1	2a	2b	3a	3b	4a	4b	5a	5b	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20a	21	22	23	
Wages, salaries, tips, etc. Attach Form(s) W-2	Tax-exempt interest	Taxable interest	Qualified dividends	Ordinary dividends	IRAs, pensions, and annuities	Taxable amount	Social security benefits	Taxable amount	Total income. Add lines 1 through 5. Add any amount from Schedule 1, line 22	Adjusted gross income. If you have no adjustments to income, enter the amount from line 6; otherwise, subtract Schedule 1, line 36, from line 6	Standard deduction or itemized deductions (from Schedule A)	Qualified business income deduction (see instructions)	Taxable income. Subtract lines 8 and 9 from line 7. If zero or less, enter -0-	a Tax (see inst.) 31,545. (check if any from: 1 Form(s) 8814 2 Form 4872 3 <input type="checkbox"/>)	b Add any amount from Schedule 2 and check here	c Child tax credit (if other dependents b Add any amount from Schedule 3 and check here	Other taxes. Attach Schedule 4	Total tax. Add lines 13 and 14	Federal income tax withheld from Forms W-2 and 1099	Refundable credits: a EIC (see inst.) b Sch. 8812 c Form 8863	Add any amount from Schedule 5	Add lines 16 and 17. These are your total payments	If line 16 is more than line 15, subtract line 15 from line 16. This is the amount you overpaid	Amount of line 19 you want refunded to you. If Form 8868 is attached, check here	Routing number Account number Type: <input type="checkbox"/> Checking <input type="checkbox"/> Savings	Amount you owe. Subtract line 18 from line 15. For details on how to pay, see instructions	Estimated tax penalty (see instructions)
									163,233		12,000		155,233	31,545			0	31,545							31,545		

Refund

Direct deposit? ☒ Yes ☐ No

Amount you owe: **31,545**

Go to www.irs.gov/Form1040 for instructions and the latest information.

1065 Department of the Treasury Internal Revenue Service **U.S. Return of Partnership Income** For calendar year 2018, or tax year beginning 2018, ending 2018. Go to www.irs.gov/Form1065 for instructions and the latest information.

OMB No. 1545-0129

2018

A Principal business activity: **Design** Name of partnership: **Dallas Designers, LLC** Employer identification number: **23-1234567**

B Principal product or service: **Design** Number, street, and room or suite no., if a P.O. box, see instructions. **1000 Mill Street Suite 500** Date business started: **04/2009**

C Business code number: **654332** City or town, state or province, country, and ZIP or foreign postal code: **Dallas, TX 25201** Total assets (see instructions): **\$ 277,540**

G Check applicable boxes: (1) ☐ Initial return (2) ☐ Final return (3) ☐ Name change (4) ☐ Address change (5) ☐ Amended return

H Check accounting method: (1) ☐ Cash (2) ☐ Accrual (3) ☐ Other (specify)

I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year. **4**

J Check if Schedules C and M-3 are attached. ☐

Caution: Include only trade or business income and expenses on Form 1065. Do not include personal information.

Schedule K-1 (Form 1065) Department of the Treasury Internal Revenue Service For calendar year 2018, or tax year beginning 2018, ending 2018

2018

Part I Partner's Share of Current Year Income, Deductions, Credits, and Other Items

1	Ordinary business income (loss)	15	Credits
111,414			
2	Net rental real estate income (loss)		
3	Other net rental income (loss)		
4	Guaranteed payments	42,000	
5	Interest income	8	
6a	Ordinary dividends		
6b	Qualified dividends		
6c	Dividend equivalents		
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)		
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain		
10	Net section 1231 gain (loss)	890	
11	Other income (loss)		
12	If this partner is a retirement plan (RABSP/Keogh/etc.), check here <input type="checkbox"/>		
13	Other deductions	245	
14	Self-employment earnings (loss)	0	
15	Other information		
16	Distributions	78,750	
17	Alternative minimum tax (AMT) items		

Part II Information About the Partnership

A Partnership's employer identification number: **23-1234567**

B Partnership's name, address, city, state, and ZIP code: **Dallas Designers LLC, 1000 Mill Street Suite 500, Dallas, TX 25201**

C IRS Center where partnership filed return: **e-file**

D Check if this is a publicly traded partnership (PTP): ☐

E Partner's identifying number: **XXX-XX-XXXX**

F Partner's name, address, city, state, and ZIP code: **Debbie Designer, 840 Cottontrail Way, Hurst, TX 73301**

G ☐ General partner or LLC member-manager ☒ Limited partner or other LLC member

H ☒ Domestic partner ☐ Foreign partner

I What type of entity is this partner? **Individual**

J If this partner is a retirement plan (RABSP/Keogh/etc.), check here ☐

K Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit:	35,000,000 %	35,000,000 %
Loss:	35,000,000 %	35,000,000 %
Capital:	35,000,000 %	35,000,000 %

L Partner's capital account analysis:

	Beginning	Ending
Beginning capital account:	\$ 13,698	
Capital contributed during the year:		110,287
Current year increase (decrease):		78,750
Withdrawals & distributions:		46,293
Ending capital account:		142,435

M Did the partner contribute property with a built-in gain or loss? ☐ Yes ☒ No

If "Yes," attach statement (see instructions)

For Paperwork Reduction Act Notice, see Instructions for Form 1065. www.irs.gov/Form1065 Cat. No. 11394R Schedule K-1 (Form 1065) 2018

You'll Need Calculators-

For full functionality, download and save PDF first before entering data.
Please download before each calculation as calculators are updated periodically.

Borrower Name	Loan Number
<input type="text"/>	<input type="text"/>
Property Address	
<input type="text"/>	



Calculator and Quick Reference Guide: Fannie Mae Cash Flow Analysis

Please use the following quick reference guide to assist you in completing Fannie Mae Form 1084. It provides suggested guidance only and does not replace Fannie Mae instructions or applicable guidelines.

Note: For entries with the marker (+/-) type a '-' for entering a negative amount. Example: -12,345.67

IRS Form 1040 or IRS Schedule 1	2018	2017	NOTES
1 W-2 Income from Self-Employment (Line 5)	+		
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)	+		
3 Schedule C - Profit or Loss from Business: Sole Proprietorship			
a. Net Profit or Loss (Line 31)	+/-		
b. Nonrecurring Other (Income) Loss/Expenses (Line 6)	+/-		
c. Depletion (Line 12)	+		
d. Depreciation (Line 13)	+		
e. Non-deductible Meals and Entertainment Expenses (Line 24b)	-		
f. Business Use of Home (Line 30, Check applicable guidelines)	+		
g. Amortization/Casualty Loss (Only add back Amort/CL - Review Schedule C Page 2, Part V*)	+		
Business Miles (Page 2, Part IV, Line 44a OR Related 4562, Line 30)			
X Depreciation Rate (2017 and 2018-25c)	0.25	0.25	
= Total Mileage Depreciation	+		
Subtotal Schedule C	=		
4 Schedule D - Capital Gains and Losses			
a. Recurring Capital Gains (from Self-Employment)	+		
5 Schedule E - Supplemental Income and Loss			
Note: A lender may use Fannie Mae Rental Income Worksheets (Form 1037 or Form 1038) or a comparable form to calculate individual rental income (loss) reported on Schedule E.			
a. Royalties Received (Line 4)	+		
b. Total Expenses (Line 20)	-		
c. Depletion (Line 18)	+		
Subtotal Schedule E	=		
6 Schedule F - Profit or Loss from Farming			
a. Net Farm Profit or Loss (Line 34)	+/-		
b. Non-Tax Portion Ongoing Coop and CCC Payments (Line 3, 4, 6(a-b))	+/-		
c. Nonrecurring Other (Income) or Loss (Lines 5c & 8)	+/-		
d. Depreciation (Line 14)	+		
e. Amortization/Casualty Loss/Depletion (Line 32*)	+		
f. Business Use of Home (Line 32, Check applicable guidelines)	+		
Subtotal Schedule F	=		

Note: IRS Form 4797 (Sales of Business Property) is not included on this worksheet due to its infrequent use. If applicable, a lender may include analysis of the sale and related recurring capital gains.

This calculator can be found at new.mf.genworth.com/self-employed-borrower-calculators.

Page 1 of 4

For full functionality, download PDF first before entering data. Please download before each calculation as calculators are updated periodically.

Borrower(s) Name(s)	Loan Number
<input type="text"/>	<input type="text"/>
Property Address	
<input type="text"/>	



Calculator and Quick Reference Guide: Liquidity (Acid Test or Quick Ratio)

Please use the following calculator and quick reference guide to assist you in evaluating liquidity from business returns. It provides suggested guidance only and does not replace Lender, Investor or GSE instructions or applicable guidelines. Please note all lines referenced below are from the applicable business return's Schedule L. If a Partnership did not complete a Schedule L (check Form 1065, Schedule B, Question 4 to verify one was not required), you cannot calculate liquidity from the tax form.

Liquidity (Acid Test or Quick Ratio)	2018	2017
1 Cash (P/Tship, S-C and Corp: Line 1d)		
2 Tradenotes/Accounts Receivable Without Bad Debt (P/Tship, S-C and Corp: Line 2b(d))		
3 US Government Obligations and/or Tax-Exempt Securities (Lines 4 and 5)*		
4 Other Current Assets (Other Marketable Securities; P/Tship, S-C and Corp: Line 6d)*		
5 Accounts Payable (P/Tship: Line 15d, S-C or Corp: Line 16d)		
6 Mortgages, Notes or Bonds Payable in Less Than 1 Year (P/Tship: Line 16d, S-C or Corp: Line 17d)		
7 Other Current Liabilities (P/Tship: Line 17d, S-C or Corp: Line 18d)		
Acid Test Ratio A result of one or greater is generally sufficient to confirm adequate business liquidity to support the withdrawal of earnings.		

*Check your lender/investor policy on whether to include Government Obligations, Tax-Exempt Securities and/or Other Marketable Securities.

Click gray buttons to calculate result.
Please note: If Lines 5, 6 and 7 total zero, the calculator will show an error message, but the business is solvent.

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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 90 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.

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Professional Development Skills

That MI Guy

Tutorials

Browse by Role

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Mortgage Industry Skills

Featured Courses

Fannie Mae Form 1084 Calculator (2017-2018)
Calculate and analyze cash flow to help you complete Fannie Mae form 1084. **UPDATED**

Freddie Mac Form 91 Calculator (2017-2018)
Quick reference guide and income analysis for Freddie Mac Form 91 **UPDATED**

Freddie Mac Form 92 Calculator (2017-2018)
Form 92 Net Rental Income Calculations Schedule E **UPDA**

Schedule Analysis Method (SAM) Calculator (2016-2017)
Calculate qualifying income from tax returns.

Rental Income Calculator (2017-2018)
Assists in calculating rental income from IRS form 1040 Schedule E. **UPDATED**

Current Ratio - Liquidity Calculator (2017-2018)
Calculate working capital liquidity against current liabilities. **UPDA**

Quick Ratio - Liquidity Calculator (2017-2018)
Calculate an

Fannie Mae Rental Guide (Calculator 1037)
Use this worksheet to

Fannie Mae Rental Guide (Calculator 1038)
Worksheet for

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Income Calculation Tools and Reference Guides

Fannie Mae's 1084

For full functionality, download and save PDF first before entering data.
Please download before each calculation as calculators are updated periodically.

Borrower Name Loan Number

Property Address

Genworth 

Calculator and Quick Reference Guide: Fannie Mae Cash Flow Analysis

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Note: For entries with the marker (+/-) type a '-' for entering a negative amount. Example: -12,345.67

IRS Form 1040 or IRS Schedule 1	2018	2017	NOTES
1 W-2 Income from Self-Employment (Line 5)	+		
2 Schedule B - Interest and Ordinary Dividends			
a. Interest Income from Self-Employment (Line 1)	+		
b. Dividends from Self-Employment (Line 5)	+		
3 Schedule C - Profit or Loss from Business: Sole Proprietorship			
a. Net Profit or Loss (Line 31)	+/-		
b. Nonrecurring Other (Income) Loss/Expenses (Line 6)	+/-		
c. Depletion (Line 12)	+		
d. Depreciation (Line 13)	+		
e. Non-deductible Meals and Entertainment Expenses (Line 24b)	-		
f. Business Use of Home (Line 30, Check applicable guidelines)	+		
g. Amortization/Casualty Loss (Only add back Amort/CL - Review Schedule C Page 2, Part V*)	+		
Business Miles (Page 2, Part IV, Line 44a OR Related 45a2, Line 30)			
X Depreciation Rate (2017 and 2018/25e)		0.25	0.25
- Total Mileage Depreciation	+		
Subtotal Schedule C	=		
4 Schedule D - Capital Gains and Losses			
a. Recurring Capital Gains (from Self-Employment)	+		
5 Schedule E - Supplemental Income and Loss			
Note: A lender may use Fannie Mae Rental Income Worksheets (Form 1037 or Form 1038) or a comparable form to calculate individual rental income (loss) reported on Schedule E.			
a. Royalties Received (Line 4)	+		
b. Total Expenses (Line 20)	-		
c. Depletion (Line 18)	+		
Subtotal Schedule E	=		
6 Schedule F - Profit or Loss from Farming			
a. Net Farm Profit or Loss (Line 34)	+/-		
b. Non-Tax Portion Ongoing Coop and CCC Payments (Line 3, 4, 6(a-b))	+/-		
c. Nonrecurring Other (Income) or Loss (Lines 5c & 8)	+/-		
d. Depreciation (Line 14)	+		
e. Amortization/Casualty Loss/Depletion (Line 32*)	+		
f. Business Use of Home (Line 32, Check applicable guidelines)	+		
Subtotal Schedule F	=		
Note: IRS Form 4797 (Sales of Business Property) is not included on this worksheet due to its infrequent use. If applicable, a lender may include analysis of the sale and related recurring capital gains.			

This calculator can be found at new.mi.genworth.com/self-employed-borrower-calculators.

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The Case Study...

- Debbie is a Designer
- She is a 35% member of an LLC
- Her reported taxable Income is a small amount of interest, Alimony and a K1 from Dallas Designers LLC

1040 Department of the Treasury—Internal Revenue Service (99) **2018** OMB No. 1545-0074 IRS Use Only—Do not write or staple in this space.

Filing status: ☒ Single ☐ Married filing jointly ☐ Married filing separately ☐ Head of household ☐ Qualifying widow(er)

Your first name and initial: Debbie Last name: Designer Your social security number: XXX-XX-XXXX

Your standard deduction: ☐ Someone can claim you as a dependent ☐ You were born before January 2, 1954 ☐ You are blind

If joint return, spouse's first name and initial: Last name: Spouse's social security number:

Spouse standard deduction: ☐ Someone can claim your spouse as a dependent ☐ Spouse was born before January 2, 1954 ☒ Full-year health care coverage or exempt (see inst.)

☐ Spouse is blind ☐ Spouse itemizes on a separate return or you were dual-status alien

Home address (number and street). If you have a P.O. box, see instructions: 840 Cottontrail Way Apt. no.: Presidential Election Campaign (see inst.) ☐ You ☐ Spouse

City, town or post office, state, and ZIP code. If you have a foreign address, attach Schedule E: Hurst TX 73301 If more than four dependents, see inst. and check here ☐

Dependents (see instructions):

(1) First name	Last name	(2) Social security number	(3) Relationship to you	(4) <input checked="" type="checkbox"/> If qualifies for (see inst.): Child tax credit	Credit for other dependents
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>

Sign Here Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Joint return? ☐ Your signature: Date: Your occupation: Designer If the IRS sent you an Identity Protection PIN, enter it here (see inst.):
Spouse's signature, if a joint return, both must sign. Date: Spouse's occupation: If the IRS sent you an Identity Protection PIN, enter it here (see inst.):

Paid Preparer Use Only Preparer's name: Preparer's signature: PTIN: Firm's EIN: Check it: ☐ 3rd Party Designee ☐ Self-employed
Firm's name: Self-Prepared Phone no.: Firm's address:

For Disclosure, Privacy Act, and Paperwork Reduction Act Notice, see separate instructions. Form **1040** (2018) Page **2**

Form 1040 (2018)

1	2a	2b	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20a	21	22	23
Wages, salaries, tips, etc. Attach Form(s) W-2																							
2a Tax-exempt interest																							
2b Taxable interest																							
3a Qualified dividends																							
3b Ordinary dividends																							
4a IRAs, pensions, and annuities																							
4b Taxable amount																							
5a Social security benefits																							
5b Taxable amount																							
6 Total income. Add lines 1 through 5. Add any amount from Schedule 1, line 20																							
7 Adjusted gross income. If you have no adjustments to income, enter the amount from line 6; otherwise, subtract Schedule 1, line 36, from line 6																							
8 Standard deduction or itemized deductions (from Schedule A)																							
9 Qualified business income deduction (see instructions)																							
10 Taxable income. Subtract lines 8 and 9 from line 7. If zero or less, enter -0-																							
11 a Tax (see inst.) 31,545. Check if any from: <input type="checkbox"/> Form 9814 <input type="checkbox"/> Form 4972 <input type="checkbox"/> <input type="checkbox"/>																							
11 b Add any amount from Schedule 2 and check here <input type="checkbox"/>																							
12 a Child tax credit/credit for other dependents b Add any amount from Schedule 3 and check here <input type="checkbox"/>																							
13 Subtract line 12 from line 11. If zero or less, enter -0-																							
14 Other taxes. Attach Schedule 4																							
15 Total tax. Add lines 13 and 14																							
16 Federal income tax withheld from Forms W-2 and 1099																							
17 Refundable credits: a EIC (see inst.) b Sch. 6812 c Form 8869																							
18 Add any amount from Schedule 5																							
19 Add lines 16 and 17. These are your total payments																							
20a If line 19 is more than line 15, subtract line 15 from line 19. This is the amount you overpaid																							
20b Amount of line 19 you want refunded to you. If Form 8896 is attached, check here <input type="checkbox"/>																							
21 Direct deposit? See instructions. a Routing number [X][X][X][X][X][X][X][X] b Type: <input type="checkbox"/> Checking <input type="checkbox"/> Savings c Account number [X][X][X][X][X][X][X][X][X][X][X][X][X][X][X][X]																							
22 Amount of the 19 you want applied to your 2019 estimated tax																							
23 Amount you owe. Subtract line 19 from line 15. For details on how to pay, see instructions																							
24 Estimated tax penalty (see instructions)																							

Go to www.irs.gov/Form1040 for instructions and the latest information. BAA REV 01/17/19 TFW Form **1040** (2018)

The 1040

Review for:

- Identifiers
 - Name
 - Address
 - Social Security Number
- All pages and schedules
- Any Red Flags
- Date
 - Most recent
- Signatures

1040 Department of the Treasury—Internal Revenue Service (99) **2018** OMB No. 1545-0074 IRS Use Only—Do not write or staple in this space.

Filing status: ☒ Single ☐ Married filing jointly ☐ Married filing separately ☐ Head of household ☐ Qualifying widow(er)

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☐ Spouse is blind ☐ Spouse itemizes on a separate return or you were dual-status alien

Home address (number and street). If you have a P.O. box, see instructions. **840 Cottontrail Way** Apt. no. Presidential Election Campaign (see inst.) ☐ You ☐ Spouse

City, town or post office, state, and ZIP code. If you have a foreign address, attach Schedule E. **Hurst TX 73301** If more than four dependents, see inst. and check here ☐

Dependents (see instructions):

(1) First name	Last name	(2) Social security number	(3) Relationship to you	(4) <input checked="" type="checkbox"/> If qualifies for (see inst.):
				Child tax credit
				Credit for other dependents

Sign Here Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Joint return? ☐ See instructions. Keep a copy for your records.

Your signature: **Debbie** Date: Your occupation: **Designer** If the IRS sent you an Identity Protection PIN, enter it here (see inst.):

Spouse's signature, if a joint return, both must sign. Date: Spouse's occupation: If the IRS sent you an Identity Protection PIN, enter it here (see inst.):

Paid Preparer Use Only Preparer's name: Preparer's signature: PTIN: Firm's EIN: Check it: ☐ 3rd Party Designee ☐ Self-employed

Firm's name: **Self-Prepared** Phone no.: Firm's address:

For Disclosure, Privacy Act, and Paperwork Reduction Act Notice, see separate instructions. Form **1040** (2018) Page **2**

Form 1040 (2018)

1 Wages, salaries, tips, etc. Attach Form(s) W-2	1	
2a Tax-exempt interest	2a	
2b Taxable interest	2b	4,219.
3a Qualified dividends	3a	
3b Ordinary dividends	3b	
4a IRAs, pensions, and annuities	4a	
4b Taxable amount	4b	
5a Social security benefits	5a	
5b Taxable amount	5b	
6 Total income. Add lines 1 through 5. Add any amount from Schedule 1, line 20	6	163,014.
7 Adjusted gross income. If you have no adjustments to income, enter the amount from line 6; otherwise, subtract Schedule 1, line 36, from line 6	7	167,233.
8 Standard deduction or itemized deductions (from Schedule A)	8	12,000.
9 Qualified business income deduction (see instructions)	9	
10 Taxable income. Subtract lines 8 and 9 from line 7. If zero or less, enter -0-	10	155,233.
11 a Tax (see inst.) 31,545. (check if any from: <input type="checkbox"/> Form(s) 9814 <input type="checkbox"/> Form 4972 <input type="checkbox"/> <input type="checkbox"/>)	11	31,545.
b Add any amount from Schedule 2 and check here <input type="checkbox"/>	12	
12 a Child tax credit/credit for other dependents b Add any amount from Schedule 3 and check here <input type="checkbox"/>	12	
13 Subtract line 12 from line 11. If zero or less, enter -0-	13	31,545.
14 Other taxes. Attach Schedule 4.	14	0.
15 Total tax. Add lines 13 and 14	15	31,545.
16 Federal income tax withheld from Forms W-2 and 1099	16	
17 Refundable credits: a EIC (see inst.) b Sch. 6812 c Form 8869	17	
18 Add any amount from Schedule 5	18	
19 Add lines 16 and 17. These are your total payments	19	
20a If line 18 is more than line 15, subtract line 15 from line 18. This is the amount you overpaid	20a	
20b Amount of line 19 you want refunded to you. If Form 8896 is attached, check here <input type="checkbox"/>	20b	
21 Amount of line 19 you want applied to your 2019 estimated tax	21	
22 Amount you owe. Subtract line 18 from line 15. For details on how to pay, see instructions	22	31,545.
23 Estimated tax penalty (see instructions)	23	

Go to www.irs.gov/Form1040 for instructions and the latest information. BAA REV 01/17/19 TFW Form **1040** (2018)


Calculator and Quick Reference Guide

Access Your Quick Reference Guide 1084 Form and the Case Study

Please download before each calculation as calculators are updated periodically.

Borrower Name Loan Number

Property Address

Genworth 

Calculator and Quick Reference Guide: Fannie Mae Cash Flow Analysis

Please use the following quick reference guide to assist you in completing Fannie Mae Form 1084. It provides suggested guidance only and does not replace Fannie Mae instructions or applicable guidelines.

Note: For entries with the marker (+/-) type a '-' for entering a negative amount. Example: -12,345.67

IRS Form 1040 or IRS Schedule 1			2018	2017	NOTES
1	W-2 Income from Self-Employment (Line 5)	+			Only add back the eligible

Form 1040

Review for:

- Wages are now reported on line 1

Form 1040 Department of the Treasury—Internal Revenue Service (99) **2018** OMB No. 1545-0074 IRS Use Only—Do not write or staple in this space.

Filing status: ☒ Single ☐ Married filing jointly ☐ Married filing separately ☐ Head of household ☐ Qualifying widow(er)

Your first name and initial: **Debbie** Last name: **Designer** Your social security number: **XXX-XX-XXXX**

Your standard deduction: ☐ Someone can claim you as a dependent ☐ You were born before January 2, 1954 ☐ You are blind

If joint return, spouse's first name and initial: Last name: Spouse's social security number:

Spouse standard deduction: ☐ Someone can claim your spouse as a dependent ☐ Spouse was born before January 2, 1954 ☒ Full-year health care coverage or exempt (see inst.)

☐ Spouse is blind ☐ Spouse itemizes on a separate return or you were dual-status alien

Home address (number and street), if you have a P.O. box, see instructions: **840 Cottontrail Way** Apt. no.: **Presidential Election Campaign** (see inst.) ☐ You ☐ Spouse

City, town or post office, state, and ZIP code. If you have a foreign address, attach Schedule E. **Hurst TX 73301** If more than four dependents, see inst. and check here ☐

Dependents (see instructions):

(1) First name	Last name	(2) Social security number	(3) Relationship to you	(4) If qualifies for (see inst.):	Child tax credit	Credit for other dependents
					<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>

Sign Here

Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Your signature: **Designer** Date: Your occupation: **Designer**

Spouse's signature, if a joint return, both must sign. Date: Spouse's occupation:

Paid Preparer Use Only

Preparer's name: Preparer's signature: PTIN: Firm's EIN: Check it: ☐ 3rd Party Designated ☐ Self-employed

Firm's name: **Self-Prepared** Phone no.: Firm's address:

For Disclosure, Privacy Act, and Paperwork Reduction Act Notice, see separate instructions.

Form 1040 (2018) Page **2**

1 Wages, salaries, tips, etc. Attach Form(s) W-2	4	1
2a Tax-exempt interest	2a	2b Taxable interest
3a Qualified dividends	3a	3b Ordinary dividends
4a IRAs, pensions, and annuities	4a	4b Taxable amount
5a Social security benefits	5a	5b Taxable amount
6 Total income. Add lines 1 through 5. Add any amount from Schedule 1, line 22	6	6
7 Adjusted gross income. If you have no adjustments to income, enter the amount from line 6; otherwise, subtract Schedule 1, line 36, from line 6	7	7
8 Standard deduction or itemized deductions (from Schedule A)	8	8
9 Qualified business income deduction (see instructions)	9	9
10 Taxable income. Subtract lines 8 and 9 from line 7. If zero or less, enter -0-	10	10
11 a Tax (see inst.) 31,545 . (check if any from: <input type="checkbox"/> Form(s) 9814 <input type="checkbox"/> Form 4872 <input type="checkbox"/>)	11	11
12 b Add any amount from Schedule 2 and check here <input type="checkbox"/>	12	12
13 Subtract line 12 from line 11. If zero or less, enter -0-	13	13
14 Other taxes. Attach Schedule 4	14	14
15 Total tax. Add lines 13 and 14	15	15
16 Federal income tax withheld from Forms W-2 and 1099	16	16
17 Refundable credits: a EIC (see inst.) b Sch. 6812 c Form 6883	17	17
18 Add any amount from Schedule 5	18	18
19 Add lines 16 and 17. These are your total payments	19	19
20a Refund. If line 18 is more than line 15, subtract line 15 from line 18. This is the amount you overpaid	20a	20a
20b Amount of line 19 you want refunded to you. If Form 9888 is attached, check here <input type="checkbox"/>	20b	20b
21 Routing number XXXXXX Account number XXXXXX c Type: <input type="checkbox"/> Checking <input type="checkbox"/> Savings	21	21
22 Amount you owe. Subtract line 18 from line 15. For details on how to pay, see instructions	22	22
23 Estimated tax penalty (see instructions)	23	23

Go to www.irs.gov/Form1040 for instructions and the latest information.

BAA REV 01/17/19 TTW Form 1040 (2018)

Form 1040

Review for:

- Wages are now reported on line 1
- Review Line 6
 - Is there a Schedule 1?

Form 1040 Department of the Treasury—Internal Revenue Service (99) **2018** U.S. Individual Income Tax Return OMB No. 1545-0074 IRS Use Only—Do not write or staple in this space.

Filing status: ☒ Single ☐ Married filing jointly ☐ Married filing separately ☐ Head of household ☐ Qualifying widow(er)

Your first name and initial: Debbie Last name: Designer Your social security number: XXX-XX-XXXX

Your standard deduction: ☐ Someone can claim you as a dependent ☐ You were born before January 2, 1954 ☐ You are blind

If joint return, spouse's first name and initial: Last name: Spouse's social security number:

Spouse standard deduction: ☐ Someone can claim your spouse as a dependent ☐ Spouse was born before January 2, 1954 ☒ Full-year health care coverage or exempt (see inst.)

☐ Spouse is blind ☐ Spouse itemizes on a separate return or you were dual-status alien

Home address (number and street). If you have a P.O. box, see instructions: 840 Cottontrail Way Apt. no. Presidential Election Campaign (see inst.) ☐ You ☐ Spouse

City, town or post office, state, and ZIP code. If you have a foreign address, attach Schedule 6. Hurst TX 73301 If more than four dependents, see inst. and ✓ here ☐

Dependents (see instructions):

(1) First name	Last name	(2) Social security number	(3) Relationship to you	(4) ✓ If it qualifies for (see inst.):
				Child tax credit
				Credit for other dependents

Sign Here

Joint return? ☐ See instructions. Keep a copy for your records.

Your signature: Date: Your occupation: Designer

Spouse's signature, if a joint return, both must sign. Date: Spouse's occupation:

Paid Preparer Use Only

Preparer's name: Preparer's signature: PTIN: Firm's EIN: Check it: ☐ 3rd Party Designate ☐ Self-employed

Firm's name: Self-Prepared Phone no.: Firm's address:

1	Wages, salaries, tips, etc. Attach Form(s) W-2	1	
2a	Tax-exempt interest	2a	
3a	Qualified dividends	3a	
4a	IRAs, pensions, and annuities	4a	
5a	Social security benefits	5a	
6	Total income. Add lines 1 through 5. Add any amount from Schedule 1, line 22	6	163,014.
		7	167,233.

Attach Form(s) W-2. Also attach Form(s) W-2G and 1099-R if tax was withheld.

10 Taxable income. Subtract lines 8 and 9 from line 7. If zero or less, enter -0-

11 a Tax (see inst.) 31,545. (check if any from: 1 Form 6814 2 Form 4872 3 Form 4872)

12 b Add any amount from Schedule 2 and check here

13 a Child tax credit/credit for other dependents b Add any amount from Schedule 3 and check here

14 Subtract line 12 from line 11. If zero or less, enter -0-

15 Other taxes. Attach Schedule 4.

16 Total tax. Add lines 13 and 14.

17 Federal income tax withheld from Forms W-2 and 1099.

18 Refundable credits: a EIC (see inst.) b Sch. 8812 c Form 8863

19 Add any amount from Schedule 5.

20 Add lines 16 and 17. These are your total payments.

21 If line 18 is more than line 15, subtract line 15 from line 18. This is the amount you overpaid.

22 Amount of line 19 you want refunded to you. If Form 8868 is attached, check here.

23 Routing number: [X][X][X][X][X][X][X][X] c Type: ☐ Checking ☐ Savings

24 Account number: [X][X][X][X][X][X][X][X][X][X][X][X][X][X][X][X]

25 Amount of line 19 you want applied to your 2019 estimated tax.

26 Amount you owe. Subtract line 19 from line 15. For details on how to pay, see instructions.

27 Estimated tax penalty (see instructions).

Go to www.irs.gov/Form1040 for instructions and the latest information.

BAA REV 01/17/19 TFW Form 1040 (2018)

Schedule 1

SCHEDULE 1 (Form 1040) <small>Department of the Treasury Internal Revenue Service</small>		Additional Income and Adjustments to Income ► Attach to Form 1040. ► Go to www.irs.gov/Form1040 for instructions and the latest information.		<small>OMB No. 1545-0074</small> <div style="font-size: 24pt; font-weight: bold;">2018</div> <small>Attachment Sequence No. 01</small>	
Name(s) shown on Form 1040 Debbie Designer				Your social security number XXX-XX-XXXX	
Additional Income	1-9b	Reserved	1-9b		
	10	Taxable refunds, credits, or offsets of state and local income taxes	10		
	11	Alimony received	11	9,600.	
	12	Business income or (loss). Attach Schedule C or C-EZ	12		
	13	Capital gain or (loss). Attach Schedule D if required. If not required, check here <input type="checkbox"/>	13		

11	Alimony received	11	9,600.
	16a Reserved	16b	

1e. Income from Other Sources ☐ **Does not apply**

Include income from other sources below. Under Income Source, choose from the sources listed here:

• Alimony	• Child Support	• Interest and Dividends	• Notes Receivable	• Royalty Payments	• Unemployment Benefits
• Automobile Allowance	• Disability	• Mortgage Credit Certificate	• Public Assistance	• Separate Maintenance	• VA Compensation
• Boarder Income	• Foster Care	• Mortgage Differential Payments	• Retirement (e.g., Pension, IRA)	• Social Security	• Other
• Capital Gains	• Housing or Parsonage			• Trust	

NOTE: *Reveal alimony, child support, separate maintenance, or other income ONLY IF you want it considered in determining your qualification for this loan.*

Income Source – use list above	Monthly Income
	\$
	\$
	\$
Provide TOTAL Amount Here	\$

36 Add lines 23 through 35	36
For Paperwork Reduction Act Notice, see your tax return instructions.	Schedule 1 (Form 1040) 2018
REV 12/21/18 TTW	

Are You Using Alimony To Qualify? Is It Regular And Reoccurring?

Schedule 1

SCHEDULE 1 (Form 1040) <small>Department of the Treasury Internal Revenue Service</small>		Additional Income and Adjustments to Income <small>► Attach to Form 1040. ► Go to www.irs.gov/Form1040 for instructions and the latest information.</small>		<small>OMB No. 1545-0074</small> 2018 <small>Attachment Sequence No. 01</small>	
Name(s) shown on Form 1040 Debbie Designer				Your social security number XXX-XX-XXXX	
Additional Income	1-9b Reserved			1-9b	
	10 Taxable refunds, credits, or offsets of state and local income taxes			10	
	11 Alimony received			11	9,600.
	12 Business income or (loss). Attach Schedule C or C-EZ			12	
	13 Capital gain or (loss). Attach Schedule D if required. If not required, check here ► <input type="checkbox"/>			13	
	14 Other gains or (losses). Attach Form 4797			14	
	15a Reserved			15b	
	16a Reserved			16b	
	17 Rental real estate, royalties, partnerships, S corporations, trusts, etc. Attach Schedule E			17	153,414.
	18 Farm income or (loss). Attach Schedule F			18	
19 Unemployment compensation			19		
20a Reserved			20b		
17 Rental real estate, royalties, partnerships, S corporations, trusts, etc. Attach Schedule E				17	153,414.
22 Combine the amounts in the far right column. If you don't have any adjustments to income, enter here and include on Form 1040, line 6. Otherwise, go to line 23				22	163,014.
Adjustments to Income	23 Educator expenses	23			
	24 Certain business expenses of reservists, performing artists, and fee-basis government officials. Attach Form 2106	24			
	25 Health savings account deduction. Attach Form 8889	25			
	26 Moving expenses for members of the Armed Forces. Attach Form 3903				
	27 Deductible part of self-employment tax. Attach				
	28 Self-employed SEP, SIMPLE, and qualified				
	29 Self-employed health insurance deduction				
	30 Penalty on early withdrawal of savings				
	31a Alimony paid b Recipient's SSN ►	31a			
	32 IRA deduction	32			
33 Student loan interest deduction	33				
34 Reserved	34				
35 Reserved	35				
36 Add lines 23 through 35			36		

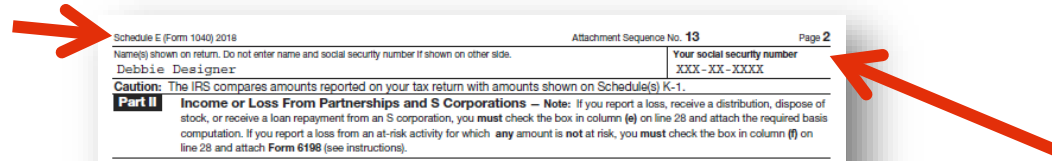
For Paperwork Reduction Act Notice, see your tax return instructions.

REV 12/21/18 TTW

Schedule 1 (Form 1040) 2018

Let's look at the E...

Schedule E to Validate Ownership



Schedule E (Form 1040) 2018 Attachment Sequence No. **13** Page **2**

Name(s) shown on return. Do not enter name and social security number if shown on other side.
Debbie Designer Your social security number
 XXXX-XX-XXXX

Caution: The IRS compares amounts reported on your tax return with amounts shown on Schedule(s) K-1.

Part II Income or Loss From Partnerships and S Corporations — Note: If you report a loss, receive a distribution, dispose of stock, or receive a loan repayment from an S corporation, you must check the box in column (e) on line 28 and attach the required basis computation. If you report a loss from an at-risk activity for which any amount is not at risk, you must check the box in column (f) on line 28 and attach Form 6198 (see instructions).

27 Are you reporting any loss not allowed in a prior year due to the at-risk, excess farm loss, or basis limitations, a prior year unallowed loss from a passive activity (if that loss was not reported on Form 8582), or unreimbursed partnership expenses? If you answered "Yes," see instructions before completing this section. ☐ Yes ☒ No

(a) Name	(b) Enter P for partnership; S for S corporation	(c) Check if foreign partnership	(d) Employer identification number	(e) Check if basis computation is required	(f) Check if any amount is not at risk
A Dallas Designers LLC	P	<input type="checkbox"/>	23-1234567	<input type="checkbox"/>	<input type="checkbox"/>
B		<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
C		<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
D		<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

Passive Income and Loss		Nonpassive Income and Loss	
(g) Passive loss allowed (attach Form 8582 if required)	(h) Passive income from Schedule K-1	(i) Nonpassive loss from Schedule K-1	(j) Section 179 expense deduction from Form 4562
A			153,414.
B			
C			
D			
29a Totals			153,414.
29b Totals			
30 Add columns (h) and (i) of line 29a.		30	153,414.
31 Add columns (g), (j), and (i) of line 29b.		31	
32 Total partnership and S corporation income or (loss). Combine lines 30 and 31.		32	153,414.

Part III Income or Loss From Estates and Trusts

(a) Name	(b) Employer identification number
A	
B	

Passive Income and Loss		Nonpassive Income and Loss	
(c) Passive deduction or loss allowed (attach Form 8582 if required)	(d) Passive income from Schedule K-1	(e) Deduction or loss from Schedule K-1	(f) Other income from Schedule K-1
A			
B			
34a Totals			
34b Totals			
35 Add columns (d) and (f) of line 34a.		35	
36 Add columns (c) and (e) of line 34b.		36	
37 Total estate and trust income or (loss). Combine lines 35 and 36.		37	

Part IV Income or Loss From Real Estate Mortgage Investment Conduits (REMICs)—Residual Holder

(a) Name	(b) Employer identification number	(c) Excess inclusion from Schedules O, line 2c (see instructions)	(d) Taxable income (net loss) from Schedules O, line 1b	(e) Income from Schedules O, line 3b
38				
39 Combine columns (d) and (e) only. Enter the result here and include in the total on line 41 below.			39	

Part V Summary

40 Net farm rental income or (loss) from Form 4835. Also, complete line 42 below.	40	
41 Total income or (loss). Combine lines 28, 32, 37, 39, and 40. Enter the result here and on Schedule 1 (Form 1040), line 17, or Form 1040NR, line 18.	41	153,414.
42 Reconciliation of farming and fishing income. Enter your gross farming and fishing income reported on Form 4835, line 7; Schedule K-1 (Form 1065), box 14, code B; Schedule K-1 (Form 1120S), box 17, code AC; and Schedule K-1 (Form 1041), box 14, code F (see instructions).	42	
43 Reconciliation for real estate professionals. If you were a real estate professional (see instructions), enter the net income or (loss) you reported anywhere on Form 1040 or Form 1040NR from all rental real estate activities in which you materially participated under the passive activity loss rules.	43	

REV 12/23/18 TTW Schedule E (Form 1040) 2018

Please Note - There Is No Page 1 Of Schedule E In This Example

Schedule E to Validate Ownership

Schedule E (Form 1040) 2018 Attachment Sequence No. **13** Page **2**

Name(s) shown on return. Do not enter name and social security number if shown on other side.
Debbie Designer Your social security number
 XXX-XX-XXXX

Caution: The IRS compares amounts reported on your tax return with amounts shown on Schedule(s) K-1.

Part II Income or Loss From Partnerships and S Corporations — **Note:** If you report a loss, receive a distribution, dispose of stock, or receive a loan repayment from an S corporation, you **must** check the box in column (e) on line 28 and attach the required basis computation. If you report a loss from an at-risk activity for which **any** amount is **not** at risk, you **must** check the box in column (f) on line 28 and attach **Form 6198** (see instructions).

27 Are you reporting any loss not allowed in a prior year due to the at-risk, excess farm loss, or basis limitations, a prior year unallowed loss from a passive activity (if that loss was not reported on Form 8582), or unreimbursed partnership expenses? If you answered "Yes," see instructions before completing this section. ☐ Yes ☒ No

	(a) Name	(b) Enter P for partnership; S for S corporation	(c) Check if foreign partnership	(d) Employer identification number	(e) Check if basis computation is required	(f) Check if any amount is not at risk
28						
A	Dallas Designers LLC	P	<input type="checkbox"/>	23-1234567	<input type="checkbox"/>	<input type="checkbox"/>
B			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
C			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
D			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

Passive Income and Loss

	(g) Passive loss allowed (attach Form 8582 if required)	(h) Passive income from Schedule K-1	(i) Nonpassive income from Schedule K-1
A			153,414.
B			
C			
D			
29a Totals			153,414.
b Totals			
30 Add columns (h) and (k) of line 29a.			30 153,414.
31 Add columns (g), (i), and (j) of line 29b.			31 ()
32 Total partnership and S corporation income or (loss). Combine lines 30 and 31			32 153,414.

This indicates there is a 1065 K1

1065 K-1

Debbie is 35% owner



Schedule K-1 (Form 1065) 2018
 Department of the Treasury
 Internal Revenue Service

For calendar year 2018, or tax year beginning / / 2018 ending / /

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

1	Ordinary business income (loss)	15	Credits
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	16	Foreign transactions
4	Guaranteed payments		
5	Interest income		
6a	Ordinary dividends		
6b	Qualified dividends		
6c	Dividend equivalents		
7	Royalties		
8	Net short-term capital gain (loss)	17	Alternative minimum tax (AMT) items
9a	Net long-term capital gain (loss)		
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain	18	Tax-exempt income and nondeductible expenses
10	Net section 1231 gain (loss)		
11	Other income (loss)		
12	Section 179 deduction	19	Distributions
13	Other deductions		
14	Self-employment earnings (loss)	20	Other information

Part I Information About the Partnership

A Partnership's employer identification number
23-1234567

B Partnership's name, address, city, state, and ZIP code
Dallas Designers LLC
1000 Mill Street Suite 500
Dallas, TX 25201

C IRS Center where partnership filed return e-file

D ☐ Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number
XXX-XX-XXXX

F Partner's name, address, city, state, and ZIP code
Debbie Designer
840 Cottontrail Way
Hurst, TX 73301

G ☐ General partner or LLC member-manager ☒ Limited partner or other LLC member

H ☒ Domestic partner ☐ Foreign partner

I What type of entity is this partner? Individual

J If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

K Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit	35.000000 %	35.000000 %
Loss	35.000000 %	35.000000 %
Capital	35.000000 %	35.000000 %

1b. Current Employment/Self Employment and Income ☐ Does not apply

Employer or Business Name _____ Phone () - _____

Street _____

City _____ State _____ ZIP _____

Position or Title _____

Start Date / / (mm/yyyy)

How long in this line of work? _____ Years _____ Months

☐ Check if this statement applies:
☐ I am employed by a family member, property seller, real estate agent, or other party to the transaction.

☐ Check if you are the Business Owner or Self-Employed ☐ I have an ownership share of less than 25%. ☐ I have an ownership share of 25% or more.

Monthly Income (or Loss) \$ _____

GAAP ☐ Section 704(b) book

For IRS Use Only

Beginning Ending
 \$ 7,280 \$ 0
 \$ \$
 \$ 0 \$ 46,293
 analysis:
 \$ 13,698
 \$ 110,287
 \$ 78,750
 \$ 45,235

*See attached statement for additional information.

Notice, see Instructions for Form 1065. www.irs.gov/Form1065 Cat. No. 11394R Schedule K-1 (Form 1065) 2018

1065 Partnership

Line 22 Ordinary Income/Loss
\$ _____

K-1

%

Line 1 Ordinary Income/Loss
\$ _____

Schedule E page 2

Part II

1040

Schedule 1

Line 17 Net Income/Loss Sch.E
Taxed at a personal rate

\$ _____

Form 1065 / Partnership Return

- **Five pages long**
- **First page follows the typical tax form pattern:**
 - Income listed
 - Deductions taken
 - Taxable income/loss derived
- **Second, third- fifth pages are Schedules**
 - Every partnership completes the schedules, so they are part of the form

Partnership 1065

Check for trends or changes

- Gross receipts
- Cost of Goods Sold
- Gross Profit
- Bottom line “Ordinary Income”

Note:

- Guaranteed Payments can be found on Line 10
- This is compensation paid to the owners and has nothing to do with distributions

1065 U.S. Return of Partnership Income

Form 1065 (2018) OMB No. 1545-0123

For calendar year 2018, or tax year beginning 2018, ending 2018

Go to www.irs.gov/Form1065 for instructions and the latest information.

2018

A Principal business activity
Design

B Principal product or service
Design

C Business code number
654332

Name of partnership
Dallas Designers, LLC

Number, street, and room or suite no. If a P.O. box, see instructions.
1000 Mill Street Suite 500

City or town, state or province, country, and ZIP or foreign postal code
Dallas, TX 75201

D Employer identification number
23-1234567

E Date business started
04/2009

F Total assets (see instructions)
\$ 277,540

G Check applicable boxes: (1) ☐ Initial return (2) ☐ Final return (3) ☐ Name change (4) ☐ Address change (5) ☐ Amended return

H Check accounting method: (1) ☒ Cash (2) ☐ Accrual (3) ☐ Other (specify) _____

I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year. 4

J Check if Schedules C and M-3 are attached. ☐

Instructions: Include **only** trade or business income and expenses on lines 1a through 22 below. See instructions for more information.

1a	Gross receipts or sales	2,709,623		
b	Returns and allowances			
1c	Balance. Subtract line 1b from line 1a		2,709,623	
2	Cost of goods sold (attach Form 1125-A)		1,483,719	
3	Gross profit. Subtract line 2 from line 1c		1,225,904	
4	Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)			
5	Net farm profit (loss) (attach Schedule F (Form 1040))			
6	Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)		4,531	
7	Other income (loss) (attach statement)			
8	Total income (loss). Combine lines 3 through 7		1,230,435	
9	Salaries and wages (other than to partners) (less employment credits)		200,956	
10	Guaranteed payments to partners		120,000	
11	Repairs and maintenance		53	
12	Bad debts		237	
13	Rent		42,848	
14	Taxes and licenses		149,492	Ste #1
15	Interest (see instructions)		7,354	
16a	Depreciation (if required, attach Form 4562)	4,076		
b	Less depreciation reported on Form 1125-A and elsewhere on return		4,076	
17	Depletion (Do not deduct oil and gas depletion.)			
18	Retirement plans, etc.			
19	Employee benefit programs		38,870	
20	Other deductions (attach statement)		348,222	Ste #2
21	Total deductions. Add the amounts shown in the far right column for lines 9 through 20		912,108	
22	Ordinary business income (loss). Subtract line 21 from line 8		318,327	
23	Interest due under the look-back method—completed long-term contracts (attach Form 8697)			
24	Interest due under the look-back method—income forecast method (attach Form 8866)			
25	BBA AAR imputed underpayment (see instructions)			
26	Other taxes (see instructions)			
27	Total balance due. Add lines 23 through 27			
28	Payment (see instructions)			
29	Amount owed. If line 28 is smaller than line 27, enter amount owed			
30	Overpayment. If line 28 is larger than line 27, enter overpayment			

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than partner or limited liability company member) is based on all information of which preparer has any knowledge.

Signature of partner or limited liability company member _____ Date _____

May the IRS discuss this return with the preparer shown below? See instructions. ☐ Yes ☒ No

Paid Preparer Use Only

Print/Type preparer's name _____ Preparer's signature _____ Date _____

Firm's name _____ Firm's EIN _____

Firm's address _____ Phone no. _____

For Paperwork Reduction Act Notice, see separate instructions. Cat. No. 11390Z Form 1065 (2018)

1065 Partnership

Line 22 Ordinary Income/Loss
\$ _____

K-1

%

Line 1 Ordinary Income/Loss
\$ _____

Schedule E page 2

Part II

1040

Schedule 1

Line 17 Net Income/Loss Sch.E
Taxed at a personal rate

\$ _____

Partnership K-1

651118
OMB No. 1545-0123

Schedule K-1
(Form 1065)
Department of the Treasury
Internal Revenue Service

2018

For calendar year 2018, or tax year beginning / / 2018 ending / / 2018

Partner's Share of Income, Deductions, Credits, etc.
See back of form and separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number
23-1234567

B Partnership's name (do not check if publicly traded partnership)
Dallas Designers LLC
1000 Mill Street Suite 500
Dallas, TX 25201

C The partner whose partnership interest is e-filed

D ☐ Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number
XXX-XX-XXXX

F Partner's name (do not check if publicly traded partnership)

G ☐ General partner or LLC member-manager ☒ Limited partner or other LLC member

H ☒ Domestic partner ☐ Foreign partner

I What type of entity is this partner? **Individual**

J If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

J Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit	35.000000 %	35.000000 %
Loss	35.000000 %	35.000000 %
Capital	35.000000 %	35.000000 %

K Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$ 7,280	\$ 0
Qualified nonrecourse financing	\$	\$
Recourse	\$ 0	\$ 46,293

L Partner's capital account analysis:

Beginning capital account	\$ 13,698
Capital contributed during the year	\$
Current year increase (decrease)	\$ 110,287
Withdrawals & distributions	\$ (78,750)
Ending capital account	\$ 45,235

☒ Tax basis ☐ GAAP ☐ Section 704(b) book
☐ Other (explain)

M Did the partner contribute property with a built-in gain or loss?
☐ Yes ☒ No
If "Yes," attach statement (see instructions)

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

Line	Description	Amount	Code
1	Ordinary business income (loss)	111,414	
2	Net rental real estate income (loss)		
3	Other net rental income (loss)		
4	Guaranteed payments	42,000	
5	Interest income	8	
6a	Ordinary dividends		
6b	Qualified dividends		
6c	Dividend equivalents		
7	Royalties		
8	Net short-term capital gain (loss)		
9a	Net long-term capital gain (loss)		
9b	Collectibles (28%) gain (loss)		
9c	Unrecaptured section 1250 gain		
10	Net section 1231 gain (loss)		
11	Other income (loss)		
12	Section 179 deduction		
13	Other deductions	245	
14	Self-employment earnings (loss)	0	
15	Credits		
16	Foreign transactions		
17	Alternative minimum tax (AMT) items		
18	Tax-exempt income and nondeductible expenses	890	
19	Distributions	78,750	
20	Other information		

*See attached statement for additional information.

For IRS Use Only

For Paperwork Reduction Act Notice, see Instructions for Form 1065. www.irs.gov/Form1065 Cat. No. 11394R Schedule K-1 (Form 1065) 2018

1065 Partnership

Line 22 Ordinary Income/Loss
\$ _____

K-1

%

Line 1 Ordinary Income/Loss
\$ _____

Schedule E page 2

Part II

1040

Schedule 1

Line 17 Net Income/Loss Sch.E
Taxed at a personal rate

\$ _____

Review Schedule E

Schedule E (Form 1040) 2018		Attachment Sequence No. 13		Page 2		
Name(s) shown on return. Do not enter name and social security number if shown on other side. Debbie Designer				Your social security number XXX-XX-XXXX		
Caution: The IRS compares amounts reported on your tax return with amounts shown on Schedule(s) K-1.						
Part II Income or Loss From Partnerships and S Corporations — Note: If you report a loss, receive a distribution, dispose of stock, or receive a loan repayment from an S corporation, you must check the box in column (e) on line 28 and attach the required basis computation. If you report a loss from an at-risk activity for which any amount is not at risk, you must check the box in column (f) on line 28 and attach Form 6198 (see instructions).						
27 Are you reporting any loss not allowed in a prior year due to the at-risk, excess farm loss, or basis limitations, a prior year unallowed loss from a passive activity (if that loss was not reported on Form 8582), or unreimbursed partnership expenses? If you answered "Yes," see instructions before completing this section. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
28	(a) Name	(b) Enter P for partnership; S for S corporation	(c) Check if foreign partnership	(d) Employer identification number	(e) Check if basis computation is required	(f) Check if any amount is not at risk
A	Dallas Designers LLC	P	<input type="checkbox"/>	23-1234567	<input type="checkbox"/>	<input type="checkbox"/>
B			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
C			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
D			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Passive Income and Loss			Nonpassive Income and Loss			
	(g) Passive loss allowed (attach Form 8582 if required)	(h) Passive income from Schedule K-1	(i) Nonpassive loss from Schedule K-1	(j) Section 179 expense deduction from Form 4562	(k) Nonpassive income from Schedule K-1	
A					153,414.	
B						
C						
D						
29a	Totals				153,414.	
b	Totals					
30	Add columns (h) and (k) of line 29a.				30 153,414.	
31	Add columns (g), (i), and (j) of line 29b.				31 ()	
32	Total partnership and S corporation income or (loss). Combine lines 30 and 31				32 153,414.	

1065 Partnership

Line 22 Ordinary Income/Loss
\$ _____

K-1

%

Line 1 Ordinary Income/Loss
\$ _____

Schedule E page 2

Part II

1040

Schedule 1

Line 17 Net Income/Loss Sch.E
Taxed at a personal rate

\$ _____

Income Analysis Form 1084, Section 7

SCHEDULE 1 (Form 1040)		Additional Income and Adjustments to Income		OMB No. 1545-0074	
Department of the Treasury Internal Revenue Service		<p>► Attach to Form 1040.</p> <p>► Go to www.irs.gov/Form1040 for instructions and the latest information.</p>		<p>2018</p> <p>Attachment Sequence No. 01</p>	
Name(s) shown on Form 1040 Debbie Designer				Your social security number XXX-XX-XXXX	
Additional Income	1-9b	Reserved		1-9b	
	10	Taxable refunds, credits, or offsets of state and local income taxes		10	
	11	Alimony received		11	9,600.
	12	Business income or (loss). Attach Schedule C or C-EZ		12	
	13	Capital gain or (loss). Attach Schedule D if required. If not required, check here <input type="checkbox"/>		13	
	14	Other gains or (losses). Attach Form 4797		14	
	15a	Reserved		15b	
	16a	Reserved		16b	
	17	Rental real estate, royalties, partnerships, S corporations, trusts, etc. Attach Schedule E		17	153,414.
	18	Farm income or (loss). Attach Schedule F		18	
	19	Unemployment compensation		19	
	20a	Reserved		20b	
21	Other income. List type and amount ►		21		
22	Combine the amounts in the far right column. If you don't have any adjustments to income, enter here and include on Form 1040, line 6. Otherwise, go to line 23		22	163,014.	
Adjustments to Income	23	Educator expenses	23		
	24	Certain business expenses of reservists, performing artists, and fee-basis government officials. Attach Form 2106	24		
	25	Health savings account deduction. Attach Form 8890	25		
17 Rental real estate, royalties, partnerships, S corporations, trusts, etc. Attach Schedule E		17	153,414.		
27	Deductible part of self-employment tax. Attach Schedule SE	27			
28	Self-employed SEP, SIMPLE, and qualified plans	28			
29	Self-employed health insurance deduction	29			
30	Penalty on early withdrawal of savings	30			
31a	Alimony paid b Recipient's SSN ►	31a			
32	IRA deduction	32			
33	Student loan interest deduction	33			
34	Reserved	34			
35	Reserved	35			
36	Add lines 23 through 35	36			

For Paperwork Reduction Act Notice, see your tax return instructions. Schedule 1 (Form 1040) 2018 REV 12/21/18 TTW

Review Line 17 to determine if a Schedule E has been filed. This does NOT automatically prove the borrower is Self Employed. Sch. E may disclose K1's from Partnerships, LLC's, S-Corp's and CMO's... But it may be reported as Rental Income.

Income Analysis Form 1084 - Section 7

IRS Form 1065 - Partnership Income			2018	2017
7	Schedule K-1 Form 1065 - Partner's Share of Income			
	a. Ordinary Income/Loss (Line 1)	+/-		
	b. Net Rental Real Estate; Other Net Income (Loss) (Lines 2, 3)	+/-		
	c. Guaranteed Payments to Partner (Line 4)	+		

1	Ordinary business income (loss)
	111,414

IF

19	Distributions
A	78,750

As a Lender, you must determine the Investors Guidelines and use prudent underwriting analysis. We believe this method to be a best practice.



L Partner's capital account analysis:	
Beginning capital account \$	13,698
Capital contributed during the year . . . \$	
Current year increase (decrease) . . . \$	110,287
Withdrawals & distributions \$(78,750)
Ending capital account \$	45,235

1065 U.S. Return of Partnership Income

OMB No. 1545-0123

For calendar year 2018, or tax year beginning 2018, ending 2018

Go to www.irs.gov/Form1065 for instructions and the latest information.

A Principal business activity
Designation
Dallas Designers, LLC

B Principal product or service
Designation
1000 Mill Street Suite 500

C Business code number

Type or Print
City or town, state or province, country, and ZIP or foreign postal code

D Employer identification number
23-1234567

E Date business started
04/2009

F Total assets (see instructions)

Schedule M-2 Analysis of Partners' Capital Accounts

1	Balance at beginning of year	38,626
2	Capital contributed: a Cash	
	b Property	
3	Net income (loss) per books	315,109
4	Other increases (itemize):	
5	Add lines 1 through 4	353,735

6	Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)	6	4,531
7	Other income (loss) (attach statement)	7	
8	Total income (loss). Combine lines 3 through 7	8	1,230,435
9	Salaries and wages (other than to partners) (less employment credits)	9	200,956
10	Guaranteed payments to partners	10	120,000
11	Repairs and maintenance	11	53
12	Bad debts	12	237
13	Rent	13	42,848
14	Taxes and licenses	14	Ste #1 149,492
15	Interest (see instructions)	15	7,354
16a	Depreciation (if required, attach Form 4562)	16a	4,076
b	Less depreciation reported on Form 1125-A and elsewhere on return	16b	4,076
17	Depletion (Do not deduct oil and gas depletion.)	17	
18	Retirement plans, etc.	18	
19	Employee benefit programs	19	38,870
20	Other deductions (attach statement)	20	Ste #2 348,222
21	Total deductions. Add the amounts shown in the far right column for lines 9 through 20	21	912,108
22	Ordinary business income (loss). Subtract line 21 from line 8	22	318,327
23	Interest due under the look-back method—completed long-term contracts (attach Form 8697)	23	
24	Interest due under the look-back method—income forecast method (attach Form 8606)	24	
25	BBA AAR imputed underpayment (see instructions)	25	
26	Other taxes (see instructions)	26	
27	Total balance due. Add lines 23 through 27	27	
28	Payment (see instructions)	28	
29	Amount owed. If line 28 is smaller than line 27, enter amount owed	29	
30	Overpayment. If line 28 is larger than line 27, enter overpayment	30	

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than partner or limited liability company member) is based on all information of which preparer has any knowledge.

Signature of partner or limited liability company member _____ Date _____

Paid Preparer Use Only

Print/type preparer's name _____ Preparer's signature _____ Date _____

Check ☐ if self-employed PTIN _____

Firm's name **Accountant Assoc.** Firm's EIN **47-1234567**

Firm's address **1234th Street, Dallas TX 75201** Phone no. **469-776-5433**

For Paperwork Reduction Act Notice, see separate instructions. Cat. No. 113902 Form **1065** (2018)

Schedule K-1 (Form 1065) 2018

OMB No. 1545-0123

Department of the Treasury Internal Revenue Service

For calendar year 2018, or tax year beginning / / 2018 ending / /

Partner's Share of Income, Deductions, and Other Items

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

1	Ordinary business income (loss)	15	Credits
2	Net rental real estate income (loss)		
3	Other net rental income (loss)	16	Foreign transactions

6	Distributions: a Cash	225,000
	b Property	
7	Other decreases (itemize):	
8	Add lines 6 and 7	225,000
9	Balance at end of year. Subtract line 8 from line 5	128,735

F Partner's name, address, city, state, and ZIP code
Debbie Designer
840 Cottontrail Way
Hurst, TX 73301

9b Collectibles (28%) gain (loss)

9c Unrecaptured section 1250 gain

18 Tax-exempt income and nondeductible expenses

G ☐ General partner or limited liability company member-manager

H ☒ Domestic partner

I What type of entity is this?

J Partner's share of profit:

Beginning _____

Profit 35.000000 % 35.000000 %

Loss 35.000000 % 35.000000 %

Capital 35.000000 % 35.000000 %

12 Section 179 deduction

20 Other information

13 Other deductions

19	Distributions	78,750
----	---------------	--------

K Partner's share of liabilities:

Beginning _____ Ending _____

Nonrecourse \$ 7,280 \$

Qualified nonrecourse financing \$ \$

Recourse \$ 0 \$ 46,293

L Partner's capital account analysis:

Beginning capital account \$ 13,698

Capital contributed during the year \$

Current year increase (decrease) \$ 110,287

Withdrawals & distributions \$ (78,750)

Ending capital account \$ 45,235

19. Distributions

A Cash and marketable securities

B Distribution subject to section 737

C Other property

See the Partner's Instructions

14 Self-employment earnings (loss)

A 0

*See attached statement for additional information.

M Did the partner contribute property with a built-in gain or loss?

☐ Yes ☒ No

If "Yes," attach statement (see instructions)

For Paperwork Reduction Act Notice, see instructions for Form 1065. www.irs.gov/Form1065 Cat. No. 11394R Schedule K-1 (Form 1065) 2018

Income Analysis Form 1084 - Section 7

IRS Form 1065 - Partnership Income			2018	2017
7	Schedule K-1 Form 1065 - Partner's Share of Income			
	a. Ordinary Income/Loss (Line 1)	+/-		
	b. Net Rental Real Estate; Other Net Income (Loss) (Lines 2, 3)	+/-		
	c. Guaranteed Payments to Partner (Line 4)	+		

1	Ordinary business income (loss)
	111,414

IF

19	Distributions
A	78,750

As a Lender you must determine the Investors guidelines and use prudent underwriting analysis. We believe this method to be a best practice.



L	Partner's capital account analysis:	
	Beginning capital account \$	13,698
	Capital contributed during the year . . . \$	
	Current year increase (decrease) . . . \$	110,287
	Withdrawals & distributions \$(78,750)
	Ending capital account \$	45,235

Analyzing K1's and Business Returns

Income or Loss Reported on IRS Form 1065 or IRS Form 1120S, Schedule K-1

The version of Schedule K-1 that is utilized to report a borrower's share of income (or loss) is based on how the business reports earnings for tax purposes:

- partnership — reported on IRS Form 1065, Schedule K-1;
- S corporation — reported on IRS Form 1120S, Schedule K-1; and
- LLC — reported on either IRS Form 1065 or IRS Form 1120S, Schedule K-1, depending on how the federal income tax returns are filed for the LLC.

The lender must use caution when including income that the borrower draws from the borrower's partnership or S corporation as qualifying income. Ordinary income, net rental real estate income, and

B3-3.3-07: Income or Loss Reported on IRS Form 1065 or IRS Form 1120S, Schedule K-1 (06/28/2016)



provided
ings, as

- If the borrower has a two-year history of receiving “guaranteed payments to the partner” from a partnership or an LLC, these payments can be added to the borrower's cash flow.
- If the Schedule K-1 reflects a documented, stable history of receiving cash distributions of income from the business consistent with the level of business income being used to qualify, then no further documentation of access to the income or adequate business liquidity is required. But if the Schedule K-1 does not reflect a documented, stable history, then the lender must confirm adequate business liquidity, as discussed below.

Fannie Mae 2019 Selling Guide B3-3.3-07, Income Or Loss Reported On IRS Form 1065 Or 1120S, Schedule K1 (06/28/2016)

Balance Sheet

Schedule L		Balance Sheets per Books		Beginning of tax year		End of tax year	
Assets		(a)	(b)	(c)	(d)		
1	Cash		195,931			208,105	
2a	Trade notes and accounts receivable . . .						
b	Less allowance for bad debts						
3	Inventories						
4	U.S. government obligations						
5	Tax-exempt securities						
6	Other current assets (attach statement) . .						
7a	Loans to partners (or persons related to partners)						
b	Mortgage and real estate loans						
8	Other investments (attach statement) . . .					25,000	
9a	Buildings and other depreciable assets . .	Ste #6 56,364		64,127			
b	Less accumulated depreciation	51,616	4,748	41,250		22,877	
10a	Depletable assets						
b	Less accumulated depletion						
11	Land (net of any amortization)						
12a	Intangible assets (amortizable only) . . .	42,761		42,761			
b	Less accumulated amortization	25,286	17,475	27,616		15,145	
13	Other assets (attach statement)		Ste #7 3,252			6,413	
14	Total assets		221,406			277,540	
Liabilities and Capital							
15	Accounts payable						
16	Mortgages, notes, bonds payable in less than 1 year						
17	Other current liabilities (attach statement) .		Ste #8 20,800			45,844	
18	All nonrecourse loans						
19a	Loans from partners (or persons related to partners)						
b	Mortgages, notes, bonds payable in 1 year or more						
20	Other liabilities (attach statement)		Ste #9 161,980			102,961	
21	Partners' capital accounts		38,626			128,735	
22	Total liabilities and capital		221,406			277,540	

Liquidity

Generally Accepted Accounting Principles

Calculator and Quick Reference Guide: Liquidity (Acid Test or Quick Ratio)

Please use the following calculator and quick reference guide to assist you in evaluating liquidity from business returns. It provides suggested guidance only and does not replace Lender, Investor or GSE instructions or applicable guidelines. Please note all lines referenced below are from the applicable business return's Schedule L. If a Partnership did not complete a Schedule L (check Form 1065, Schedule B, Question 4 to verify one was not required), you cannot calculate liquidity from the tax form.

Liquidity (Acid Test or Quick Ratio)		2018	2017
1	Cash (P/Tship, S-C and Corp: Line 1d)		
2	Tradenotes/Accounts Receivable Without Bad Debt (P/Tship, S-C and Corp: Line 2b[d])		
3	US Government Obligations and/or Tax-Exempt Securities (Lines 4 and 5)*		
4	Other Current Assets (Other Marketable Securities; P/Tship, S-C and Corp: Line 6d)*		
5	Accounts Payable (P/Tship: Line 15d, S-C or Corp: Line 16d)		
6	Mortgages, Notes or Bonds Payable in Less Than 1 Year (P/Tship: Line 16d, S-C or Corp: Line 17d)		
7	Other Current Liabilities (P/Tship: Line 17d, S-C or Corp: Line 18d)		
Acid Test Ratio A result of one or greater is generally sufficient to confirm adequate business liquidity to support the withdrawal of earnings.		0.00 0.00	0.00 0.00

*Check your lender/investor policy on whether to include Government Obligations, Tax-Exempt Securities and/or Other Marketable Securities.

Click gray buttons to calculate result.
Please note: If Lines 5, 6 and 7 total zero, the calculator will show an error message, but the business is solvent.

Liquidity - Current Ratio

Generally Accepted Accounting Principles

Calculator and Quick Reference Guide: Liquidity (Current or Working Capital Ratio)

Please use the following calculator and quick reference guide to assist you in evaluating liquidity from business returns. It provides suggested guidance only and does not replace Lender, Investor or GSE instructions or applicable guidelines. Please note all lines referenced below are from the applicable business return's Schedule L. If a Partnership did not complete a Schedule L (check Form 1065, Schedule B, Question 4 to verify one was not required), you cannot calculate liquidity from the tax form.

Liquidity (Current or Working Capital Ratio)		2018	2017
1	Cash (P/Tship, S-C and Corp: Line 1d)		
2	Tradenotes/Accounts Receivable Without Bad Debt (P/Tship, S-C and Corp: Line 2b[d])		
3	Inventories (Line 3)		
4	US Government Obligations and/or Tax-Exempt Securities (Lines 4 and 5)*		
5	Other Current Assets (Other Marketable Securities; P/Tship, S-C and Corp: Line 6d)*		
6	Accounts Payable (P/Tship: Line 15d, S-C or Corp: Line 16d)		
7	Mortgages, Notes or Bonds Payable in Less Than 1 Year (P/Tship: Line 16d, S-C or Corp: Line 17d)		
8	Other Current Liabilities (P/Tship: Line 17d, S-C or Corp: Line 18d)		
Current Ratio A result of one or greater is generally sufficient to confirm adequate business liquidity to support the withdrawal of earnings.		<div>0.00</div> <div>0.00</div>	<div>0.00</div> <div>0.00</div>

*Check your lender/investor policy on whether to include Government Obligations, Tax-Exempt Securities and/or Other Marketable Securities.

Click gray buttons to calculate result.
Please note: If Lines 6, 7 and 8 total zero, the calculator will show an error message, but the business is solvent.

Balance Sheet

Quick Ratio or Acid Test

Current Assets: (Cash #1 + Acct Receivable #2 + #4+ #5 +Other Current Assets #6)

Current Liabilities: (Acct Pay. #15 + MNB #16 + Other Current Liabilities #17)

Assets		(a)	(b)	(c)	(d)
1	Cash		195,931	→	208,105
2a	Trade notes and accounts receivable . . .				
b	Less allowance for bad debts			→	
3	Inventories				
4	U.S. government obligations			→	
5	Tax-exempt securities			→	
6	Other current assets (attach statement) . .			→	
15	Accounts payable			→	
16	Mortgages, notes, bonds payable in less than 1 year			→	
17	Other current liabilities (attach statement) .		Ste #8 20,800	→	45,844

Current Assets: $\$765 + 0 + 0 + 0 + 0 = \$208,105$

Current Liabilities: $\$0 + \$0 + \$3,800 = \$45,844$


Liquidity

Generally Accepted Accounting Principles

Liquidity (Acid Test or Quick Ratio)		2018
1	Cash (P/Tship, S-C and Corp: Line 1d)	\$ 208,105.00
2	Tradenotes/Accounts Receivable Without Bad Debt (P/Tship, S-C and Corp: Line 2b[d])	
3	US Government Obligations and/or Tax-Exempt Securities (Lines 4 and 5)*	
4	Other Current Assets (Other Marketable Securities; P/Tship, S-C and Corp: Line 6d)*	
5	Accounts Payable (P/Tship: Line 15d, S-C or Corp: Line 16d)	
6	Mortgages, Notes or Bonds Payable in Less Than 1 Year (P/Tship: Line 16d, S-C or Corp: Line 17d)	
7	Other Current Liabilities (P/Tship: Line 17d, S-C or Corp: Line 18d)	\$ 45,844.00
Acid Test Ratio A result of one or greater is generally sufficient to confirm adequate business liquidity to support the withdrawal of earnings.		$\frac{208,105.00}{45,844.00} = 4.539$

Calculator and Quick Reference Guide

Access your Cash Flow Quick Reference Guide Form - page two

IRS Form 1065 - Partnership Income			2018
7	Schedule K-1 Form 1065 - Partner's Share of Income		
	a. Ordinary Income/Loss (Line 1) 	+/-	
	b. Net Rental Real Estate; Other Net Income (Loss) (Lines 2, 3)	+/-	
	c. Guaranteed Payments to Partner (Line 4)	+	

Note - The Requirement To Evidence Access To Income Has Since Been Removed By Fannie Mae

Partnership K-1

1	Ordinary business income (loss)	111,414
----------	---------------------------------	---------

19	Distributions	
A		78,750

L	Partner's capital account analysis:	
	Beginning capital account \$	13,698
	Capital contributed during the year \$	
	Current year increase (decrease) \$	110,287
	Withdrawals & distributions \$(78,750)
	Ending capital account \$	45,235
	<input checked="" type="checkbox"/> Tax basis	<input type="checkbox"/> GAAP
	<input type="checkbox"/> Other (explain)	<input type="checkbox"/> Section 704(b) book

Acid Test Ratio

A result of one or greater is generally sufficient to confirm adequate business liquidity to support the withdrawal of earnings.

208,105.00	4.535
45,844.00	

Schedule K-1 (Form 1065)
Department of the Treasury
Internal Revenue Service

2018

For calendar year 2018, or tax year beginning / / 2018 ending / /

Partner's Share of Income, Deductions, Credits, etc.
See back of form and separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number
23-1234567

B Partnership's name, address, city, state, and ZIP code
Dallas Designers LLC
1000 Mill Street Suite 500
Dallas, TX 75201

C IRS Center where partnership filed return
e-file

D ☐ Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number
XXX-XX-XXXX

F Partner's name, address, city, state, and ZIP code
Debbie Designer
840 Cottontrail Way
Hurst, TX 73301

G ☐ General partner or LLC member-manager ☒ Limited partner or other LLC member

H ☒ Domestic partner ☐ Foreign partner

I What type of entity is this partner? **Individual**

J If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

J Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit	35.000000 %	35.000000 %
Loss	35.000000 %	35.000000 %
Capital	35.000000 %	35.000000 %

K Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$ 7,280	\$ 0
Qualified nonrecourse financing	\$	\$
Recourse	\$ 0	\$ 46,293

L Partner's capital account analysis:

Beginning capital account \$	13,698
Capital contributed during the year \$	
Current year increase (decrease) \$	110,287
Withdrawals & distributions \$(78,750)
Ending capital account \$	45,235

☒ Tax basis ☐ GAAP ☐ Section 704(b) book
☐ Other (explain)

M Did the partner contribute property with a built-in gain or loss?
☐ Yes ☒ No

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

1 Ordinary business income (loss)	111,414	15 Credits	
2 Net rental real estate income (loss)			
3 Other net rental income (loss)		16 Foreign transactions	
4 Guaranteed payments	42,000		
5 Interest income	8		
6a Ordinary dividends			
6b Qualified dividends			
6c Dividend equivalents			
7 Royalties			
8 Net short-term capital gain (loss)		17 Alternative minimum tax (AMT) items	
9a Net long-term capital gain (loss)			
9b Collectibles (28%) gain (loss)			
9c Unrecaptured section 1250 gain		18 Tax-exempt income and nondeductible expenses	890
10 Net section 1231 gain (loss)		c	
11 Other income (loss)			
		19 Distributions	78,750
		A	
12 Section 179 deduction			
13 Other deductions	245	20 Other information	8
14 Self-employment earnings (loss)	0		
A			

*See attached statement for additional information.

For IRS Use Only

Can We Use Ordinary Income/Rental Income From K-1? Was There A Distribution? Was Liquidity Verified?

Fannie Mae Selling Guide

Selling Guide

Published March 6, 2019

[Guide Table of Contents](#)

B3-3.1-09: Other Sources of Income (12/04/2018)



This topic provides information on documenting and qualifying a borrower's income from sources other than wages and salaries, including:

Schedule K-1 Income ➤

Social Security Income ➤

Temporary Leave Income ➤

Tip Income ➤

Trust Income ➤

Unemployment Benefits Income ➤

VA Benefits Income ➤

Less Than 25% Ownership

Schedule K-1 Income

For borrowers who have less than 25% ownership of a partnership, S corporation, or limited liability company (LLC), ordinary income, net rental real estate income, and other net rental income reported on IRS Form 1065 or IRS Form 1120S, Schedule K-1 may be used in qualifying the borrower provided the lender can confirm the business has adequate liquidity to support the withdrawal of earnings. If the Schedule K-1 provides this confirmation, no further documentation of business liquidity is required.

The following table provides verification of income requirements for Schedule K-1 borrowers with less than 25% ownership of a partnership, an S corporation, or an LLC.

✓	Verification of Schedule K-1 Income
	If the Schedule K-1 reflects a documented, stable history of receiving cash distributions of income from the business consistent with the level of business income being used to qualify, then no further documentation of access to the income or adequate business liquidity is required. The Schedule K-1 income may then be included in the borrower's cash flow.
	If the Schedule K-1 does not reflect a documented, stable history of receiving cash distributions of income from the business consistent with the level of business income being used to qualify, then the lender must confirm the business has adequate liquidity to support the withdrawal of earnings. The lender may use discretion in the method used to confirm the business has adequate liquidity.
	<p>If the borrower has a two-year history of receiving "guaranteed payments to the partner" from a partnership or an LLC, these payments can be added to the borrower's cash flow.</p> <p>Note: An exception to the two-year requirement of receiving "guaranteed payments to the partner" is if a borrower has recently acquired nominal ownership in a professional services partnership (for example, a medical practice or a law firm) after having an established employment history with the partnership. In this situation, the lender may rely on the borrower's guaranteed compensation. This must be evidenced by the borrower's partnership agreement and further supported by evidence of current year-to-date income.</p>

Partnership K1

IRS Form 1065 - Partnership Income			2018
7	Schedule K-1 Form 1065 - Partner's Share of Income		
	a. Ordinary Income/Loss (Line 1)	+/-	111,414.00
	b. Net Rental Real Estate; Other Net Income (Loss) (Lines 2, 3)	+/-	
	c. Guaranteed Payments to Partner (Line 4)	+	

Rental Income - Partnership or S Corp

Form 8825 (Rev. December 2010) Department of the Treasury Internal Revenue Service		Rental Real Estate Income and Expenses of a Partnership or an S Corporation ▶ See instructions on back. ▶ Attach to Form 1065, Form 1065-B, or Form 1120S.				OMB No. 1545-1186	
Name		Employer identification number					
1 Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions. See page 2 to list additional properties.							
	Physical address of each property—street, city, state, ZIP code	Type—Enter code 1-8; see page 2 for list	Fair Rental Days	Personal Use Days			
A							
B							
C							
D							
		Properties					
Rental Real Estate Income		A	B	C	D		
2	Gross rents	2					
Rental Real Estate Expenses							
3	Advertising	3					
4	Auto and travel	4					
5	Cleaning and maintenance	5					
6	Commissions	6					
7	Insurance	7					
8	Legal and other professional fees	8					
9	Interest	9					
10	Repairs	10					
11	Taxes	11					
12	Utilities	12					
13	Wages and salaries	13					
14	Depreciation (see instructions)	14					
15	Other (list ▶)	15					
16	Total expenses for each property. Add lines 3 through 15	16					
17	Income or (loss) from each property. Subtract line 16 from line 2	17					
18a	Total gross rents. Add gross rents from line 2, columns A through H	18a					
18b	Total expenses. Add total expenses from line 16, columns A through H	18b					
19	Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities	19					
20a	Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1)	20a					
b Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed:							
(1) Name	(2) Employer identification number						
21	Net rental estate income (loss). Combine lines 18a through 20a. Enter the result here and on: ▶ Form 1065 or 1120S: Schedule K, line 2, or ▶ Form 1065-B: Part I, line 4	21					

For Paperwork Reduction Act Notice, see back of form. Cat. No. 10136Z Form **8825** (12-2010)

Fannie Mae Form 1039

FannieMae			
Rental Income Worksheet			
Business Rental Income from Investment Property(s): Qualifying Impact of Mortgaged Investment Property PITIA Expense			
Documentation Required:		Enter	Property Address
<ul style="list-style-type: none"> IRS Form 8825 (filed with either IRS Form 1065 or 1120S) OR Lease Agreement 			Property Address
Enter the mortgagee and the mortgage loan account number.		Enter	Mortgagee/ #
			Mortgagee/ #
Step 1. When using IRS Form 8825, determine the number of months the property was in service by dividing the Fair Rental Days by 30. If Fair Rental Days are not reported, the property is considered to be in service for 12 months unless there is evidence of a shorter term of service.			
Step 1. Result: The number of months the property was in service:		Result	
Step 2. Calculate monthly property cash flow using Step 2A: IRS Form 8825 OR Step 2B: Lease Agreement.			
Step 2 A. IRS Form 8825 (IRS Form 1065 or 1120S)			
A1	Enter gross rents received.	Enter	
A2	Subtract total expenses.	Subtract	
A3	Add back insurance expense.	Add	
A4	Add back mortgage interest paid.	Add	
A5	Add back tax expense.	Add	
A6	Add back homeowners' association dues. <i>This expense must be specifically identified on Form 8825 in order to add it back.</i>	Add	
A7	Add back depreciation expense or depletion.	Add	
A8	Add back any one-time extraordinary expense (e.g., casualty loss). There must be evidence of the nature of the one-time extraordinary expense.	Add	
	Equals adjusted rental income.	Total	
A9	Divide by the number of months the property was in service (Step 1 Result).	Divide	
	Equals adjusted monthly rental income.	Total	
A10	Subtract proposed PITIA (for subject property) or existing PITIA (for non-subject property).	Subtract	
Step 2A. Result: Monthly property cash flow:		Result	
Step 2 B. Lease Agreement			
<i>This method is used in certain circumstances (e.g., when the property was acquired subsequent to the most recent tax filing or the lender has justification for using a lease agreement).</i>			
B1	Enter the gross monthly rent (from the lease agreement). <i>For multi-unit properties, combine the monthly qualifying income of all rental units.</i>	Enter	
B2	Multiply gross monthly rent or market rent by 75% (.75). The remaining 25% accounts for vacancy loss, maintenance, and management expenses.	Multiply	x .75
	Equals adjusted monthly rents.	Total	
B3	Subtract proposed PITIA (for subject property) or existing PITIA (for non-subject property).	Subtract	
Step 2B. Result: Monthly property cash flow:		Result	
Step 3. Determine qualifying impact of the mortgaged investment property PITIA expense.			
If the result of Step 2A or 2B is negative, include this loss, not to exceed the monthly PITIA expense, in the debt-to-income ratio.			
If the result of Step 2A or 2B is positive, the full amount of the PITIA expense has been offset. Do not include it in the debt-to-income ratio.			
Important: This worksheet provides a means of calculating an offset to the monthly PITIA. To add any net income to the borrower's qualifying income, additional requirements apply (e.g., two-year history vs. one-year history). Refer to the Self-Employment Income topic in the Selling Guide.			
DU Data Entry	Monthly Income and Combined Housing Expenses	Mortgage Liabilities	Real Estate Owned
Subject Property	Enter the amount of the negative monthly property cash flow in "Subject Net Cash." If the monthly property cash flow is positive, enter \$0.00.	For refinance transactions, identify the mortgage as a subject property lien.	If REO Schedule is completed, confirm that the "Net Rental Income" field reflects either: <ul style="list-style-type: none"> the amount of the property cash flow if it is negative, or \$0.00 if the monthly property cash flow is positive.
Non-Subject Property	Enter the amount of the negative monthly property cash flow in "Net Rental." If the monthly property cash flow is positive, enter \$0.00.	Identify the mortgage as a rental property lien.	
<i>Refer to Rental Income topic in the Selling Guide for additional guidance.</i>			
Fannie Mae Form 1039		09.30.2014	

Partnership K-1

2	Net rental real estate income (loss)
3	Other net rental income (loss)

Schedule K-1 (Form 1065) 2018
Department of the Treasury Internal Revenue Service

For calendar year 2018, or tax year beginning / / 2018 ending / /

Partner's Share of Income, Deductions, Credits, etc.
▶ See back of form and separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number
23-1234567

B Partnership's name, address, city, state, and ZIP code
Dallas Designers LLC
1000 Mill Street Suite 500
Dallas, TX 25201

C IRS Center where partnership filed return
e-file

D ☐ Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number
XXX-XX-XXXX

F Partner's name, address, city, state, and ZIP code

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

1 Ordinary business income (loss) 111,414

2 Net rental real estate income (loss)

3 Other net rental income (loss)

4 Guaranteed payments 42,000

5 Interest income 8

6a Ordinary dividends

6b Qualified dividends

6c Dividend equivalents

7 Royalties

8 Net short-term capital gain (loss)

9a Net long-term capital gain (loss)

10 (26%) gain (loss)

11 Section 1250 gain

12 1231 gain (loss)

13 Other (loss)

14 Self-employment earnings (loss) 42,000

15 Credits

16 Foreign transactions

17 Alternative minimum tax (AMT) items

18 Tax-exempt income and nondeductible expenses 890

19 Distributions 78,750

20 Other information

245 A 8

K Partner's share of liabilities:

Beginning Ending

Nonrecourse \$ 7,280 \$ 0

Qualified nonrecourse financing \$ \$

Recourse \$ 0 \$ 46,293

L Partner's capital account analysis:

Beginning capital account \$ 13,698

Capital contributed during the year \$

Current year increase (decrease) \$ 110,287

Withdrawals & distributions \$(78,750)

Ending capital account \$ 45,235

☒ Tax basis ☐ GAAP ☐ Section 704(b) book

☐ Other (explain)

M Did the partner contribute property with a built-in gain or loss?

☐ Yes ☒ No

If "Yes," attach statement (see instructions)

For IRS Use Only

*See attached statement for additional information.

For Paperwork Reduction Act Notice, see instructions for Form 1065. www.irs.gov/Form1065 Cat. No. 11394R Schedule K-1 (Form 1065) 2018

IRS Form 1065 - Partnership Income			2018
7	Schedule K-1 Form 1065 - Partner's Share of Income		
	a. Ordinary Income/Loss (Line 1)	+/-	111,414.00
	b. Net Rental Real Estate; Other Net Income (Loss) (Lines 2, 3)	+/-	0.00
	c. Guaranteed Payments to Partner (Line 4)	+	

Partnership K-1

Schedule K-1 (Form 1065) Department of the Treasury Internal Revenue Service		2018	Final K-1	Amended K-1	OMB No. 1545-0123																						
For calendar year 2018, or tax year beginning / / 2018 ending / /		Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items																									
Partner's Share of Income, Deductions, Credits, etc. See back of form and separate instructions.		Part I Information About the Partnership																									
A Partnership's employer identification number 23-1234567		1 Ordinary business income (loss) 111,414 2 Net rental real estate income (loss) 3 Other net rental income (loss) 4 Guaranteed payments 42,000 5 Interest income 8 6a Ordinary dividends 6b Qualified dividends 6c Dividend equivalents 7 Royalties																									
B Partnership's name, address, city, state, and ZIP code Dallas Designers LLC 1000 Mill Street Suite 500 Dallas, TX 25201		8 Net short-term capital gain (loss) 9a Net long-term capital gain (loss) 9b Collectibles (28%) gain (loss) 9c Unrecaptured section 1250 gain 10 Net section 1231 gain (loss) 11 Other income (loss)																									
C IRS Center where partnership filed return e-file		12 Section 179 deduction 13 Other deductions 14 Self-employment earnings (loss) 42000																									
D <input type="checkbox"/> Check if this is a publicly traded partnership (PTP)		15 Credits 16 Foreign transactions 17 Alternative minimum tax (AMT) items 18 Tax-exempt income and nondeductible expenses 890 19 Distributions 78,750 20 Other information 8																									
E Partner's identifying number XXX-XX-XXXX		For IRS Use Only																									
F Partner's name, address, city, state, and ZIP code Mary Homeowner 7 Galloping Hill Road Dallas, TX 75432		See attached statement for additional information.																									
G <input type="checkbox"/> General partner or LLC member-manager <input checked="" type="checkbox"/> Limited partner or other LLC member H <input checked="" type="checkbox"/> Domestic partner <input type="checkbox"/> Foreign partner I1 What type of entity is this partner? Individual I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here <input type="checkbox"/>		Partner's share of profit, loss, and capital (see instructions): <table border="1"> <thead> <tr> <th></th> <th>Beginning</th> <th>Ending</th> </tr> </thead> <tbody> <tr> <td>Profit</td> <td>35.000000 %</td> <td>35.000000 %</td> </tr> <tr> <td>Loss</td> <td>35.000000 %</td> <td>35.000000 %</td> </tr> <tr> <td>Capital</td> <td>35.000000 %</td> <td>35.000000 %</td> </tr> </tbody> </table>					Beginning	Ending	Profit	35.000000 %	35.000000 %	Loss	35.000000 %	35.000000 %	Capital	35.000000 %	35.000000 %										
	Beginning	Ending																									
Profit	35.000000 %	35.000000 %																									
Loss	35.000000 %	35.000000 %																									
Capital	35.000000 %	35.000000 %																									
J Partner's share of liabilities: <table border="1"> <thead> <tr> <th></th> <th>Beginning</th> <th>Ending</th> </tr> </thead> <tbody> <tr> <td>Nonrecourse</td> <td>7,280 \$</td> <td>0 \$</td> </tr> <tr> <td>Qualified nonrecourse financing</td> <td></td> <td></td> </tr> <tr> <td>Recourse</td> <td>0 \$</td> <td>46,293 \$</td> </tr> </tbody> </table>			Beginning	Ending	Nonrecourse	7,280 \$	0 \$	Qualified nonrecourse financing			Recourse	0 \$	46,293 \$	K Partner's capital account analysis: <table border="1"> <tbody> <tr> <td>Beginning capital account</td> <td>13,698 \$</td> </tr> <tr> <td>Capital contributed during the year</td> <td></td> </tr> <tr> <td>Current year increase (decrease)</td> <td>110,287 \$</td> </tr> <tr> <td>Withdrawals & distributions</td> <td>78,750 \$</td> </tr> <tr> <td>Ending capital account</td> <td>45,235 \$</td> </tr> </tbody> </table>				Beginning capital account	13,698 \$	Capital contributed during the year		Current year increase (decrease)	110,287 \$	Withdrawals & distributions	78,750 \$	Ending capital account	45,235 \$
	Beginning	Ending																									
Nonrecourse	7,280 \$	0 \$																									
Qualified nonrecourse financing																											
Recourse	0 \$	46,293 \$																									
Beginning capital account	13,698 \$																										
Capital contributed during the year																											
Current year increase (decrease)	110,287 \$																										
Withdrawals & distributions	78,750 \$																										
Ending capital account	45,235 \$																										
L <input checked="" type="checkbox"/> Tax basis <input type="checkbox"/> GAAP <input type="checkbox"/> Section 704(b) book <input type="checkbox"/> Other (explain)		M Did the partner contribute property with a built-in gain or loss? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," attach statement (see instructions)																									

Partnership K-1

Before you give credit for the Guaranteed Payments, does this business appear to be capable of paying it in the future?

Could we look at the Balance Sheet again?

Schedule K-1 (Form 1065) 2018
 Department of the Treasury Internal Revenue Service
 For calendar year 2018, or tax year beginning / / 2018 ending / /

Partner's Share of Income, Deductions, Credits, etc. See back of form and separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number 23-1234567

B Partnership's name, address, city, state, and ZIP code
 Dallas Designers LLC
 1000 Mill Street Suite 500
 Dallas, TX 25201

C IRS Center where partnership filed return e-file

D ☐ Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number XXX-XX-XXXX

F Partner's name, address, city, state, and ZIP code
 Mary Homeowner
 7 Galloping Hill Road
 Dallas, TX 75432

G ☐ General partner or LLC member-manager ☒ Limited partner or other LLC member

H ☒ Domestic partner ☐ Foreign partner

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

1 Ordinary business income (loss)	111,414	15 Credits
2 Net rental real estate income (loss)		
3 Other net rental income (loss)		16 Foreign transactions
4 Guaranteed payments	42,000	
5 Interest income		
6a Ordinary dividends	8	
6b Qualified dividends		
6c Dividend equivalents		
7 Royalties		
8 Net short-term capital gain (loss)		17 Alternative minimum tax (AMT) items
9a Net long-term capital gain (loss)		
9b Collectibles (28%) gain (loss)		
9c Unrecaptured section 1250 gain		18 Tax-exempt income and nondeductible expenses
10 Net section 1231 gain (loss)		c 890
11 Other income (loss)		
		19 Distributions
		A 78,750
		20 Other information
		A 8
		245
		42000

10 Guaranteed payments to partners **10** 120,000

For IRS Use Only


Beginning capital account . . . \$ 13,698
 Capital contributed during the year . . . \$
 Current year increase (decrease) . . . \$ 110,287
 Withdrawals & distributions . . . \$ (78,750)
 Ending capital account . . . \$ 45,235

☒ Tax basis ☐ GAAP ☐ Section 704(b) book
☐ Other (explain)

M Did the partner contribute property with a built-in gain or loss?
☐ Yes ☒ No

*See attached statement for additional information.


Income Analysis Form 1084 - Section 8

8	Form 1065 - Adjustments to Business Cash Flow		
	a. Ordinary (Income) Loss from Other Partnerships (Line 4)	+/-	
	b. Nonrecurring Other (Income) or Loss (Lines 5, 6 & 7)	+/-	
	c. Depreciation (Line 16c, including 8825 Line 14)	+	
	d. Depletion (Line 17)	+	
	e. Amortization/Casualty (Review Attachment Related to Line 20*)	+	
	f. Mortgages or Notes Payable in Less than 1 Year (Schedule L, Line 16d**)	-	
	g. Non-deductible Travel and Entertainment Expenses (Schedule M-1, Line 4b)	-	
	Subtotal	=	\$ 0.00
	Percent Ownership (From Schedule K-1)		%
	Total Form 1065	=	\$ 0.00
	Total Partnership Income		\$ 153,414.00

Income Analysis Form 1084 - Section 8

a. Ordinary (Income) Loss from Other Partnerships (Line 4)	+/-
--	-----

4	Ordinary income (loss) from other partnerships, estates, and trusts (attach statement) . .	4	
---	--	---	--

8	Form 1065 - Adjustments to Business Cash Flow		
	a. Ordinary (Income) Loss from Other Partnerships (Line 4)	+/-	0.00
	b. Nonrecurring Other (Income) or Loss (Lines 5, 6 & 7)	+/-	
	c. Depreciation (Line 16c)	+	
	d. Depletion (Line 17)	+	
	e. Amortization/Casualty (Review Attachment Related to Line 20*)	+	
	f. Mortgages or Notes Payable in Less than 1 Year (Schedule L, Line 16d**)	-	
	g. Non-deductible Travel and Entertainment Expenses (Schedule M-1, Line 4b)	-	
	Subtotal	=	\$ 0.00

Income Analysis Form 1084 - Section 8

5	Net farm profit (loss) (attach Schedule F (Form 1040))	5	
6	Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)	6	4,531
7	Other income (loss) (attach statement)	7	

8	Form 1065 - Adjustments to Business Cash Flow		
	a. Ordinary (Income) Loss from Other Partnerships (<i>Line 4</i>)	+/-	0.00
	b. Nonrecurring Other (Income) or Loss (<i>Lines 5, 6 & 7</i>)	+/-	(4,531.00)
	c. Depreciation (<i>Line 16c, including 8825 Line 14</i>)	+	
	d. Depletion (<i>Line 17</i>)	+	
	e. Amortization/Casualty (<i>Review Attachment Related to Line 20*</i>)	+	
	f. Mortgages or Notes Payable in Less than 1 Year (<i>Schedule L, Line 16d**</i>)	-	
	g. Non-deductible Travel and Entertainment Expenses (<i>Schedule M-1, Line 4b</i>)	-	
	Subtotal	=	(\$ 4,531.00)
	Percent Ownership (From Schedule K-1)		%
	Total Form 1065	=	\$ 0.00
	Total Partnership Income		\$ 153,414.00

Income Analysis Form 1084 - Section 8

c. Depreciation (Line 16c)

+

16a	Depreciation (if required, attach Form 4562)	16a	4,076		
b	Less depreciation reported on Form 1125-A and elsewhere on return	16b		16c	4,076

8	Form 1065 - Adjustments to Business Cash Flow		
	a. Ordinary (Income) Loss from Other Partnerships (Line 4)	+/-	0.00
	b. Nonrecurring Other (Income) or Loss (Lines 5, 6 & 7)	+/-	(4,531.00)
	c. Depreciation (Line 16c, including 8825 Line 14)	+	4,076.00
	d. Depletion (Line 17)	+	
	e. Amortization/Casualty (Review Attachment Related to Line 20*)	+	
	f. Mortgages or Notes Payable in Less than 1 Year (Schedule L, Line 16d**)	-	
	g. Non-deductible Travel and Entertainment Expenses (Schedule M-1, Line 4b)	-	
	Subtotal	=	(\$ 455.00)
	Percent Ownership (From Schedule K-1)		%
	Total Form 1065	=	\$ 0.00
	Total Partnership Income		\$ 153,414.00

Income Analysis Form 1084 - Section 8

d. Depletion (Line 17)

+

17 Depletion (Do not deduct oil and gas depletion.)

17

IRS Form 1065 - Partnership Income			2018
7	Schedule K-1 Form 1065 - Partner's Share of Income		
	a. Ordinary Income/Loss (Line 1)	+/-	111,414.00
	b. Net Rental Real Estate; Other Net Income (Loss) (Lines 2, 3)	+/-	0.00
	c. Guaranteed Payments to Partner (Line 4)	+	42,000.00
8	Form 1065 - Adjustments to Business Cash Flow		
	a. Ordinary (Income) Loss from Other Partnerships (Line 4)	+/-	0.00
	b. Nonrecurring Other (Income) or Loss (Lines 5, 6 & 7)	+/-	(4,531.00)
	c. Depreciation (Line 16c, including 8825 Line 14)	+	4,076.00
	d. Depletion (Line 17)	+	0.00
	e. Amortization/Casualty (Review Attachment Related to Line 20*)	+	
	f. Mortgages or Notes Payable in Less than 1 Year (Schedule L, Line 16d**)	-	
	g. Non-deductible Travel and Entertainment Expenses (Schedule M-1, Line 4b)	-	
	Subtotal	=	(\$ 455.00)
	Percent Ownership (From Schedule K-1)		%
	Total Form 1065	=	\$ 0.00
	Total Partnership Income		\$ 153,414.00

Income Analysis Form 1084 - Section 8

e. Amortization/Casualty (Review Attachment Related to Line 20*)	+
--	---

20	Other deductions (attach statement)	20	Ste #2	348,222
----	---	----	--------	---------

The statement must be reviewed to determine if “other deductions” includes amortization and/or casualty losses. None have been identified in this return.

Income Analysis Form 1084 - Section 8

FORM 1065	OTHER DEDUCTIONS	STATEMENT 2
DESCRIPTION		AMOUNT
ADVERTISING		46,498
AMORTIZATION EXPENSE		2,330
AUTOMOBILE		19,639
BANK SERVICE CHARGES		17,951
CLIENT GIFTS		20
COMPUTER APPLICATIONS		12,568
COMPUTER EQUIPMENT		6,691
CONTINUING EDUCATION		1,021
EMPLOYEE SCREENING		6,988
INSURANCE		12,445
LEGAL AND PROFESSIONAL LICENSES AND PERMITS		21,934
MEALS AND ENTERTAINMENT		6,230
MISCELLANEOUS EXPENSE		2,543
MOVING EXPENSE		386
OFFICE SUPPLIES		227
PAYROLL PROCESSING		7,300
POSTAGE AND DELIVERY		17,760
RECRUITING COSTS		716
ROYALTIES		17,049
SECURITY		132,752
TELEPHONE AND INTERNET		773
UTILITIES		12,181
		2,220
TOTAL TO FORM 1065, LINE 20		348,222

Income Analysis Form 1084 - Section 8

20 Other deductions (attach statement) 20 Ste #2 348,222

e. Amortization/Casualty (Review Attachment Related to Line 20*) +

IRS Form 1065 - Partnership Income			2018
7	Schedule K-1 Form 1065 - Partner's Share of Income		
	a. Ordinary Income/Loss (Line 1)	+/-	111,414.00
	b. Net Rental Real Estate; Other Net Income (Loss) (Lines 2, 3)	+/-	0.00
	c. Guaranteed Payments to Partner (Line 4)	+	42,000.00
8	Form 1065 - Adjustments to Business Cash Flow		
	a. Ordinary (Income) Loss from Other Partnerships (Line 4)	+/-	0.00
	b. Nonrecurring Other (Income) or Loss (Lines 5, 6 & 7)	+/-	(4,531.00)
	c. Depreciation (Line 16c, including 8825 Line 14)	+	4,076.00
	d. Depletion (Line 17)	+	0.00
	e. Amortization/Casualty (Review Attachment Related to Line 20*)	+	2,330.00
	f. Mortgages or Notes Payable in Less than 1 Year (Schedule L, Line 16d**)	-	
	g. Non-deductible Travel and Entertainment Expenses (Schedule M-1, Line 4b)	-	
	Subtotal	=	\$ 1,875.00
	Percent Ownership (From Schedule K-1)		%
	Total Form 1065	=	\$ 0.00
	Total Partnership Income		\$ 153,414.00

Income Analysis Form 1084 - Section 8

f. Mortgages or Notes Payable in Less than 1 Year (*Schedule L, Line 16d***)

-

16 Mortgages, notes, bonds payable in less than 1 year

IRS Form 1065 - Partnership Income			2018
7	Schedule K-1 Form 1065 - Partner's Share of Income		
	a. Ordinary Income/Loss (<i>Line 1</i>)	+/-	111,414.00
	b. Net Rental Real Estate; Other Net Income (Loss) (<i>Lines 2, 3</i>)	+/-	0.00
	c. Guaranteed Payments to Partner (<i>Line 4</i>)	+	42,000.00
8	Form 1065 - Adjustments to Business Cash Flow		
	a. Ordinary (Income) Loss from Other Partnerships (<i>Line 4</i>)	+/-	0.00
	b. Nonrecurring Other (Income) or Loss (<i>Lines 5, 6 & 7</i>)	+/-	(4,531.00)
	c. Depreciation (<i>Line 16c, including 8825 Line 14</i>)	+	4,076.00
	d. Depletion (<i>Line 17</i>)	+	0.00
	e. Amortization/Casualty (<i>Review Attachment Related to Line 20*</i>)	+	2,330.00
	f. Mortgages or Notes Payable in Less than 1 Year (<i>Schedule L, Line 16d**</i>)	-	0.00
	g. Non-deductible Travel and Entertainment Expenses (<i>Schedule M-1, Line 4b</i>)	-	
	Subtotal	=	\$ 1,875.00
	Percent Ownership (From Schedule K-1)		%
	Total Form 1065	=	\$ 0.00
	Total Partnership Income		\$ 153,414.00

Income Analysis Form 1084 - Section 8

g. Non-deductible Travel and Entertainment Expenses
(Schedule M-1, Line 4b)

-

IRS Form 1065 - Partnership Income			2018
7	Schedule K-1 Form 1065 - Partner's Share of Income		
	a. Ordinary Income/Loss (Line 1)	+/-	111,414.00
	b. Net Rental Real Estate; Other Net Income (Loss) (Lines 2, 3)	+/-	0.00
	c. Guaranteed Payments to Partner (Line 4)	+	42,000.00
8	Form 1065 - Adjustments to Business Cash Flow		
	a. Ordinary (Income) Loss from Other Partnerships (Line 4)	+/-	0.00
	b. Nonrecurring Other (Income) or Loss (Lines 5, 6 & 7)	+/-	(4,531.00)
	c. Depreciation (Line 16c, including 8825 Line 14)	+	4,076.00
	d. Depletion (Line 17)	+	0.00
	e. Amortization/Casualty (Review Attachment Related to Line 20*)	+	2,330.00
	f. Mortgages or Notes Payable in Less than 1 Year (Schedule L, Line 16d**)	-	0.00
	g. Non-deductible Travel and Entertainment Expenses (Schedule M-1, Line 4b)	-	2,542.00
	Subtotal	=	(\$ 667.00)
	Percent Ownership (From Schedule K-1)		%
	Total Form 1065	=	\$ 0.00
	Total Partnership Income		\$ 153,414.00

Schedule M-1

Reconciliation of Income (Loss) per B

Note: The partnership may be required to file

1	Net income (loss) per books	315,109
2	Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):	
3	Guaranteed payments (other than health insurance)	120,000
4	Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 16p (itemize):	
	a Depreciation \$	
	b Travel and entertainment \$ 2,542	2,542
5	Add lines 1 through 4	437,651

% of Ownership

J Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit	35.000000 %	35.000000 %
Loss	35.000000 %	35.000000 %
Capital	35.000000 %	35.000000 %

Schedule K-1 (Form 1065) 2018
 Department of the Treasury Internal Revenue Service
 For calendar year 2018, or tax year beginning / / 2018 ending / /

Partner's Share of Income, Deductions, Credits, etc.
 ▶ See back of form and separate instructions.

Part I Information About the Partnership

A Partnership's employer identification number
23-1234567

B Partnership's name, address, city, state, and ZIP code
Dallas Designers LLC
1000 Mill Street Suite 500
Dallas, TX 25201

C IRS Center where partnership filed return
e-file

D ☐ Check if this is a publicly traded partnership (PTP)

Part II Information About the Partner

E Partner's identifying number
XXX-XX-XXXX

F Partner's name, address, city, state, and ZIP code
Mary Homeowner
7 Galloping Hill Road
Dallas, TX 75432

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

1 Ordinary business income (loss)	15 Credits
2 Net rental real estate income (loss)	
3 Other net rental income (loss)	16 Foreign transactions
4 Guaranteed payments	
5 Interest income	
6a Ordinary dividends	
6b Qualified dividends	
6c Dividend equivalents	
7 Royalties	
8 Net short-term capital gain (loss)	17 Alternative minimum tax (AMT) items
9a Net long-term capital gain (loss)	
9b Collectibles (28%) gain (loss)	
9c Unrecaptured section 1250 gain	18 Tax-exempt income and nondeductible expenses
10 Net section 1231 gain (loss)	c 890
11 Other income (loss)	
	19 Distributions
	A 78,750
12 Section 179 deduction	20 Other information
13 Other deductions	
A 245	A 8
14 Self-employment earnings (loss)	
A 42000	

L Partner's capital account analysis:

Beginning capital account	\$ 13,698
Capital contributed during the year	\$
Current year increase (decrease)	\$ 110,287
Withdrawals & distributions	\$ (78,750)
Ending capital account	\$ 45,235

☒ Tax basis ☐ GAAP ☐ Section 704(b) book
☐ Other (explain)

M Did the partner contribute property with a built-in gain or loss?
☐ Yes ☒ No
 If "Yes," attach statement (see instructions)

For IRS Use Only

*See attached statement for additional information.

For Paperwork Reduction Act Notice, see instructions for Form 1065. www.irs.gov/Form1065 Cat. No. 11394R Schedule K-1 (Form 1065) 2018

1065 Summary

8	Form 1065 - Adjustments to Business Cash Flow		
	a. Ordinary (Income) Loss from Other Partnerships (<i>Line 4</i>)	+/-	0.00
	b. Nonrecurring Other (Income) or Loss (<i>Lines 5, 6 & 7</i>)	+/-	(4,531.00)
	c. Depreciation (<i>Line 16c, including 8825 Line 14</i>)	+	4,076.00
	d. Depletion (<i>Line 17</i>)	+	0.00
	e. Amortization/Casualty (<i>Review Attachment Related to Line 20*</i>)	+	2,330.00
	f. Mortgages or Notes Payable in Less than 1 Year (<i>Schedule L, Line 16d**</i>)	-	0.00
	g. Non-deductible Travel and Entertainment Expenses (<i>Schedule M-1, Line 4b</i>)	-	2,542.00
	Subtotal	=	(\$ 667.00)
	Percent Ownership (From Schedule K-1)		35.00 %
	Total Form 1065	=	(\$ 233.45)
	Total Partnership Income		\$ 153,180.55

Self-Employment Fannie Mae

Analysis of Borrower's Business Income

When a borrower is relying upon self-employed income to qualify for a mortgage and the requirements that permit the lender to waive business tax returns are not met, the lender must prepare a written evaluation of its analysis of the borrower's business income. The lender must evaluate the borrower's business through its knowledge of other businesses in the same industry to confirm the stability of the borrower's business income and estimate the potential for long-term earnings.

The purpose of this analysis is to:


- consider the recurring nature of the business income, including identification of pass-through income that may require additional evaluation;
- measure year-to-year trends for gross income, expenses, and taxable income for the business;
- determine (on a yearly or interim basis) the percentage of gross income attributed to expenses and taxable income; and
- determine a trend for the business based on the change in these percentages over time.

The lender may use Fannie Mae's *Comparative Income Analysis* ([Form 1088](#)) or any other method of trend analysis that enables it to determine a business's viability, as long as the method used fairly presents the viability of the business and results in a degree of accuracy and a conclusion that is comparable to that which would be reached by use of Form 1088.

A copy of the written analysis and conclusions must be retained in the individual mortgage file.

Fannie Mae 2018 Selling Guide B3-3.2-01, Underwriting Factors And Documentation For A Self-Employed Borrower (12/04/2018)

Form 1088 Trend Analysis



Comparative Income Analysis

Borrower Name

Company Name

General Instructions: This Form is to be used to compare the borrower's business over a period of years. Each term is defined as follows:

Gross Income: Gross receipts or Sales (-) Returns and Allowances
Expenses: Cost of goods sold (+) Total deductions
Taxable Income: from
 IRS Form 1040, Schedule C = Net Profit or Loss (Sole Proprietorship)
 IRS Form 1065 = Ordinary Income or Loss (Partnership)
 IRS Form 1120(S) = Ordinary Income or Loss (S Corporation)
 IRS Form 1120 = Taxable Income (Corporation)

Calculation Instructions: Determine year-to-year trends in gross income, expenses, and taxable income as described below.

Gross Income
 Step 1. Enter the gross income figure from each year's statement where indicated.
 Step 2. Determine the percentage change in gross income from one year to the next by
 (a) calculating the dollar difference between the two years, and then
 (b) dividing the dollar difference by the previous year's gross income.
 Enter the percentage of increase or decrease where indicated. Be sure to indicate a + (plus) or - (minus) sign.

Year

Gross Income 100%

% Change (+) or (-) % change**

Year

Gross Income 100%

% Change (+) or (-) % change**

Year

Gross Income 100%

% Change (+) or (-) % change**

Expenses
 Step 1. Enter the expense income figure from each year's statement where indicated.
 Step 2. Determine what percentage expenses are of gross income by dividing the expense amount by the dollar amount of gross income for each year. Enter the results where indicated.
 Step 3. Determine the percentage change in expenses from one year to the next by
 (a) calculating the dollar difference between the two years, and then
 (b) dividing the dollar difference by the previous year's expenses.
 Enter the percentage of increase and decrease where indicated. Be sure to indicate a + (plus) or - (minus) sign.

Year

Expenses %

% Change (+) or (-) % change**

Year

Expenses %

% Change (+) or (-) % change**

Year

Expenses %

% Change (+) or (-) % change**


*The expenses and taxable income each period as a percentage of gross income for that period.
 **The percentage change for each item from the previous period.

Page 1

Quick Reference Guide: Fannie Mae's Comparative Income Analysis Form (Form 1088)

Fannie Mae's Comparative Income Analysis Form (Form 1088) leads the lender through the calculation of percentage increases (or decreases) in gross income, expenses and taxable income, as well as taxable income trend.

This form can be used with any business return, including Sole Proprietor (IRS Form 1040, Schedule C or C-EZ), Partnership (IRS Form 1065), S-Corp (IRS Form 1120S) and Corporate (IRS Form 1120). The guide below shows the line numbers for each form where the information can be found



Comparative Income Analysis

Borrower Name

Company Name

General Instructions: This form is to be used to compare the borrower's business over a period of years. Each item is as follows:
 Gross Income = Gross receipts or Sales (-) Returns and Allowances; Expenses = Cost of goods sold (+) Total Deductions
 Taxable Income from
 Schedule C = Net Profit or Loss (Sole Proprietorship); Form 1065 = Ordinary Income or Loss (Partnership);
 Form 1120 = Taxable Income (Corporation); Form 1120(S) = Taxable Income (S Corporation)

Calculation Instructions: Determine year-to-year trends in gross income, expenses, and taxable income as described below.

Gross Income
 Step 1. Enter the gross income figure from each year's statement where indicated.
 Step 2. Determine the percentage change in gross income from one year to the next by --
 • calculating the dollar difference between the two years; and
 • dividing the dollar difference by the previous year's gross income.
 Enter the percentage of increase or decrease where indicated. Be sure to indicate + or --.

Gross Income \$ 100% \$ 100% \$ 100%

% change (+) (-) %** (+) (-) %** (+) (-) %**

Form	2015, -14, -13 & -12 Line
Sched C	3
C-EZ	1
P/T	1c
S-Corp	1c
Corp	1c

Expenses
 Step 1. Enter the expense income figure from each year's statement where indicated.
 Step 2. Determine what percentage expenses are of gross income by dividing the expense amount by the dollar amount of gross income for each year. Enter the results where indicated.
 Step 3. Determine the percentage change in expenses from one year to the next by --
 • calculating the dollar difference between the two years; and
 • dividing the dollar difference by the previous year's expenses.
 Enter the percentage of increase and decrease where indicated. Be sure to indicate + or --.

Expenses \$ %* \$ %* \$ %*

% change (+) (-) %** (+) (-) %** (+) (-) %**

Form	2015, -14, -13 & -12 Line
Sched C	4 + 28
C-EZ	2
P/T	2 + 21
S-Corp	2 + 20
Corp	2 + 27

Taxable Income
 Step 1. Enter the taxable income figure from each year's statement where indicated.
 Step 2. Determine what percentage taxable income is of gross income by dividing the dollar amount of taxable income by the dollar amount of gross income. Enter the results where indicated.
 Step 3. Determine the percentage change in taxable income from one year to the next by --
 • calculating the dollar difference between the two years; and
 • dividing the dollar difference by the previous year's taxable income.
 Enter the percentage of increase or decrease where indicated. Be sure to indicate + or --.

Taxable Income \$ %* \$ %* \$ %*

% change (+) (-) %** (+) (-) %** (+) (-) %**

Form	2015, -14, -13 & -12 Line
Sched C	31
C-EZ	3
P/T	22
S-Corp	21
Corp	30

* The expenses and taxable income each period as a percentage of gross income for that period.
 ** The percentage change for each item from the previous period.
 The Taxable Income Trend is ☐ increasing ☐ level ☐ decreasing.

Fannie Mae
Form 1088 July 98

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Fannie Mae Form 1084 Calculator (2017-2018)

Calculate and analyze cash flow to help you complete Fannie Mae form 1084. **UPDATED**



Freddie Mac Form 91 Calculator (2017-2018)

Quick reference guide and income analysis for Freddie Mac Form 91. **UPDATED**



Freddie Mac Form 92 Calculator (2017-2018)

Form 92 Net Rental Income Calculation - Schedule E. **UPDATED**



Schedule Analysis Method (SAM) Calculator (2016-2017)

Calculate qualifying income from tax returns.



Rental Income Calculator (2017-2018)

Assists in calculating rental income from IRS form 1040 Schedule E. **UPDATED**



Current Ratio - Liquidity Calculator (2017-2018)

Calculate working capital liquidity against current liabilities. **UPDATED**



Quick Ratio - Liquidity Calculator (2017-2018)

Calculate an organization's liquidity against current liabilities. **UPDATED**



Fannie Mae Rental Guide (Calculator 1037)

Use this worksheet to calculate qualifying rental income for Fannie Mae Form 1037 (Principal Residence, 2- to 4-unit Property)



Fannie Mae Rental Guide (Calculator 1038)

Worksheet for calculating qualifying rental income for Fannie Mae Form 1038 (Individual Rental Income from Investment Property)



Fannie Mae Rental Guide (Calculator 1039)

Calculate qualifying rental income for Fannie Mae Form 1039 (Business Rental Income from Investment Property)



Fannie Mae Form 1088 Cheat Sheet (2017-2018)

Use this quick reference guide for Fannie Mae's Comparative Analysis Form (Form 1088). **UPDATED**



Fannie Mae Comparative Analysis Form 1088 (2017-2018)

Calculate increases/decreases in gross income, expenses and taxable income. **UPDATED**

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