

YOU-CENTRIC SOLUTIONS THAT MATTER



## **Objective**

Understand the meaning of "Self Employed"

Discuss Who Would Complete a Schedule F

Learn to use Fannie Mae's 1084 Cash Flow Analysis Form to calculate supportable income using tax returns.

**Complete Section 6 of the 1084** 

Review Schedule F



## Schedule F - Profit or Loss From Farming

3 Major Types of Income Reported

on a Schedule F

- Crops
- Animal Production
- Forestry & Logging

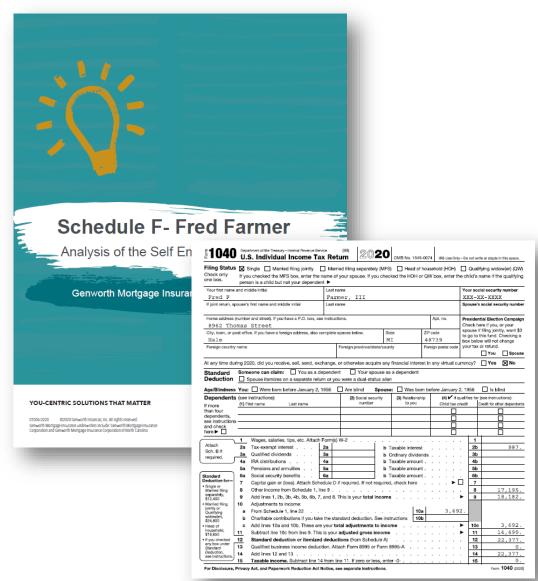
Filing Status	<b>M</b>	Single Married filing jointly	□ Marr	ied filing sengrately (	MES	. ☐ Head of I	house	shold (HOH)	Qual	ifvina wide	owler) (OW)
Check only		u checked the MFS box, enter the				_					
one box.		on is a child but not your depender		,,				2004 00000			- quantificaç
Your first name	and m	ddle Initial	Last n	ame					Your soc	dal securit	y number
Fred F			Far	mer, III					XXX-2	(X-XXX	X
If joint return, sp	ouse's	s first name and middle initial	Last no	ame					Spouse's	s social sec	curity numbe
		er and street). If you have a P.O. box, see	e instruct	tions.				Apt. no.			on Campaig
8962 Tho							700	- 1-		ere if you, f filing join	or your tly, want \$3
Hale	ost om	ce. If you have a foreign address, also o	omplete	spaces below.	Sta		ZIP o	739	to go to	this fund.	Checking a
Foreign country	nama		$\overline{}$	Foreign province/state		_	-			w will not or refund.	change
roragirousiny	11001100			r orangii provincaraussa	COUL	· y	1000	gr posise code	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	You	Spous
At any time du	ring 20	020, did you receive, sell, send, exc	hanne	or otherwise acquire	amv	financial intere	et in :	any virtual cur	rancu?	□Yes	⊠ No
	_	eone can claim: You as a de					a. III	arry virtual car	i onoy i		Δ.40
Standard Deduction	_	Spouse itemizes on a separate retu									
		_		_	aner	_					
Age/Blindness	You	Were born before January 2,	1956	Are blind Sp	ouse	: Was bor	n bef	ore January 2	, 1956	ls bl	ind
Dependents				(2) Social security	у	(3) Relationsh to you	ip			(see instru	
If more than four	(1) ⊢	irst name Last name		number		to you	$\dashv$	Child tax on	edit		ner dependen
dependents,	_						$\dashv$	<del></del> -			<del>]</del>
see instructions and check							$\dashv$	ᅲ			┪
here ►	_						$\dashv$	<del>_ </del>			┪
=	1	Wages, salaries, tips, etc. Attach	Form(s)	W-2					1	<del></del>	
Attach	2a	Tax-exempt interest	2a		ЬΤ	axable interest			2b		987.
Sch. B if required.	3a	Qualified dividends	3a		ьс	Ordinary divider	nds .		3b		
required.	4a	IRA distributions	4a		bТ	axable amount	t		4b		
$\overline{}$	5a	Pensions and annuities	5a		bΤ	axable amount	١		5b		
=			6a		h T	axable amount	t	<u>-</u>	6b		
Standard Destrotion for	6a	Social security benefits								ı	
Deduction for— Single or	6a 7	Capital gain or (loss). Attach Sche	edule D		uired			▶∟	· -	_	
Deduction for-	6a 7 8	Capital gain or (loss). Attach Sche Other income from Schedule 1, lin	edule D ne 9 .		uired		: :	▶∟	8	_	
Deduction for— Single or Married filing separately, \$12,400	6a 7 8 9	Capital gain or (loss). Attach Sche Other income from Schedule 1, lin Add lines 1, 2b, 3b, 4b, 5b, 6b, 7,	edule D ne 9 .		uired			►L	_	_	
Deduction for— Single or Married filing separately, \$12,400 Married filing jointly or	6a 7 8 9	Capital gain or (loss). Attach Sche Other income from Schedule 1, lir Add lines 1, 2b, 3b, 4b, 5b, 6b, 7, Adjustments to income:	edule D ne 9 . and 8.	This is your total inc	uired		 		8 9	_	
Deduction for— Single or Married filing separately, \$12,400 Married filing jointly or Qualifying widowler!,	6a 7 8 9 10	Capital gain or (loss). Attach Scho Other income from Schedule 1, lir Add lines 1, 2b, 3b, 4b, 5b, 6b, 7, Adjustments to income: From Schedule 1, line 22	edule D ne 9 . and 8.	This is your total inc	uired  ome	10	_	3,692	8 9	_	
Deduction for— Single or Married filing separately, \$12,400 Married filing jointly or Qualifying widowlerl, \$24,800	6a 7 8 9 10 8 b	Capital gain or (loss). Attach Sche Other income from Schedule 1, lin Add lines 1, 2b, 3b, 4b, 5b, 6b, 7, Adjustments to income: From Schedule 1, line 22 Charitable contributions if you take	edule D ne 9 . and 8.	This is your total inc	ome	. 10s	_		9	1	18,182.
Deduction for— Single or Married filing separately, \$12,400 • Married filing jointly or Cualifying widow(er), \$24,800 • Head of household,	6a 7 8 9 10	Capital gain or (loss). Attach Sche Other income from Schedule 1, lir Add lines 1, 2b, 3b, 4b, 5b, 6b, 7, Adjustments to income: From Schedule 1, line 22 Charitable contributions if you take Add lines 10a and 10b. These are	edule D ne 9 . and 8.	This is your total inc	ome	10structions 10tme	_	3,692	8 9	1	3,692.
Deduction for— Single or Married filing separately, \$12,400 Married filing jointly or Cusilfying widowlerl, \$24,800 Hoasehold, \$18,650 If you checked	6a 7 8 9 10 a b	Capital gain or (loss). Attach Sche Other income from Schedule 1, lin Add lines 1, 2b, 3b, 4b, 5b, 6b, 7, Adjustments to income: From Schedule 1, line 22 Charitable contributions if you take	edule D ne 9 . and 8. e the sta your to	This is your total inc indard deduction. Sec tal adjustments to adjusted gross inc	ome	10structions 10tme	_	3,692	8 9	1	3,692. 14,490.
Deduction for— Single or Married filing separately, \$12,400 • Married filing jointly or Cualifying widow(er), \$24,800 • Head of household,	6a 7 8 9 10 a b c	Capital gain or (loss). Attach Sche Other income from Schedule 1, lir Add lines 1, 2b, 3b, 4b, 5b, 6b, 7, Adjustments to income: From Schedule 1, line 22 Charitable contributions if you take Add lines 10a and 10b. These are Subtract line 10c from line 9. This	edule D ne 9 . and 8. e the sta your to s is your	This is your total inc andard deduction. Ser tal adjustments to adjusted gross inc tions (from Schedule	ome instincor ome A)	10structions 10true	_	3,692	8 9 1000	1	3,692. 14,490. 22,377.
Deduction for— Single or Married filing separately, \$12,400  Married filing jointly or Cusifying widow(er), \$24,800  Hoad of household, \$18,650  If you checked any box under	6a 7 8 9 10 a b c 11	Capital gain or (loss). Attach Sche Other income from Schedule 1, lit Add lines 1, 2b, 3b, 4b, 5b, 6b, 7, Adjustments to income: From Schedule 1, line 22 Charitable contributions if you take Add lines 10a and 10b. These are Subtract line 10c from line 9. This Standard deduction or itemized	edule D ne 9 . and 8. e the sta your to is your to deduction. Att	This is your total inc andard deduction. Ser tal adjustments to i adjusted gross inci- tions (from Schedule ach Form 8995 or For	ome instincor ome A)	10structions 10true	_	3,692	8 9 10c 11 12	1	3,692. 14,490. 22,377.



#### The Tax Return...

Fred Farmer III runs Little Bo Peep Sheep and Goat Farm.

His sole business income is reported on a Schedule F.





#### The Tax Return...

Always review the Tax Return or the 4506C for any activity reported online #7a.

Other income from Schedule 1, line 9 . . . . . .

Review Line 8 to determine if a

Filing Status Check only one box.	Single Married filing jointly  If you checked the MFS box, enter the na person is a child but not your dependent	ame of your spouse. If you o	_			
Your first name	and middle initial	Last name			Your social se	curity numbe
Fred F		Farmer, III			XXX-XX-X	
If joint return, sp	ouse's first name and middle initial	Last name			Spouse's socia	al security nur
	number and street). If you have a P.O. box, see	instructions.		Apt. no.	Presidential E Check here if	
	mas Street		State	ZIP code	spouse if filing	
Hale	ost office. If you have a foreign address, also co	mpiete spaces below.	MI	48739	to go to this fi	und. Checking
Foreign country	parra	Foreign province/state/		Foreign postal code	box below will your tax or ref	
. Sraigh coontry		r oreign province seems	- County	- starger position code	you un or 10	
At any time du	ing 2020, did you receive, sell, send, exch	nange, or otherwise acquire	any financial intere	st in any virtual cu	rrency?	Yes ⊠ No
-	1 Wages, salaries, tips, etc. Attach F 2a Tax-exempt interest	(2) Social security number		Child tax e	ualifies for (see i	Is blind instructions): for other dependent in the second
		8	1 1	17,195		
	6a Social security benefits   6	6a	b Taxable amoun		. 6b	
Standard Destruction for						
Deduction for— • Single or	7 Capital gain or (loss). Attach Sched		uired, check here	▶[	7	
Single or     Married filing	7 Capital gain or (loss). Attach Scheo 8 Other income from Schedule 1, line	e9			. 8	
• Single or Married filing separately, \$12,400	7 Capital gain or (loss). Attach Sched 8 Other income from Schedule 1, line 9 Add lines 1, 2b, 3b, 4b, 5b, 6b, 7, a	e9				
Single or     Married filing separately, \$12,400     Married filing jointly or	7 Capital gain or (loss). Attach Schet 8 Other income from Schedule 1, line 9 Add lines 1, 2b, 3b, 4b, 5b, 6b, 7, 4 10 Adjustments to income:	e 9	ome		. 8	
Deduction for—  • Single or Married filing separately, \$12,400  • Married filing jointly or Qualifying widow(er),	7 Cepital gain or (loss). Attach Schec 6 Other income from Schedule 1, line 9 Add lines 1, 2b, 3b, 4b, 5b, 6b, 7, 1 10 Adjustments to income: a From Schedule 1, line 22	e 9	ome		. 8	
• Single or Married filing separately, \$12,400 • Married filing jointly or Qualifying	7 Capital gain or (loss). Attach Schet 8 Other income from Schedule 1, line 9 Add lines 1, 2b, 3b, 4b, 5b, 6b, 7, 4 10 Adjustments to income:	e 9	ome 10		. 8	18,182
Deduction for—  • Single or Married filing separately, \$12,400  • Married filing jointly or Qualifying widow(er), \$24,800	7 Capital gain or (loss). Attach Sched 8 Other income from Schedule 1, lim 9 Add lines 1, 2b, 3b, 4b, 5b, 6b, 7, 1 0 Adjustments to income: a From Schedule 1, line 22 b Charitable contributions if you take	e 9	ome 10		. 8 > 9	18,18
Deduction for—  • Single or Married filing separately, \$12,400  • Married filing jointly or Custifying widowler!, \$24,800  • Head of household	7 Capital gain or (loss). Attach Schet 8 Other income from Schedule 1, line 9 Add lines 1, 2b, 3b, 4b, 5b, 6b, 7, 4 1 Adjustments to income: a From Schedule 1, line 22 b Charitable contributions if you take c Add lines 10a and 10b. These are	e 9 . and 8. This is your total inco- the standard deduction. See your total adjustments to i	ome 10		. 8 > 9	3,693 14,499
Deduction for—  • Single or Married filing separately, \$12,400  • Married filing jointly or Custifying widowler!, \$24,800  • Head of household	7 Capital gain or (loss). Attach Schet 8 Other income from Schedule 1, line 9 Add lines 1, 2b, 3b, 4b, 5b, 6b, 7, 4 1 Adjustments to income: a From Schedule 1, line 22 b Charitable contributions if you take c Add lines 10a and 10b. These are	e 9 . and 8. This is your total inco- the standard deduction. See your total adjustments to i	ome 10		. 8 > 9	17,199 18,183 3,692 14,490 22,37
Deduction for—  Single or Married filing separately, \$12,400  Married filing jointly or Ousliving widowleri, \$24,800  + Hoad of household	7 Capital gain or (loss). Attach Sched 8 Other income from Schedule 1, lim 9 Add lines 1, 2b, 3b, 4b, 5b, 6b, 7, 1 0 Adjustments to income: a From Schedule 1, line 22 b Charitable contributions if you take	e 9 . and 8. This is your total inco- the standard deduction. See your total adjustments to i	ome 10		. 8 > 9	3,692 14,490 22,37



#### The Tax Return...

Always review the Tax Return or the 4506C for any activity reported on Schedule 1

Form Departm	Additional Income and Adjustments to Income  Additional Income and Adjustments to Income  Attach to Form 1040, 1040-SR, or 1040-NR.  Bewenus Service  Go to www.irs.gov/Form1040 for instructions and the latest information.		Att	20 <b>20</b>
lame	(s) shown on Form 1040, 1040-SR, or 1040-NR	our socia	ıl se	quence No. <b>01</b> curity number KX
Pai	Additional Income			
1	Taxable refunds, credits, or offsets of state and local income taxes	1		
2a	Alimony received	2	а	
b	Date of original divorce or separation agreement (see instructions) ▶			
3	Business income or (loss). Attach Schedule C	3	3	
4	Other gains or (losses). Attach Form 4797	4		
5	Rental real estate, royalties, partnerships, S corporations, trusts, etc. Attach Schedu	le E 5	<u> </u>	
6	Farm income or (loss). Attach Schedule F	6	;	17,195
7	Unemployment compensation	7		
8	Other income. List type and amount ▶	8	3	
9	Combine lines 1 through 8. Enter here and on Form 1040, 1040-SR, or 1040-line 8			17,195

Review Line 6 to determine if a Schedule F has been filed



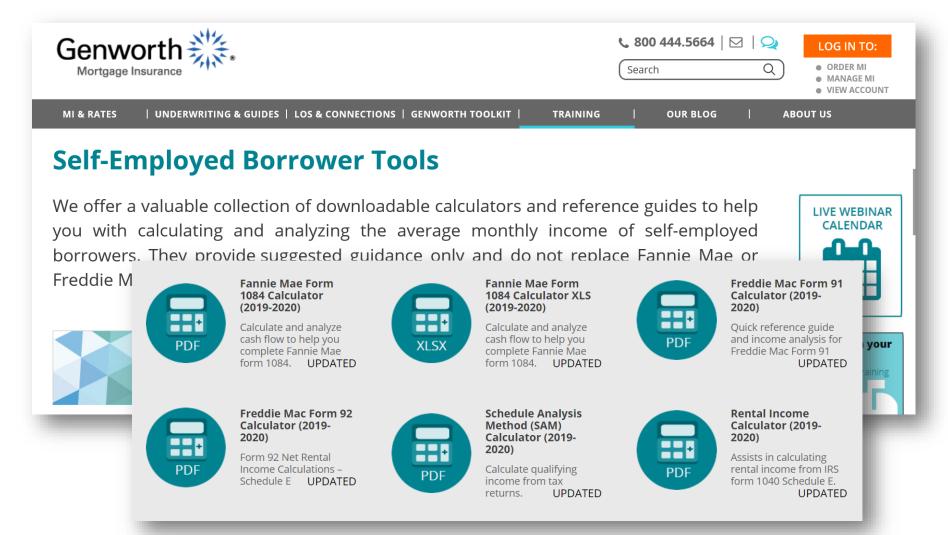
#### Tay Poturn

	e rax Return						
		SCHEDULE F		Profit or Loss From	m Farming		OMB No. 1545-0074
		(Form 1040)	► Attach to Form 1040, Form 1040-SR, Form 1040-NR, Form 1041, or Form 1			100E	2020
		Department of the Treasury Internal Revenue Service (99)		m 1040, Form 1040-SR, Form 1 v.irs.gov/ScheduleF for instruct			Attachment Sequence No. 14
		Name of proprietor					curity number (SSN)
		Fred F Farmer,					X-XXX
<b>\                                    </b>	vave ravious the Tax Daturn or	A Principal crop or acti Sheep & goats	ivity	B Enter code from Part IV  ▶ 1 1 2 4 0	C Accounting metho		er ID number (EIN) (see instr.)
<b>11</b>	vays review the Tax Return or		articipate" in the operatio	n of this business during 2020? In			losses X Yes No
				ld require you to file Form(s) 1099			. Yes X No
ha	4506C for any activity		vill you file required Form	(-)			. Yes No
	TOOO IOI ally activity		come — Cash Method. ck and other resale items	Complete Parts I and II. (Acc	crual method. Complete	Parts II and III, 54,800.	, and Part I, line 9.)
			asis of livestock or other it	,,,	1b	20,677.	
er	oorted on Schedule F		from line 1a				1c 34,123.
	ortoa orr corroadio r		k, produce, grains, and o				2 37,222.
			tributions (Form(s) 1099-F gram payments (see instru				3b 3,000. 4b 4,000.
				ns reported under election			5a
			ited		5c Taxable amou	nt	5c
				p disaster payments (see instruct	1		
		a Amount received	d in 2020 fer to 2021 is attached, ch	6a	6b Taxable amou		6b 6d
			achine work) income .		_ od Anodik delen		7
		8 Other income, in	ncluding federal and state	gasoline or fuel tax credit or refu	ind (see instructions)	]	8
				ht column (lines 1c, 2, 3b, 4b, 5 art III, line 50. See instructions .	ia, 5c, 6b, 6d, 7, and 8). I	f you use the	70 345
				ccrual Method. Do not inclu	de personal or living exp	enses. See ins	9 78,345. structions.
			ick expenses (see	23	Pension and profit-sharing		23
			so attach Form 4562	10 2,880. 24	Rent or lease (see instruc		
			penses (see instructions)	11 301. a	Vehicles, machinery, equ Other (land, animals, etc.		24a 24b
		13 Custom hire (ma		13 8,977. 25	Repairs and maintenance		25 7,114.
		14 Depreciation and	d section 179 expense	26	Seeds and plants	]	26
				14 1,351. 27	Storage and warehousing	g	27
		15 Employee benef	fit programs other than	28	Supplies		28 8,144. 2,476.
_	F						5,008.
6	Farm income or (loss). Attach Schedule F				6	17,1	95. 3,988.
	· · ·	19 Gasolino fuel a	and ail	19 2,002. a	Legal Fees		32a 4,766.
		20 Insurance (other	r than health)	20 2,999. b	4-H Membership	,	32b 700.
		21 Interest (see inst	tructions):	c			32c
		a Mortgage (paid t		21a d			32d 32e
		b Other		21b e			
34	Net farm profit or (loss). Subtract line 33 from line 9				. 34	1	17,195.
	If a profit, stop here and see instructions for where to report. If a loss,	complete lines	s 35 and 36.		-		
	, . ,	30 Neserveu for fue	ure use.	ment in this activity and see instr	uctions for where to report	your loss:	
		a All investmen		Some investment is not at		,	
		For Paperwork Reduct	tion Act Notice, see the	separate instructions. BAA	REV 02/15/21 TTW	Sch	edule F (Form 1040) 2020

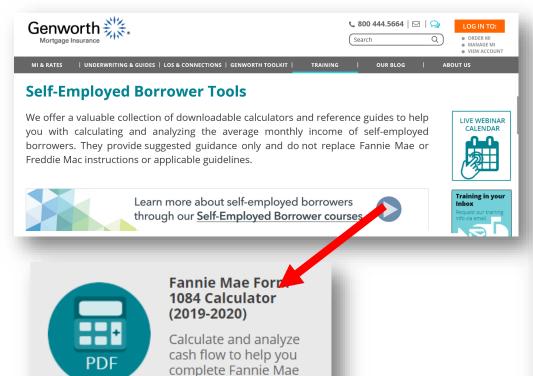
Review Line 34 to determine if just 1 Schedule F has been filed



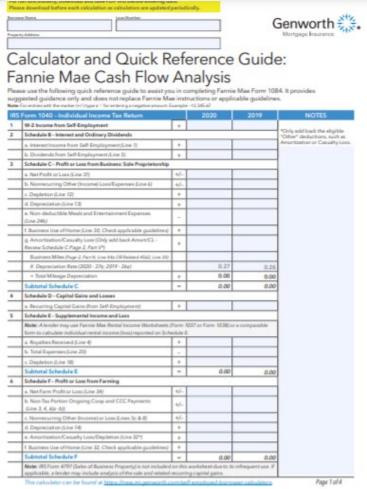
#### Income Worksheets/Calculator



#### Income Worksheets/Calculator



form 1084. UPDATED





#### Fannie Mae's Form 1084 Or Freddie Mac's Form 91

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	=	0.00	0.00						

This calculator can be found at <a href="https://new.mi.genworth.com/self-employed-borrower-calculators">https://new.mi.genworth.com/self-employed-borrower-calculators</a>.

	Schedule F – Profit or Loss from Farming (Chapter 5304)		2020	2019	NOTES
	Net Farm Profit of Loss (Line 34)	+/-			
	Non-taxable portion of recurring cooperative & CCC payments (Lines 3, 4, 6a-b)	+			
	Ion-recurring other income or loss (Lines 5c and 8)				
	Depreciation (Line 14)	+			
Ī	Amortization/Casualty loss/Depletion only if listed (Line 32)	+			
	usiness use of home only if listed (Line 32)				
ľ	Subtotal from Schedule F, Farming		\$0.00	\$0.00	

## Fannie Mae Selling Guide



https://selling-guide.fanniemae.com

SCHED (Form 104	0)  of the Treasury  ► Attach		From Farming orm 1040-NR, Form 1041, or Form 10 structions and the latest information	065. Att	B No. 1545-0074	Line 34 represents the profit or loss for the business activity. This taxable income or loss is	
Name of pro	and our mod (only	www.irs.gov/scheduler for in	structions and the latest information	Social security nur	quence No. 14	our starting point in calculating qualifying income.	
	Farmer, III			XXX-XX-XXX		car starting point in carcallating qualifying income.	
	al crop or activity	B Enter code from Par	t IV C Accounting method:		nber (EIN) (see instr.)		
	& goats	▶ 1 1 2 4	1 0 0 🗷 Cash 🗌 Accrual		,		
		peration of this business during 2f	020? If "No," see instructions for limit of	on passive losses	× Yes No		
		t would require you to file Form(s			Yes X No		
	," did you or will you file required				Yes No		
Part I	Farm Income—Cash Me	thod. Complete Parts I and II	<ul> <li>(Accrual method. Complete Part</li> </ul>		art I, line 9.)		
	iles of livestock and other resale			4,800.			
	ost or other basis of livestock or	ther items reported on line 1a.	1b 2	0,677.			
	ubtract line 1b from line 1a			1c	34,123.		
	les of livestock, produce, grains			2	37,222.		
	coperative distributions (Form(s)		8,000. 3b Taxable amount 4,000. 4b Taxable amount	3b	4,000.		
	gricultural program payments (se	e instructions) . 4a 4 CC) loans reported under election		40	4,000.		
	CC loans forfeited		5c Taxable amount	5c			
		ral crop disaster payments (see in					
		6a	6b Taxable amount	6ь			
c If	election to defer to 2021 is attact	ed, check here	. F Gd Amount deferred fro	om 2019 6d			
7 C	ustom hire (machine work) incom	a		7			
8 Of	ther income, including federal an	d state gasoline or fuel tax credit o	or refund (see instructions)	8			
			4b, 5a, 5c, 6b, 6d, 7, and 8). If you				
			ons		78,345.		
Part II			include personal or living expense		ns.		
10 G	ar and truck expenses ( structions). Also attach Form 456		23 Pension and profit-sharing pla				
			24 Rent or lease (see instructions a Vehicles, machinery, equipme				
	nemicals		b Other (land, animals, etc.)	24b			
	ustom hire (machine work)	. 13 8,977.	25 Repairs and maintenance .	25	7,114.		
	epreciation and section 179 expe		26 Seeds and plants	26	.,		_
	ee instructions)		27 Storage and warehousing	27		NI F D C (I (I: 24)	. /
15 Er	nployee benefit programs other t	nan	28 Supplies	28	8,144.	Net Farm Profit of Loss (Line 34)	+/-
on	line 23	. 15	29 Taxes	29	2,476.		
	ed	. 16 8,555.	30 Utilities	30	5,008.		
	ertilizers and lime	. 17	31 Veterinary, breeding, and med	dicine . 31	3,988.		
18 19 20	4 Net farm	profit or (loss).	Subtract line 33 f	rom line	9		5.
21	If a profit,	stop here and s	see instructions fo	r where t	o report. I	f a loss, complete lines 35 and 36.	-
b O	ther	. 21b	e	32e			
	bor hired (less employment cred		f	32f			
		ugh 32f. If line 32f is negative, see	instructions	► 33	61,150.		
		line 33 from line 9		34	17,195.		
lf :	a profit, stop here and see instru	ctions for where to report. If a loss	s, complete lines 35 and 36.				
	eserved for future use.						
			e instructions for where to report your	loss:			
	All investment is at risk.	b Some investment is a					
For Paper	work Reduction Act Notice, se	the separate instructions.	BAA REV 02/15/21 TTW	Schedule F	(Form 1040) 2020		



# **Income Analysis Form 1084**

6	Schedule F - Profit or Loss from Farming		
	a. Net Farm Profit or Loss (Line 34)	+/-	17,195.00
	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	=	17,195.00

SCHE			Profit or Loss	From	Farming	OMB	No. 1545-0074						
(Form 10	40)				-	20	<b>©20</b>						
	t of the Treasury renue Service (99)				NR, Form 1041, or Form 1065. s and the latest information.	Attach							
Name of p	roprietor				Social se	curity n		T 5	_				
	F Farmer, III					XX-XX	b. Non	ı-Tax Portion (	Ona	oing Coop and CCC	Pavm	nents	
	pal crop or activity		B Enter code from P		C Accounting method: D Emplo	yer ID ni				5	,		+/-
	& goats		▶ 1 1 2				(Line 3	3, 4, 6(a -b))					' '
					lo," see instructions for limit on passive	losses	(LIHE 3	5, 4, 0(a -b))					
			ould require you to file Form	(s) 1099? S	See instructions	🖳	Yes No						
	s," did you or will you fi			U /A	al mathed Complete Bods II and II		Yes No						
Part I				II. (Accrua	al method. Complete Parts II and II	, and Part	I, line 9.)						
	ales of livestock and of		r items reported on line 1a.		1b 20,677.	-							
	abtract line 1b from lin		i items reported on line ra			1c	34,123.						
			other products you raised			2	37,222.						
	cooperative distribution		' 1 ' 1	8,000.	3b Taxable amount	3b	3,000.						
4a A	gricultural program pay	ments (see ins	tructions) . 4a	4,000.	4b Taxable amount	4b	4,000.						
	commodity Credit Corp	ration 3a	Cooperative	lietribu	utions (Form(s) 1099-PA	\TD\	. За	8,000.	3b	Taxable amount	3b	3,000.	
	CC loans forfeited .				` ',	,		,	SD	raxable arribunt	30		
	rop insurance proceed	70	Agricultural p	rogram	n payments (see instruc	ctions)	. 4a	4,000.	4b	Taxable amount	4b	4,000.	
	mount received in 2020		Common ality C		Course working (CCC) Incom		+	alastian			E		
	election to defer to 20 Sustom hire (machine w		Commodity C	realt C	Corporation (CCC) Ioan	s repor	rtea unaer	election			5a		
	other income, including		CCC loans fo	rfeited			. 5b		5c	Taxable amount	5c		
	iross income. Add an	- Caorai						1 - / ! 1 !! \					
	ccrual method, enter th		Grop insurance	e proc	ceeds and federal crop	disaste	er paymen	nts (see instructions)	:				
Part II	Farm Expenses	-cas a	Amount recei	ved in	2020		. 6a		6b	Taxable amount	6b		
	ar and truck ex	enses			o 2021 is attached, che	ck her		▶ □	6d	Amount deferred from 2019	6d		
	hemicals		11 301.		/ehicles, machinery, equipment	24a	<u> </u>			7 arribant deletted from 2010			
	conservation expenses (s	e instructions)	12		Other (land, animals, etc.)	24b							
13 (	ustom hire (machine w	ork)	13 8,977.	25 F	Repairs and maintenance	25	7,114.						
14 [	epreciation and section	179 expense		26 5	Seeds and plants	26		\$8	0.00	0- \$3,000= \$5,000	)		
6	see instructions)		14 1,351.		Storage and warehousing	27		4.0	,	- +-, +-,			
	mployee benefit progra	ms other than			Supplies	28	8,144.						
	n line 23		15		faxes	29	2,476.	\$4	$\Omega$	0- \$4,000= \$0			
	eed		16 8,555. 17	30 L	Utilities	30	5,008.	Ψ	,00	υ- ψ <del>-1</del> ,000- ψ0			
	ertilizers and lime . reight and trucking .		18 1,889.		Veterinary, breeding, and medicine .  Other expenses (specify):	31	3,988.						
	asoline, fuel, and oil .		19 2,002.		Legal Fees	32a	4,766.	φ <sub>Ε</sub>	. 00	$O \cdot \Phi O - \Phi E O O \circ e$	200	toyoble inco	mo
	nsurance (other than he	alth)	20 2,999.	_	4-H Membership	32b	700.	фЭ	יטט,פ	0+ \$0= \$5,000 of	11011-	-taxable incc	лпе
21	nterest (see instructions	ic .		c		32c							
	fortgage (paid to banks		21a	d		32d							
ь (	Other		21b	e		32e							
22 L	abor hired (less employ	ment credits)	22	f		32f							
33 1	otal expenses. Add lin	es 10 through	32f. If line 32f is negative, s	e instruction	ons	33	61,150.						
	let farm profit or (loss					34	17,195.	*¢	5 0	00 x 125%= \$6,25	in .		
		see instruction	is for where to report. If a lo	ss, comple	te lines 35 and 36.			φ	J, U	υυ κ 123/0- φυ,23	U		
	leserved for future use.		above and the data is not the constitute of the										
	heck the box that desc All investment is at ri		stment in this activity and s		ions for where to report your loss:								
			e separate instructions.	DAA		nedule F (Fr	orm 1040) 2020						

\*Non-taxable income can typically be grossed-up using a calculation of 125%



## **Income Analysis Form 1084**

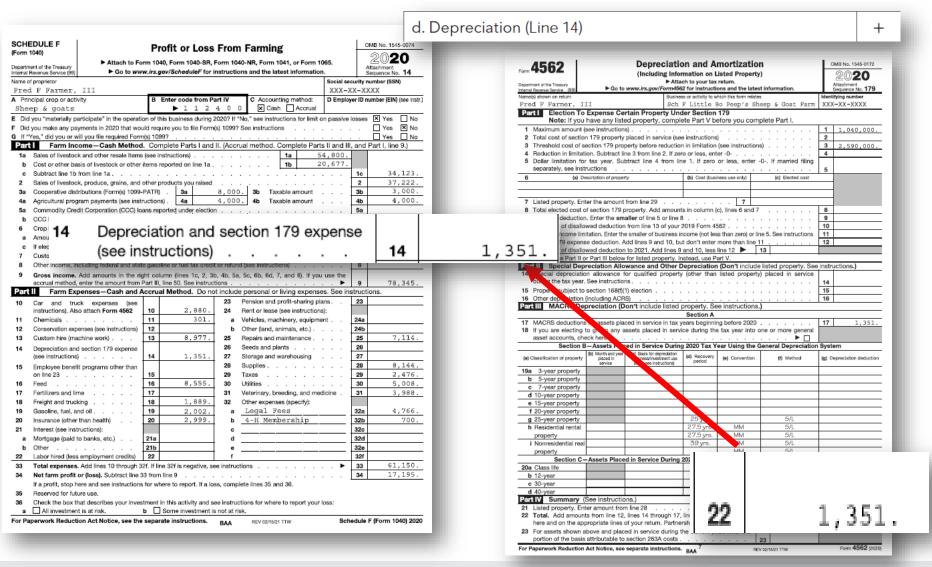
6	Schedule F - Profit or Loss from Farming	5.0			
	a. Net Farm Profit or Loss (Line 34)	+/-	17,195.00		
	b. Non-Tax Portion Ongoing Coop and CCC Payments (Line 3, 4, 6(a -b))	+/-	5,000.00		
	c. Nonrecurring Other (Income) or Loss (Lines 5c & 8)	+/-			*\$5,000 x 125%= \$6,250
	d. Depreciation (Line 14)	+			
	e. Amortization/Casualty Loss/Depletion (Line 32*)	+			
	f. Business Use of Home (Line 32, Check applicable guidelines)	+			
	Subtotal Schedule F	=	22,195.00	0.00	

SCHEDULE F	Profit or Loss From Farming OMB No. 1545-0074
(Form 1040)	2 20 20
Department of the Tre	PALECTI O FORM 1040-54, FORM 1040-54, FORM 1041, OF FORM 1045.
Name of proprietor	Social security nu   Social
Fred F Far	ner, III XXX-XX-XX
A Principal crop	
Sheep & go	
	ially participate" in the operation of the training data and the second of t
	uny payments in 2020 that would re 3a Cooperative distributions (Form(s) 1099-PATR) . 3a 8,000 . 3b Taxable amount 3b 3,000 .
	in Income Cash Method. Gt 4a Agricultural program payments (see instructions). 4a 4,000. 4b Taxable amount 4b 4,000.
	vestock and other resale items (see 5a Commodity Credit Corporation (CCC) loans reported under election
	ner dasis of livestock or other items
	ne 16 from line 1a b CCC loans forfeited
	ve distributions (Form(s) 1999-PATI 6 Crop insurance proceeds and federal crop disaster payments (see instructions):
	al program payments (see instructic a Amount received in 2020 6a 6b Taxable amount 6b
	y credit corporation (CCC) loans r
	s forfeited
	ceived in 2020   6a     6b Taxable amount   6b
c If election	to defer to 2021 is attached, check here
7 Custom h	8 Other income, including federal and state gasoline or fuel tax credit or refund (see instructions) 8
8 Other inc	
	ome. Add amounts in the right column (lines 1c, 2, 3b, 4b, 5a, 5c, 6b, 6d, 7, and 8). If you use the shod, enter the amount from Part III, line 50. See instructions
	m Expenses — Cash and Accrual Method. Do not include personal or living expenses. See instructions.
	truck expenses (see 23 Pension and profit-sharing plans 23
	s). Also attach Form 4562 10 2, 880. 24 Rent or lease (see instructions):
	on expenses (see instructions) 12 b Other (land, animals, etc.) 24b
	on expenses (see instructions) 12 b Other (land, animals, etc.) 24b re (machine work) 13 8,977. 25 Repairs and maintenance 25 7,114 .
	on and section 179 expense 26 Seeds and plants 26
	tions) 14 1,351. 27 Storage and warehousing 27
	benefit programs other than 28 Supplies
on line 23	
16 Feed . 17 Fertilizers	
18 Freight an	
	tuel, and oil 19 2,002. a Legal Fees 32a 4,766.
20 Insurance	(other than health)
	ee instructions): c 32c
0 0	(paid to banks, etc.)
	d (less employment credits) 22 f 32f enses. Add lines 10 through 32f, if line 32f is negative, see instructions
	profit or (loss). Subtract line 37 form line 9
	stop here and see instructions for where to report. If a loss, complete lines 35 and 36.
	for future use.
	box that describes your investment in this activity and see instructions for where to report your loss:
	stment is at risk. b Some investment is not at risk.  eduction Act Notice, see the separate instructions. RAA REV 0215/21 TTW Schedule F (Form 1040) 2020
For Paperwork R	eduction Act Notice, see the separate instructions.  BAA REV 02/16/21 TTW Schedule F (Form 1040) 2020



## **Income Analysis Form 1084**

6	Schedule F - Profit or Loss from Farming		
	a. Net Farm Profit or Loss (Line 34)	+/-	17,195.00
	b. Non-Tax Portion Ongoing Coop and CCC Payments (Line 3, 4, 6(a -b))	+/-	5,000.00
	c. Nonrecurring Other (Income) or Loss (Lines 5c & 8)	+/-	0.00
	d. Depreciation (Line 14)	+	
	e. Amortization/Casualty Loss/Depletion (Line 32*)	+	
	f. Business Use of Home (Line 32, Check applicable guidelines)	+	
	Subtotal Schedule F	=	22,195.00





# **Income Analysis Form 1084**

6	Schedule F - Profit or Loss from Farming								
	a. Net Farm Profit or Loss (Line 34)	+/-	17,195.00						
	b. Non-Tax Portion Ongoing Coop and CCC Payments (Line 3, 4, 6(a -b))	+/-	5,000.00						
	c. Nonrecurring Other (Income) or Loss (Lines 5c & 8)	+/-	0.00						
	d. Depreciation (Line 14)	+	1,351.00						
	e. Amortization/Casualty Loss/Depletion (Line 32*)	+							
	f. Business Use of Home (Line 32, Check applicable guidelines)	+							
	Subtotal Schedule F	=	23,546.00						

SCHEDULE F	Drofit or Loca From Forming OMB No. 1545-0074	e. Amortization/Casualty Loss/[	Depletion (Line 32*)
(Form 1040)	Profit or Loss From Farming		
	Attach to Form 1040, Form 1040-SR, Form 1040-NR, Form 1041, or Form 1065.		
Internal Revenue Service (99)	Go to www.irs.gov/ScheduleF for instructions and the latest information.  Sequence No. 14		
Name of proprietor	Social security number (SSN)		
Fred F Farmer, III	XXX-XX-XXXX		
A Principal crop or activity Sheep & goats	B Enter code from Part IV C Accounting method: D Employer ID number (EIN) (see instr.)  ▶ 1 1 2 4 0 0		
		/I: 22 ClII'I-I	1:
	in 2020 that would require you to file Form(s) 1099? See instructions	ome (Line 32, Check applicable guide	lines)   +
G If "Yes," did you or will you fi			
	Cash Method. Complete Parts I and II. (Accrual method. Complete Parts II and III, and Part I, line 9.)		
1a Sales of livestock and of	her resale items (see instructions)		
<ul> <li>Cost or other basis of liv</li> </ul>	estock or other items reported on line 1a		
<ul> <li>Subtract line 1b from line</li> </ul>	e 1a		
	ice, grains, and other products you raised		
3a Cooperative distribution			
	ments (see instructions) . 4a 4,000 . 4b Taxable amount 4b 4,000 .		
, ,	oration (CCC) loans reported under election		
	s and federal crop disaster payments (see instructions):	ancos (anosifu):	
	6b Taxable amour 32 Other experience of the control	enses (specify):	
		T	1 566
	ork) income	Fees 32a	4,766.
	rounts in the debt column (lines to 2 3h Ah Sa So Sh Sd 7 and 9) t		
	e amount from Part III, line 50. See instructions	embership 32b	700.
Part   Farm Expenses	-Cash and Accrual Method. Do not include personal or living exp	SIIDEL SIII P	700.
10 Car and truck ex	penses (see 23 Pension and profit-sharin	00	
instructions). Also attach		32c	
11 Chemicals			
12 Conservation expenses (s		32d	
13 Custom hire (machine w	ork) 13 8,977. 25 Repairs and maintenance	OEG	
14 Depreciation and section			
(see instructions)			
15 Employee benefit progra on line 23			
on line 23	16 8,555. 30 Utilities		
17 Fertilizers and lime .	17 31 Veterinary, breeding, and medicine . 31 3, 988 .		
18 Freight and trucking .	18 1,889 . 32 Other expenses (specify):		
19 Gasoline, fuel, and oil .	19 2.002. a Legal Fees 32a 4,766.		
20 Insurance (other than he	alth) 20 2,999. b 4-H Membership 32b 700.		
21 Interest (see instructions			
<ul> <li>a Mortgage (paid to banks</li> </ul>			
<b>b</b> Other			
22 Labor hired (less employ			
	es 10 through 32f, If line 32f is negative, see instructions		
	Subtract line 33 from line 9		
If a profit, stop here and 35 Reserved for future use.	see instructions for where to report. If a loss, complete lines 35 and 36.		
	ribes your investment in this activity and see instructions for where to report your loss:		
a All investment is at ris			
	Notice, see the separate instructions. BAA REV 02/15/21 TTW Schedule F (Form 1040) 2020		
	BAA nerseneriii Sundari (rollii 1949) toto		



# **Income Analysis Form 1084**

	Schedule F - Profit or Loss from Farming				
	a. Net Farm Profit or Loss (Line 34)	+/-	17,195.00		
	b. Non-Tax Portion Ongoing Coop and CCC Payments (Line 3, 4, 6(a -b))	+/-	5,000.00		*\$5,000 x 125%= \$6,250
	c. Nonrecurring Other (Income) or Loss (Lines 5c & 8)	+/-	0.00		
	d. Depreciation (Line 14)		1,351.00		
	e. Amortization/Casualty Loss/Depletion (Line 32*)	+	0.00		
	f. Business Use of Home (Line 32, Check applicable guidelines)	+	0.00		
	Subtotal Schedule F	=	23,546.00	0.00	
	<b>Note:</b> IRS Form 4797 (Sales of Business Property) is not included applicable, a lender may include analysis of the sale and related in				
_	This calculator can be found at https://new.mi.genworth.co	Page 1 of 4			

			Taxable Income
Schedule F - Profit or Loss from Farming			
a. Net Farm Profit or Loss (Line 34)	+/-	17,195.00	
b. Non-Tax Portion Ongoing Coop and CCC Payments (Line 3, 4, 6(a -b))	+/-	5,000.00	
c. Nonrecurring Other (Income) or Loss (Lines 5c & 8)	+/-	0	Qualifying x 125%= \$6,25
d. Depreciation (Line 14)	+	1,351	Income
e. Amortization/Casualty Loss/Depletion (Line 32*)	+	0.0	Income
f. Business Use of Home (Line 32, Check applicable guidelines)	+	0.00	
Subtotal Schedule F	=	23,546.00	0.00
<b>Note:</b> IRS Form 4797 (Sales of Business Property) is not included applicable, a lender may include analysis of the sale and related			infrequent use. If
This calculator can be found at https://new.mi.genworth.co			wer-calculators. Page 1

Is this enough income to qualify?

Are there any additional cash flow adjustments that can be made?



SCHEI (Form 10	DULE F 040)					m Farming		-	B No. 1545-0074 20 <b>20</b>		X Depreciat	ion Rate (2020 - 27¢; 2	2019 - 24
Danartmar	nt of the Treasury	► Attach to Fo	orm 1040,	Form 1040-SR,	Form 10	040-NR, Form 1041, or Form	1065.	A 44			v pehieriar	1011 Nate (2020 - 274, 1	2017-20
	evenue Service (99)	► Go to ww	w.irs.gov	/ScheduleF for i	instruct	ions and the latest informat	tion.	Sec	quence No. 14	-			
Name of	proprietor								mber (SSN)				
	F Farmer, III						XXX-XX				Tatal Milas	na Danuaciation	
A Princ	cipal crop or activity		B Enf	ter code from P		C Accounting method:		r ID nun	nber (EIN) (see instr.)		= Total Willea	age Depreciation	
	p & goats			<b>▶</b> 1 1 2								3	
						"No," see instructions for lim			X Yes No	Mb.			
				,		? See instructions			Yes X No				
						<del> </del>			Yes No				
Part I					_	crual method. Complete Pa		and Pa	art I, line 9.)				
	Sales of livestock and						54,800.						
	Cost or other basis of						20,677.						
								1c	34,123.				
	Sales of livestock, pro-						+	2	37,222.				
	Cooperative distribution				8,00			3b	3,000.				
	Agricultural program p				4,00		+	4b	4,000.				
	Commodity Credit Cor			1 1	n	1	· · · · +	5a					
	CCC loans forfeited .				I	5c Taxable amount		5c					
	Crop insurance proces		-	7 7 1 7	Instruct	1		e.					
	Amount received in 20				_	6b Taxable amount		6b					
	If election to defer to 2 Custom hire (machine					_							
							10	$\sim$	Car ar	nd	truck	expenses	(see
		-				ia, 5c, 6b, 6d, 7, and 8). If	10	•	aı aı	ıu	HUCK	exhelises	(200
						a, 5c, 6b, 6d, 7, and 8). II		1.0			-\ Al	ttack Come (	ECO
Part I						de personal or living exp		- II	istructio	)LIS	s). Also a	ttach <b>Form</b> 4	1002
	Car and truck e		T		23	Pension and profit-sharing	plans.	23			_		
	instructions). Also atta		10	2,880.	24	Rent or lease (see instruction				-			
11 (	Chemicals		11	301.	а	Vehicles, machinery, equip	ment	24a					
12	Conservation expenses	(see instructions)	12		ь	Other (land, animals, etc.) .	[	24b					
13 (	Custom hire (machine	work)	13	8,977.	25	Repairs and maintenance .	[	25	7,114.				
14	Depreciation and secti	on 179 expense			26	Seeds and plants	[	26					
	(see instructions)		14	1,351.	27	Storage and warehousing	[	27					
15	Employee benefit prog	rams other than			28	Supplies	[	28	8,144.			Where d	ne
	on line 23		15		29	Taxes	📗	29	2,476.			AALICI C C	ali I
16	Feed		16	8,555.	30	Utilities		30	5,008.				_
17	Fertilizers and lime .		17		31	Veterinary, breeding, and n	nedicine .	31	3,988.			miles or	2 C
18	Freight and trucking .		18	1,889.	32	Other expenses (specify):	- 1					IIIIIES UI	<i>1</i> 36
	Gasoline, fuel, and oil .		19	2,002.	а	Legal Fees	+	32a	4,766.				
	Insurance (other than h		20	2,999.	b	4-H Membership	+	32b	700.				
	Interest (see instruction				С			32c				1 - 41	_ 4
	Mortgage (paid to ban		21a		d			32d				Is there	a 4:
	Other		21b		e			32e				.5	<b>4</b>
	Labor hired (less empl		22		f			32f	61 150				
						uctions	•	33	61,150.				
								34	17,195.				
	If a profit, stop here an		s for where	e to report. If a lo	ss, com	piete iines 35 and 36.							
	Reserved for future us		otonout 5- 4	hin onthibració -	aa laat	untions for whom to up	us leens						
	All investment is at			his activity and s ime investment is		uctions for where to report yo	ur ioss:						
a	reclined and the second	rion.	₽ □ 50	Arre mivesument is									
Eor Don	erwork Reduction Ac	t Notice sec the	a congrete	instructions		REV 02/15/21 TTW	Q-b-		(Form 1040) 2020				

Business Miles (Page 2, Part IV, Line 44a OR Related 4562, Line 30)		
X Depreciation Rate (2020 - 27¢; 2019 - 26¢)		0.27
= Total Mileage Depreciation	+	0.00

Where can I find the itemized miles on Schedule F? Is there a 4562?

10



2,880.

### **Itemized Miles On Schedule F**

Page 2  Part V Listed Property (Include automobiles, certain other vehicles, certain aircraft, and property used for entertainment, recreation, or amusement.)  Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.  Section A — Depreciation and Other Information (Caution: See the instructions for limits for passenger automobiles.)  24a Do you have evidence to support the business/investment use datined? See the instructions for limits for passenger automobiles.)			
Type of property filst   Date placed section 179   Section			
the tax year and used more than 50% in a qualified business use. See instructions . 25  26 Property used more than 50% in a qualified business use:			
20 Properly used more man ours in a qualified business use:  John Deere   310/12/04/1 100.09 94			
96			
94			
27 Property used 50% or less in a qualified business use:			
90 5% -			
96 S/L -			
28 Add amounts in column (t), lines 25 through 27. Enter here and on line 21 case 1 2s I		1	
Section B—Information on Use is Complete this section for vehicles used by a sole proprietor, partner, or other 'more to your employees, first answer the questions in Section C to see if you meet an excelling the year (don't include commuting miles)  30 Total business/investment miles driven during the year (don't include commuting miles)  31 Total commuting miles driven during the year. Add lines 30 through 32  32 Total other personal (noncommuting) through 32  34 Was the vehicle available for personal use during off-duty hours?  35 Was the vehicle available for personal use during off-duty hours?  36 Is another whole available for personal use?  37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees? See the instructions for wholes used by employees as personal use of vehicles, except commuting, by your employees? See the instructions for wholes used by employees about the		-	(a) Vehicle 1 5,008
use of the vehicles, and retain the information received?  41 Do you meet the requirements concerning out that automobile demonstration use? See instructions			
Note: If your answer to 37, 38, 39, 40, or 41		E 009 00	
		5,008.00	
Description of costs that begins during your  A2 Amortization of costs that begins during your		0.27	
42 Amortization of costs that began before your  43 Amortization of costs that began before your	+	1,352.16	

6	Schedule F - Profit or Loss from Farming					
	a. Net Farm Profit or Loss (Line 34)	+/-	17,195.00			
	b. Non-Tax Portion Ongoing Coop and CCC Payments (Line 3, 4, 6(a -b))	+/-	5,000.00			
	c. Nonrecurring Other (Income) or Loss (Lines 5c & 8)	+/-	0.00		*\$5,000 x 125%= \$6,250	
	d. Depreciation (Line 14)	+	1,351.00			
	e. Amortization/Casualty Loss/Depletion (Line 32*)	+	0.00			
	f. Business Use of Home (Line 32, Check applicable guidelines)	+	0.00			
	Subtotal Schedule F	=	23,546.00	0.00		
	<b>Note:</b> IRS Form 4797 (Sales of Business Property) is not included applicable, a lender may include analysis of the sale and related					
	This calculator can be found at https://new.mi.genworth.c	Page 1 of 4				

Business Miles (Page 2, Part IV, Line 44a OR Related 4562, Line 30)		5,008.00
X Depreciation Rate (2020 - 27¢; 2019 - 26¢)		0.27
= Total Mileage Depreciation	+	1,352.16
Subtotal Schedule C	=	1,352.16

\$24,898 or \$26,148



Please check to determine if COVID 19 guidelines are still in place.



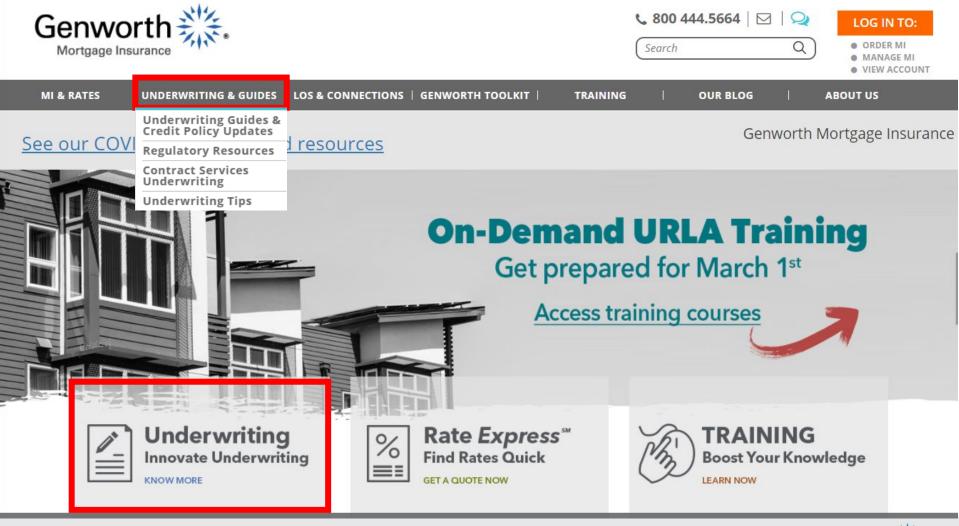
If a two-year average must be considered, you must complete both years.

#### **Income Trending**

- After the monthly year-to-date income amount is calculated, it must be compared to prior years' earnings using the borrower's W-2's or signed federal income tax returns (or a standard Verification of Employment completed by the lender or third-party employment verification vendor)
  - If the trend in the amount of income is stable or increasing, the income amount should be averaged
  - If the trend was declining, but has since stabilized and there is no reason to believe that the borrower will not continue to be employed at the current level, the current, lower amount of variable income must be used
  - If the trend is declining, the income may not be stable. Additional analysis must be conducted to determine if any variable income should be used, but in no instance may it be averaged over the period when the declination occurred



## **Genworth Underwriting Guidelines**

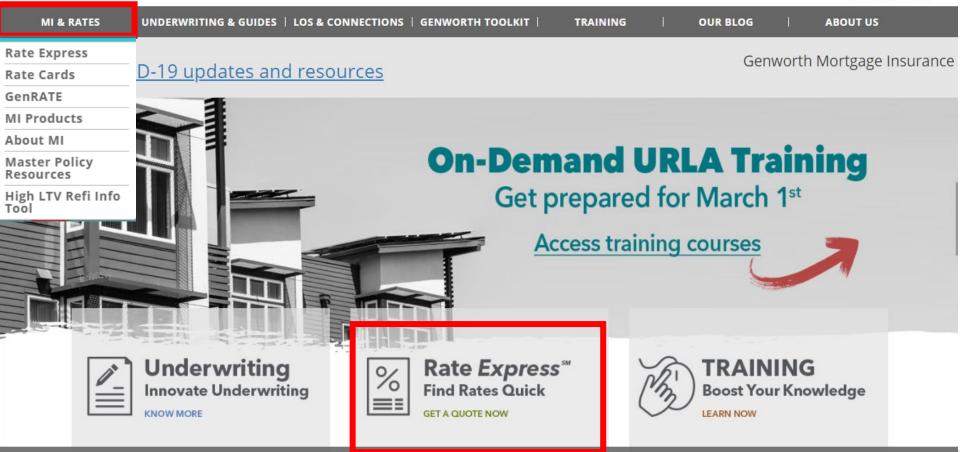




## Genworth Rate Express®

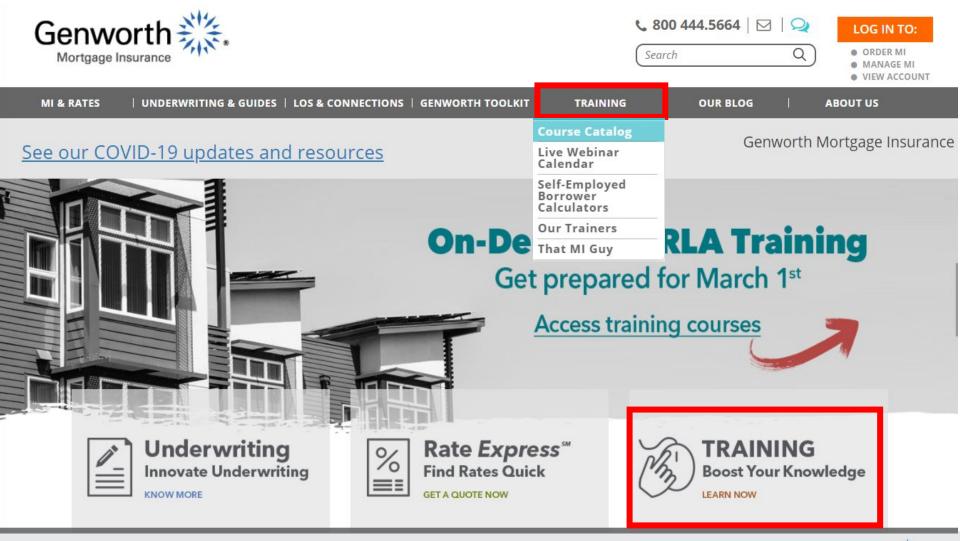








## **Training Tools and Information**





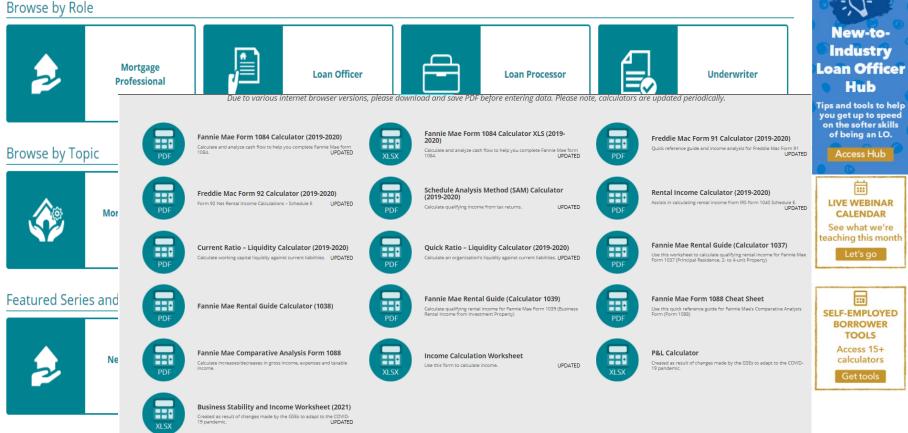
## **Training Tools and Information**

#### **Course Catalog**

Topic Search Training Courses

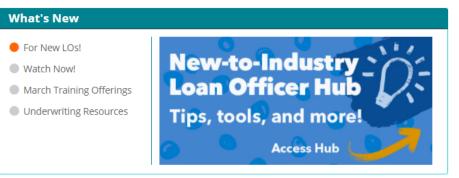
Genworth offers a comprehensive suite of training opportunities to boost your know-how, benefit your bottom line and ultimately best serve your borrowers. With more than 100 courses in our catalog, our team is here to help you stay upto-date on the mortgage industry and regulatory environment. Classes are all offered at no cost to you. View a full list of courses here.







#### **Additional MI Site Information**









#### **Master Policy Agreement**

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

**GET STARTED** 

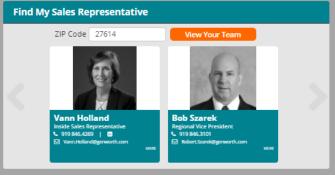


#### **Contract Services Agreement**

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

**GET STARTED** 







## Your Genworth Resources

- > ActionCenter®: 800 444.5664
- Your Local Genworth Regional Underwriter
- Your Genworth Sales Representative





## **Legal Disclaimer**

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