

Freddie Mac Form 91, Part I

Personal Tax Returns

December 2019



YOU-CENTRIC SOLUTIONS THAT MATTER

©2019 Genworth Financial, Inc. All rights reserved.

Genworth 
Mortgage Insurance

Lender Responsibility

Investors (Fannie Mae, Freddie Mac, Private Investors) require it be determined that self-employed borrowers demonstrate the financial ability to repay the mortgage.

- History
- Income calculation
- Continuance / Stability of income

Session Covers Conventional Loans And Today's Session Reviews The Personal Tax Returns; Business Returns Are Reviewed In Part II

Objective

Learn to use Freddie Mac's Income Analysis Form (Form 91) and data from tax returns to calculate supportable self-employed borrower income.

- W-2 wages from a business owned by the borrower
- Schedule B dividends and interest income
- Income from a Schedule C (Sole Proprietor)
- Consideration of Capital Gains & Losses Schedule D
- Net Rental Income from Schedule E

Documentation Matrix

Used To Document Your Files

– Updated December 2019

Loan Product Advisor® Documentation Matrix



Use the following information as a reference for documenting your Loan Product Advisor loans. For complete documentation information and specific program eligibility requirements, refer to the [Freddie Mac Single-Family Seller/Servicer Guide \(Guide\)](#). We recommend bookmarking the Guide link (<https://guide.freddiemac.com/app/guide/>) for easy access.*

What Has Changed in this Reference?

This reference is updated to coincide with new and significant changes to documentation requirements announced in Guide Bulletins. Recent changes include:

Topic	Change	Effective Date	Bulletin Announcement
Military Income	Revising requirement to allow a LES dated no more than 120 days prior to the note date to verify the borrower's employment as part of the 10-day PCV.	Immediately	Bulletin 2019-25
Credit Report	Credit reports must include information from at least two national credit repositories for both manually underwritten and Loan Product Advisor mortgages.	Immediately	Bulletin 2019-25

Self-employment indicator
(Guide Section 5304.1)

A borrower who has an ownership interest of 25% or more in a Partnership, S Corporation and/or Corporation is considered to be self-employed. A borrower who is a sole-proprietor is considered to be a self-employed borrower.
The Seller must indicate to Loan Product Advisor that a borrower is self-employed when the borrower meets Freddie Mac's definition of self-employed as stated above. This is required in all cases where the self-employment income and/or loss is used to determine the borrower's stable monthly income for qualifying.

significant changes.

* The Guide on AllRegs is the official electronic version of the Single-Family Seller/Servicer Guide.

<http://www.freddiemac.com/learn/pdfs/uw/docmatrix.pdf>

Documentation Matrix

Self-employed Income											
Documentation Requirements Guide Section 5304.1(h)	<p>The Seller must establish and calculate the stable monthly qualifying income using at least the following required documentation. Additional documentation may be warranted to support income stability.</p> <ul style="list-style-type: none">Freddie Mac Form 91, Income Analysis Form, or an alternative form that provides the same information <p>Note: Effective March 1, 2019, a revised version of Form 91 applies</p> <ul style="list-style-type: none">Verification of the current existence of the business as described in Guide Section 5304.1(g)Federal income tax returns, including all applicable schedules and forms must reflect at least 12 months of self-employed income.Verification of how long the business has been in existence<ul style="list-style-type: none">For partnerships, S corporations and corporations, the federal income tax return(s) for the business must indicate the number of years that the business has been in existenceFor sole proprietorships, the federal individual income tax return(s) and any other documentation or information received must not contradict the number of years that the business has been in existence as documented on Uniform Residential Loan Application										
		<table border="1"><thead><tr><th></th><th>Business in existence \geq 5 years¹</th><th>Business in existence $<$ 5 years</th></tr></thead><tbody><tr><td>Sole proprietorship</td><td>Obtain complete signed federal individual (Form 1040) income tax return for the most recent year.</td><td>Obtain complete signed federal individual (Form 1040) income tax returns for the most recent two years.</td></tr><tr><td>Partnership</td><td>Verify the number of years that the business has been in existence and obtain complete signed federal individual and Partnership (Form 1065) income tax returns, including the Schedule K-1(s) for the most recent year.</td><td>Verify the number of years that the business has been in existence and obtain complete signed federal individual and Partnership (Form 1065) income tax returns, including the Schedule K-1(s) for the most recent two years.</td></tr></tbody></table>		Business in existence \geq 5 years ¹	Business in existence $<$ 5 years	Sole proprietorship	Obtain complete signed federal individual (Form 1040) income tax return for the most recent year.	Obtain complete signed federal individual (Form 1040) income tax returns for the most recent two years.	Partnership	Verify the number of years that the business has been in existence and obtain complete signed federal individual and Partnership (Form 1065) income tax returns, including the Schedule K-1(s) for the most recent year.	Verify the number of years that the business has been in existence and obtain complete signed federal individual and Partnership (Form 1065) income tax returns, including the Schedule K-1(s) for the most recent two years.
	Business in existence \geq 5 years ¹	Business in existence $<$ 5 years									
Sole proprietorship	Obtain complete signed federal individual (Form 1040) income tax return for the most recent year.	Obtain complete signed federal individual (Form 1040) income tax returns for the most recent two years.									
Partnership	Verify the number of years that the business has been in existence and obtain complete signed federal individual and Partnership (Form 1065) income tax returns, including the Schedule K-1(s) for the most recent year.	Verify the number of years that the business has been in existence and obtain complete signed federal individual and Partnership (Form 1065) income tax returns, including the Schedule K-1(s) for the most recent two years.									

¹ The Borrower must be self-employed (i.e., have an ownership interest of 25% or more) in the same business for at least five years.

Documentation Matrix

Topic	Documentation Requirements (Streamlined and Standard Documentation Levels)		
Self-employed Income (continued)			
Documentation Requirements (continued) Guide Section 5304.1(h)	S Corporation	Business in existence \geq 5 years ¹	Business in existence < 5 years
	Corporation	Verify the number of years that the business has been in existence and obtain complete signed federal individual and Corporation (Form 1120) income tax returns, including Form 1125-E and W-2(s) as applicable, for the most recent year.	Verify the number of years that the business has been in existence and obtain complete signed federal individual and Corporation (Form 1120) income tax returns, including Form 1125-E and W-2(s) as applicable, for the most recent two years.
	¹ The Borrower must be self-employed (i.e., have an ownership interest of 25% or more) in the same business for at least five years. Refer to Chapter 5304 for complete requirements and guidance.		

Documentation Matrix

Self-employment disclosed on Form 65, Uniform Residential Loan Application (or other documentation), but not used to qualify (Guide Section [5304.1\(e\)](#))

The Seller is not required to obtain any additional documentation or evaluate the income or loss from the self-employment for each borrower on the mortgage who:

- Has a primary source of income, other than self-employment, used for qualifying the mortgage (e.g., salaried income from regular employment), and
- Is self-employed and self-employment income is a secondary source of income.

For each borrower on the mortgage who is self-employed and does not have another source of income that is used in qualifying the mortgage, the following requirements apply:

- The seller must obtain pages 1 and 2 of the borrower's federal individual tax returns, and the applicable schedules (e.g., Schedule C, Schedule E) to determine if there is a business loss that may have an impact on the stable monthly income. Refer to Guide Section 5302.4(b) for information about using IRS tax transcripts to meet certain portions of this requirement.
 - **If a business loss is reported and the borrower qualifies with the loss**, then the Seller is not required to obtain any additional documentation relating to the business loss.
 - **If a business loss is reported and the borrower does not qualify with the loss**, then the Seller must perform a business and income analysis to determine whether depreciation adjustments or other factors such as business closure or evidence of a one-time non-recurring event justify a reduction of the reported loss when calculating the stable monthly income. The Seller must obtain additional documentation needed to fully evaluate the loss and support the analysis (e.g. business tax returns (final or otherwise), evidence of a one-time non-recurring event).
- If the tax returns or other documentation in the mortgage file (e.g., IRS tax transcripts, additional Schedule K-1s) reflect positive income from self-employment but that income is not used to qualify, additional documentation (e.g., complete business or federal individual income tax return(s)) is not required.

The Loan Product Advisor self-employed indicator is not required when self-employed income is not used to qualify.

Documentation Matrix

Topic	Documentation Requirements (Streamlined and Standard Documentation Levels)		
Self-employed Income (continued)			
Verification of current existence of the business (Guide Section 5304.1(g))	Acceptable third party sources	<p>Verification of the current existence of the business is required when positive income from the business is used as stable monthly income.</p> <p>Acceptable third party sources include, but are not limited to:</p> <ul style="list-style-type: none"> ▪ Regulatory agency ▪ Phone directory ▪ Internet source (e.g., Better Business Bureau) ▪ Directory assistance ▪ Applicable licensing bureau <p>Verification of current existence of the business obtained verbally from an acceptable third party source must be documented and include all the following:</p> <ul style="list-style-type: none"> ▪ Name and address of the business ▪ Name of individual and entity contacted to obtain the verification ▪ Date information verified ▪ Name and title of the individual who completed the verification for the Seller 	
	Alternative sources	<p>The Seller may consider alternative sources if the above are not available, such as:</p> <ul style="list-style-type: none"> ▪ Preparer of the tax returns for the business (e.g., accountant), provided the preparer has an arm's length relationship with the borrower ▪ At least one months' business bank statement that supports the current existence of the business and the level and type of income and expenses reported on the business tax returns 	
	Date requirements	<p>The verification must be completed prior to the Delivery Date, but no more than 120 days prior to the Note Date</p>	

Documentation Matrix

Excluding Self-employed borrower debt paid by the business (Guide Section 5401.2(b))	When a self-employed borrower is obligated on a debt that has been paid by the borrower's business for 12 months or longer, the monthly payment for the debt may be excluded from the monthly debt payment-to-income ratio if the following requirements are met: <ul style="list-style-type: none">▪ The mortgage file contains evidence that the debt has been paid timely by the borrower's business for no less than the most recent 12 months, and▪ The tax returns evidence that business expenses associated with the debt (e.g., interest, lease payments, taxes, insurance) have been reported and support that the debt has been paid by the business.
--	---

Page 29 of Matrix

Chapter 5304.1(d) Business and Income Analysis

Analysis	
Topic	Requirements and guidance
Business and income analysis	<p>Business review and analysis:</p> <p>The Seller's analysis of the business must support that the business has sufficient liquidity and is financially capable of producing stable monthly income for the Borrower.</p> <ul style="list-style-type: none">■ The analysis must include a review of the business tax returns■ The Seller's review must include, at a minimum, an analysis of gross receipts or sales, cost of goods sold and gross profits. All should be typical for the type of business and reflect consistent year over year trends. In addition, the business expenses should be reasonable for the type of business activity and level of business income. Business tenure should be considered.■ The Seller may determine that review and analysis of the business financial statements, business asset statements, and in the case of Partnerships and S corporations, an analysis of the historical cash distributions, is necessary to establish the financial and liquidity standing of the business. In addition, the Seller may calculate and consider the liquidity ratios of the business using generally accepted accounting practices when analyzing the liquidity of the business.

Chapter 5304.1(d) Business and Income Analysis

Business and income analysis

The Seller must analyze the tax returns and document the calculation of the Borrower's self-employed income on Form 91, Income Calculations, or a similar alternative form.

Income fluctuation

- As part of the analysis, the Seller must consider whether the Borrower's self-employed income has increased or decreased over the previous two years when the Seller's analysis includes a review of documentation covering a history greater than one year
- If the analysis reflects that the Borrower's income has significantly increased or decreased, the Seller must provide sufficient documentation and justification to support the determination that the income used to qualify the Borrower is stable and likely to continue for the next three years
- It may be necessary to obtain additional years' tax returns when the Borrower's self-employment income fluctuates in order to determine the stability of the income

Training Tools and Information



800 444.5664 | [Email](#) | [Search](#)

LOG IN TO:

- ORDER MI
- MANAGE MI
- VIEW ACCOUNT

MI & RATES

UNDERWRITING & GUIDES

LOS & CONNECTIONS

GENWORTH TOOLKIT

TRAINING

OUR BLOG

YOU-CENTRIC SOLUTIONS THAT MATTER

Let's add value.
Let's underwrite
Let's be you-cen
Let's quote quick.
Let's wow now.

Course Catalog

Live Webinar
Calendar

Self-Employed
Borrower
Calculators

Our Trainers

That MI Guy

Training FAQs



Underwriting
Innovate Underwriting
[KNOW MORE](#)



Rate ExpressSM
Find Rates Quick
[GET A QUOTE NOW](#)



LOS
Streamline Your Systems
[LET'S GO](#)

www.mi.Genworth.com

Training Tools and Information

Course Catalog

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

Browse by Role



Browse by Topic

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

	Fannie Mae Form 1084 Calculator (2017-2018) Calculate and analyze each row to help you complete Fannie Mae Form 1084. PDF <small>UPDATED</small>		Freddie Mac Form 91 Calculator (2017-2018) Quick reference guide and income analysis for Freddie Mac Form 91. PDF <small>UPDATED</small>		Freddie Mac Form 92 Calculator Form 92 Mac Rental Income Calculations - Edition 2018 PDF
	Schedule Analysis Method (SAM) Calculator (2017-2018) Calculate qualifying income from tax returns. PDF <small>UPDATED</small>		Rental Income Calculator (2017-2018) Assists in calculating rental income from IRS Form 1040 Schedule 5. PDF <small>UPDATED</small>		Current Ratio - Liquidity Calculator (2018) Calculate working capital liquidity against income. PDF
	Quick Ratio - Liquidity Calculator (2017-2018) Calculate an organization's liquidity against current liabilities. PDF <small>UPDATED</small>		Fannie Mae Rental Guide (Calculator 1037) Use this worksheet to calculate qualifying rental income for Fannie Mae Form 1037 (Principal Residence, 2-10-Agency Property). PDF		Fannie Mae Rental Guide (Calculator 1039) Calculate qualifying rental income for Fannie Mae Form 1039 (Business Rental Income from Investment Property). PDF
	Income Calculation Worksheet Use this form to calculate income. XLSX <small>UPDATED</small>		Fannie Mae Form 1088 Cheat Sheet (2017-2018) Use this quick reference guide for Fannie Mae's Comparative Analysis Form (Form 1088). PDF <small>UPDATED</small>		Fannie Mae Comparative Analysis 1088 (2017-2018) Calculate increases/decreases in gross income, net income, and taxable income. PDF

Self-Employed Borrower Tools



Income Calculation Tools and Reference Guides

Recorded webinars



Explore and watch on your time!

DOWNLOAD FULL COURSE CATALOG



LIVE WEBINAR CALENDAR



Borrower(s) Name(s)	Loan Number
Property Address	



Calculator and Quick Reference Guide: Form 91 Income Calculations

Please use the following quick reference guide to assist you in completing Freddie Mac Form 91. This form is for suggested guidance and does not replace Freddie Mac instructions or applicable guidelines.

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

I. Income Calculations from IRS Form 1040

IRS Form 1040 Federal Individual Income Tax Return

Line	Description	2018	2017	Notes
1	W-2 Income from self-employment (reported on IRS Forms 1040 and 1120 or 1120S)			
	Name of Business:			
	IRS Form 1040, Line 7 (Section 5304.1 (d)) ⁽¹⁾ (Review W-2 document.) (Page 2, Line 1)	+		Validate with business returns and IRS Form 1125-E, Compensation of Officers, as applicable
	Subtotal of W-2 Income From Self-employment	\$0.00	\$0.00	
2	Schedule B - Interest and Ordinary Dividends			
	Recurring interest income (Chapter 5305) (Line 2)	+		
	Recurring dividend income (Chapter 5305) (Line 6)	+		
	Dividend income from self-employment reported on IRS Form 1120	-		
	Subtotal of Dividends and Interest	\$0.00	\$0.00	
3	Schedule C – Profit or Loss from Business (Sole Proprietorship) (Chapter 5304)			
	Name of Business #1:			
	Net profit or loss (Line 31)	+/-		
	Non-recurring other income or loss, or expenses (Line 6)	+/-		
	Depletion (Line 12)	+		
	Depreciation - See three lines below for additional vehicle depreciation (Line 13)	+		
	Meals and entertainment exclusion (Line 24b)	-		
	Amortization or casualty loss - Only add back Amort/CL (Review C, Page 2, Part V)	+		
	Business use of home - Follow investor credit policy (Line 30, Form 8829 or Simplified Method Worksheet)	+		
	Business Miles (Page 2, Part IV, Line 44a or Related 45d2)			

When Borrowers Own Multiple Partnerships, S Corps Or Corporations, Complete A Separate Worksheet For Each Business; Complete A Separate Worksheet For Each Borrower

Does Borrower Own \geq 25% of a Business?

1b. Current Employment/Self Employment and Income		<input type="checkbox"/> Does not apply	Gross Monthly Income
Employer or Business Name _____		Phone (____) ____ - _____	Base \$ _____ /month
Address _____		State _____ Zip _____	Overtime \$ _____ /month
City _____			Bonus \$ _____ /month
Position or Title _____		Commission \$ _____ /month	
Start Date ____ / ____ (mm/yyyy)		Military Entitlements \$ _____ /month	
How long in this line of work? ____ Years ____ Months		Other \$ _____ /month	
<input type="checkbox"/> Check if you are the Business Owner or Self-Employed		<input type="checkbox"/> I am employed by a family member, property seller, real estate agent, or other party to the transaction.	
		<input type="checkbox"/> I have an ownership share of less than 25%. Monthly Income (or Loss) \$ _____	
		<input type="checkbox"/> I have an ownership share of 25% or more. \$ _____	
		TOTAL \$ _____ /month	

Can checking the Self-employed Indicator to “Yes” increase the risk of the loan when evaluated by Loan Product Advisor®?



You'll Need

ANALYSIS OF THE SELF-EMPLOYED BORROWER CASE STUDY

The Case Study

You will be working with John and Mary Homeowner who:

- Own a Schedule C business called Impressive Images (John)
- Have schedule B interest income earned from personal assets
- Have capital gain/loss activity reported on a Schedule D
- Own an existing rental property shown on a Schedule E
- Own 35% of an LLC called Dallas Designers (Mary)
 - Reported on a 1065 Partnership Return
 - Mary receives a K-1
- Own 100% of an S Corporation called Wellness World (John)
 - Income reported on 1120S Tax Return
 - Receives a K-1
 - John receives a W-2 Wage from the business (Wellness World)

IRS Form 1040

Review for:

- Name, address, social
- All pages and schedules
- Any Red Flags
- Most recent
- Signed?
- Review Line 6 for indication of a Schedule 1

Page 2

Review The Schedule 1 for Additional Schedules

You cannot calculate the income if you don't have all the schedules

SCHEDULE 1 (Form 1040)		Additional Income and Adjustments to Income	
Department of the Treasury Internal Revenue Service		► Attach to Form 1040. ► Go to www.irs.gov/Form1040 for instructions and the latest information.	
Name(s) shown on Form 1040 John & Mary Homeowner		Your social security number XXX-XX-XXXX	
Additional Income		2018 Attachment Sequence No. 01	
1-9b	Reserved	1-9b	
10	Taxable refunds, credits, or offsets of state and local income taxes	10	
11	Alimony received	11	
12	Business income or (loss). Attach Schedule C or C-EZ	12	73,414
13	Capital gain or (loss). Attach Schedule D if required. If not required, check here ► <input type="checkbox"/>	13	-3,000
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	140,149
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	210,563
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	26	
	27 Deductible part of self-employment tax. Attach Schedule SE	27	5,087
	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	5,087

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

Schedule 1 (Form 1040) 2018

REV 12/21/18 TTW

The Form 91

Calculator and Quick Reference Guide: Form 91 Income Calculations

Please use the following quick reference guide to assist you in completing Freddie Mac Form 91. This form is for suggested guidance and does not replace Freddie Mac instructions or applicable guidelines.

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

I. Income Calculations from IRS Form 1040

IRS Form 1040 Federal Individual Income Tax Return

1	W-2 Income from self-employment (reported on IRS Forms 1040 and 1120 or 1120S)	2018	2017	NOTES
	Name of Business: IRS Form 1040, Line 7 (Section 5304.1 (d)) ¹ (Review W-2 document.) (Page 2, Line 1)	+		<small>¹Validate with business returns and IRS Form 1125-E, Compensation of Officers, as applicable</small>
	Subtotal of W-2 Income From Self-employment	\$0.00	\$0.00	

Does Our Applicant Have Ownership?

Is this W-2 wage Self-Employed or salary income?

a Employee's SSN XXX-XX-XXXX		b Employer ID No. (EIN) 22-7654321		OMB No. 1545-0008		
c Employer's name, address, and ZIP code WELLNESS WORLD, INC. 56722 HOSPITAL BLVD HURST TX 73301		1 Wgs, tips, other compn 110071.42	2 Fed inc tax withheld 22731.62	3 Social security wages 110171.42		
		4 SS tax withheld 6830.63	5 Medicare wages & tips 110071.42	6 Medicare tax withheld 1597.49		
		7 Social security tips	8 Allocated tips	9 Verification code 338FD3BB77C567C4		
d Control No.		10 Depndt care benefits	11 Nonqualified plans	12a		
e Employee's name, address, and ZIP code Suff. JOHN HOMEOWNER 7 GALLOPING HILL ROAD DALLAS TX 75432		13 Statutory employee.. <input type="checkbox"/> Retirement plan . . <input type="checkbox"/> Third-party sick pay <input type="checkbox"/>	14 Other	12b 12c 12d		
15 State	Employer's state ID number	16 State wages, tips, etc	17 State income tax	18 Local wages, tips, etc	19 Local income tax	20 Locality name

W-2
Form
Wage and
Tax
Statement
2018

Copy B To Be Filed with
Employee's FEDERAL
Tax Return
This information is being
furnished to the Internal
Revenue Service.

Department of the Treasury — IRS

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.

John & Mary Homeowner

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

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"/>	22-1234567	<input type="checkbox"/>	<input type="checkbox"/>
B	Wellness World, Inc	S	<input type="checkbox"/>	22-7654321	<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			25,000.	11,735.
C				
D				
29a Totals				165,149.
b Totals			25,000.	
30 Add columns (h) and (k) of line 29a.				165,149.
31 Add columns (g), (i), and (j) of line 29b.				25,000.
32 Total partnership and S corporation income or (loss). Combine lines 30 and 31				140,149.

IRS Form K-1

Schedule K-1 (Form 1120S) Department of the Treasury Internal Revenue Service		2018 For calendar year 2018, or tax year beginning <input type="text"/> / <input type="text"/> / <input type="text"/> 2018 ending <input type="text"/> / <input type="text"/> / <input type="text"/>		<input type="checkbox"/> Final K-1	<input type="checkbox"/> Amended K-1	67111 OMB No. 1545-0121
				Part III Shareholder's Share of Current Year Income, Deductions, Credits, and Other Items		
Shareholder's Share of Income, Deductions, Credits, etc. ► See back of form and separate Instructions.		1 Ordinary business income (loss) 11,735 2 Net rental real estate income (loss) 3 Other net rental income (loss) 4 Interest income 5a Ordinary dividends 5b Qualified dividends 6 Royalties 7 Net short-term capital gain (loss) 8a Net long-term capital gain (loss) 8b Collectibles (28%) gain (loss) 8c Unrecaptured section 1250 gain 9 Net section 1231 gain (loss) 10 Other income (loss) 11 Section 179 deduction 25,000 12 Other deductions 13 Credits 14 Foreign transactions 15 Alternative minimum tax (AMT) item 16 Items affecting shareholder basis 17 Other information				
		Part I Information About the Corporation				
		A Corporation's employer identification number 22-7654321				
		B Corporation's name, address, city, state, and ZIP code Wellness World Inc. 56722 Hospital Blvd Hurst, TX 76301				
		C IRS Center where corporation filed return e-file				
		Part II Information About the Shareholder				
		D Shareholder's identifying number XXX-XX-XXXX				
		E Shareholder's name, address, city, state, and ZIP code John Homeowner 7 Galloping Hill Road Dallas, TX 75432				
		F Shareholder's percentage of stock ownership for tax year 100 %				
		For IRS Use Only				
* See attached statement for additional information.						

Calculator and Quick Reference Guide

Enter John's W-2 income; it is considered self-employed income, because he owns more than 25% of the business.

I. Income Calculations from IRS Form 1040

IRS Form 1040 Federal Individual Income Tax Return

1	W-2 Income from self-employment (reported on IRS Forms 1040 and 1120 or 1120S)	2018	2017	NOTES
	Name of Business: Wellness World			
→	IRS Form 1040, Line 7 (Section 5304.1 (d)) ¹ (Review W-2 document.) (Page 2, Line 1)	+ 110,071.00		¹ Validate with business returns and IRS Form 1125-E, Compensation of Officers, as applicable
	<i>Subtotal of W-2 Income From Self-employment</i>	\$110,071.00	\$0.00	

*Use of this or any W-2 income from this business would be dependent on the viability of the business, which has yet to be determined

Do You Have Any Other W-2's? Review and Determine If There Are Additional Self-Employed W-2 Wages To Enter.

Freddie Mac Form 91 Section 2

2	Schedule B - Interest and Ordinary Dividends	2018	2017	NOTES
	Recurring interest income (Chapter 5305) (Line 2)	+		
	Recurring dividend income (Chapter 5305) (Line 6)	+		
	Dividend income from self-employment reported on IRS Form 1120	-		
	<i>Subtotal of Dividends and Interest</i>	\$0.00	\$0.00	

Dividend and interest (Guide Section 5305.2)	History of receipt: Most recent two years Continuance: Document that sufficient assets remain after closing to support continuance of the dividend and interest income, at the level used for qualifying, for at least the next three years Calculation: 24-month average Documentation: <ul style="list-style-type: none">Complete federal individual income tax returns for the most recent two-year period, orYear-end asset account statements for the most recent two years evidencing all dividend and interest income for each year for the income producing asset(s), AND, <ul style="list-style-type: none">Evidence of sufficient assets to support the qualifying income
--	--

2018 Schedule B

Don't use unless needed for qualifying

- If borrower owns a US corporation that paid dividends, you must subtract out the dividends paid
- We are only reviewing a one year history, so we cannot use!

SCHEDULE B (Form 1040)		Interest and Ordinary Dividends		OMB No. 1545-0074
Department of the Treasury Internal Revenue Service [8]		► Go to www.irs.gov/ScheduleB for instructions and the latest information. ► Attach to Form 1040.		2018 Attachment Sequence No. 08
Name(s) shown on return John & Mary Homeowner				Your social security number 3 0 0 - 5 0 - X X X - X X - X X X X Amount
Part I Interest (See Instructions and the Instructions for Form 1040, line 2b.)		<p>1 List name of payer. If any interest is from a seller-financed mortgage and the buyer used the property as a personal residence, see the instructions and list this interest first. Also, show that buyer's social security number and address ►</p> <p>Community Bank American Credit Union Dallas Designers, LLC</p> <p>1</p>		
<p>Note: If you received a Form 1099-INT, Form 1099-OID, or substitute statement from a brokerage firm, list the firm's name as the payer and enter the total interest shown on that form.</p>				
		<p>2 Add the amounts on line 1 3 Excludable interest on series EE and I U.S. savings bonds issued after 1989. Attach Form 8815 4 Subtract line 3 from line 2. Enter the result here and on Form 1040, line 2b ►</p>		<p>2 3,473. 3 4 3,473. Amount</p>
<p>Part II Ordinary Dividends (See Instructions and the Instructions for Form 1040, line 3b.)</p>		<p>5 List name of payer ►</p> <p>5</p>		
<p>Note: If you received a Form 1099-DIV or substitute statement from a brokerage firm, list the firm's name as the</p>				

2	Schedule B - Interest and Ordinary Dividends	2018	2017	NOTES
	Recurring interest income (Chapter 5305) (Line 2)	+ 0.00		
	Recurring dividend income (Chapter 5305) (Line 6)	+ 0.00		
	Dividend income from self-employment reported on IRS Form 1120	- 0.00		
	<i>Subtotal of Dividends and Interest</i>	\$0.00	\$0.00	

Freddie Mac Form 91, Sections 3 and 4

3	Schedule C – Profit or Loss from Business (Sole Proprietorship) (Chapter 5304)	2018	2017	NOTES
	Name of Business #1: _____			
	Net profit or loss (Line 31)	+/-		
	Non-recurring other income or loss, or expenses (Line 6)	+/-		
	Depletion (Line 12)	+		
	Depreciation - See three lines below for additional vehicle depreciation (Line 13)	+		
	Meals and entertainment exclusion (Line 24b)	-		
	Amortization or casualty loss - Only add back Amort/CL (Review C, Page 2, Part V)	+		
	Business use of home - Follow investor credit policy (Line 30, Form 8829 or Simplified Method Worksheet)	+		
	Business Miles (Page 2, Part IV, Line 44a or Related 4562)			
	x Depreciation Rate (2017 and 2018-25¢)	\$ 0.25	\$ 0.25	
	= Total Mileage Depreciation	+ \$ 0.00	\$ 0.00	
	<i>Subtotal from Schedule C, Business #1</i>	\$ 0.00	\$ 0.00	

Did Your Borrower File a Schedule C?

Review Line 12 on the Schedule 1 for any indication that the borrower filed a Schedule C for 2018 returns

SCHEDULE 1
(Form 1040)
Department of the Treasury
Internal Revenue Service

Additional Income and Adjustments to Income

► Attach to Form 1040.
► Go to www.irs.gov/Form1040 for instructions and the latest information.

OMB No. 1545-0074
2018
Attachment Sequence No. 01

Name(s) shown on Form 1040		Your social security number XXX-XX-XXXX
John & Mary Homeowner		
Additional Income	1-9b Reserved	1-9b
	10 Taxable refunds, credits, or offsets of state and local income taxes	10
	11 Alimony received	11
	12 Business income or (loss). Attach Schedule C or C-EZ	12 73,414.
	13 Capital gain or (loss). Attach Schedule D if required. If not required, check here ► <input type="checkbox"/>	13 -3,000.
	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	17 140,149.
	18 Farm income or (loss). Attach Schedule F	18
12 Business income or (loss). Attach Schedule C or C-EZ		12 73,414.
Adjustments to Income	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	22 210,563.
	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	26
	27 Deductible part of self-employment tax. Attach Schedule SE	27 5,087.
	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 5,087.

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

REV 12/21/18 TTW

Schedule 1 (Form 1040) 2018

Schedule C

SCHEDULE C (Form 1040)		Profit or Loss From Business (Sole Proprietorship)																																																																																																							
Department of the Treasury Internal Revenue Service [99]		OMB No. 1545-0074 2018 Attachment Sequence No. 09																																																																																																							
Name of proprietor John Homeowner		Social security number (SSN) XXX-XX-XXXX																																																																																																							
A Principal business or profession, including product or service (see instructions) Photographer		B Enter code from instructions ► 5 6 1 6 0 0																																																																																																							
C Business name, if no separate business name, leave blank. Impressive Images		D Employer ID number (EIN) (see instr.)																																																																																																							
E Business address (including suite or room no.) ► 7 Galloping Hill Road City, town or post office, state, and ZIP code Dallas, TX 75432																																																																																																									
F Accounting method: (1) <input checked="" type="checkbox"/> Cash (2) <input type="checkbox"/> Accrual (3) <input type="checkbox"/> Other (specify) ►																																																																																																									
G Did you "materially participate" in the operation of this business during 2018? If "No," see instructions for limit on losses. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																																																																																																									
H If you started or acquired this business during 2018, check here <input type="checkbox"/>																																																																																																									
I Did you make any payments in 2018 that would require you to file Form(s) 1099? (see instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																																																																																																									
J If "Yes," did you or will you file required Forms 1099? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																																																																																																									
Part I Income																																																																																																									
<table border="1"> <tbody> <tr> <td>1 Gross receipts or sales. See instructions for line 1 and check the box if this income was reported to you on Form W-2 and the "Statutory employee" box on that form was checked. ► <input type="checkbox"/></td> <td>1</td> <td>139,877.</td> </tr> <tr> <td>2 Returns and allowances</td> <td>2</td> <td></td> </tr> <tr> <td>3 Subtract line 2 from line 1</td> <td>3</td> <td>139,877.</td> </tr> <tr> <td>4 Cost of goods sold (from line 42)</td> <td>4</td> <td></td> </tr> <tr> <td>5 Gross profit: Subtract line 4 from line 3</td> <td>5</td> <td>139,877.</td> </tr> <tr> <td>6 Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)</td> <td>6</td> <td>3,876.</td> </tr> <tr> <td>7 Gross income. Add lines 5 and 6 ►</td> <td>7</td> <td>143,753.</td> </tr> </tbody> </table>				1 Gross receipts or sales. See instructions for line 1 and check the box if this income was reported to you on Form W-2 and the "Statutory employee" box on that form was checked. ► <input type="checkbox"/>	1	139,877.	2 Returns and allowances	2		3 Subtract line 2 from line 1	3	139,877.	4 Cost of goods sold (from line 42)	4		5 Gross profit: Subtract line 4 from line 3	5	139,877.	6 Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)	6	3,876.	7 Gross income. Add lines 5 and 6 ►	7	143,753.																																																																																	
1 Gross receipts or sales. See instructions for line 1 and check the box if this income was reported to you on Form W-2 and the "Statutory employee" box on that form was checked. ► <input type="checkbox"/>	1	139,877.																																																																																																							
2 Returns and allowances	2																																																																																																								
3 Subtract line 2 from line 1	3	139,877.																																																																																																							
4 Cost of goods sold (from line 42)	4																																																																																																								
5 Gross profit: Subtract line 4 from line 3	5	139,877.																																																																																																							
6 Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)	6	3,876.																																																																																																							
7 Gross income. Add lines 5 and 6 ►	7	143,753.																																																																																																							
Part II Expenses. Enter expenses for business use of your home only on line 30.																																																																																																									
<table border="1"> <tbody> <tr> <td>8 Advertising</td> <td>8</td> <td>7,211.</td> <td>18 Office expense (see instructions)</td> <td>18</td> <td></td> </tr> <tr> <td>9 Car and truck expenses (see instructions)</td> <td>9</td> <td>21,637.</td> <td>19 Pension and profit-sharing plans</td> <td>19</td> <td></td> </tr> <tr> <td>10 Commissions and fees</td> <td>10</td> <td></td> <td>20 Rent or lease (see instructions):</td> <td></td> <td></td> </tr> <tr> <td>11 Contract labor (see instructions)</td> <td>11</td> <td></td> <td> a Vehicle, machinery, and equipment</td> <td>20a</td> <td></td> </tr> <tr> <td>12 Depletion</td> <td>12</td> <td></td> <td> b Other business property</td> <td>20b</td> <td></td> </tr> <tr> <td>13 Depreciation and section 179 expense deduction (not included in Part III) (see instructions)</td> <td>13</td> <td>4,799.</td> <td>21 Repairs and maintenance</td> <td>21</td> <td></td> </tr> <tr> <td>14 Employee benefit programs (other than on line 19)</td> <td>14</td> <td></td> <td>22 Supplies (not included in Part II)</td> <td>22</td> <td>5,999.</td> </tr> <tr> <td>15 Insurance (other than health)</td> <td>15</td> <td></td> <td>23 Taxes and licenses</td> <td>23</td> <td>800.</td> </tr> <tr> <td>16 Interest (see instructions):</td> <td></td> <td></td> <td>24 Travel and meals:</td> <td></td> <td></td> </tr> <tr> <td> a Mortgage (paid to banks, etc.)</td> <td>16a</td> <td></td> <td> a Travel</td> <td>24a</td> <td>11,276.</td> </tr> <tr> <td> b Other</td> <td>16b</td> <td></td> <td> b Deductible meals (see instructions)</td> <td>24b</td> <td>4,099.</td> </tr> <tr> <td>17 Legal and professional services</td> <td>17</td> <td>1,500.</td> <td>25 Utilities</td> <td>25</td> <td>2,399.</td> </tr> <tr> <td>28 Total expenses before expenses for business use of home. Add lines 8 through 27a ►</td> <td>28</td> <td></td> <td>26 Wages (less employment credits)</td> <td>26</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>27a Other expenses (from line 48)</td> <td>27a</td> <td>9,119.</td> </tr> <tr> <td></td> <td></td> <td></td> <td>27b Reserved for future use</td> <td>27b</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>28</td> <td>68,839.</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>74,914.</td> <td></td> </tr> </tbody> </table>				8 Advertising	8	7,211.	18 Office expense (see instructions)	18		9 Car and truck expenses (see instructions)	9	21,637.	19 Pension and profit-sharing plans	19		10 Commissions and fees	10		20 Rent or lease (see instructions):			11 Contract labor (see instructions)	11		a Vehicle, machinery, and equipment	20a		12 Depletion	12		b Other business property	20b		13 Depreciation and section 179 expense deduction (not included in Part III) (see instructions)	13	4,799.	21 Repairs and maintenance	21		14 Employee benefit programs (other than on line 19)	14		22 Supplies (not included in Part II)	22	5,999.	15 Insurance (other than health)	15		23 Taxes and licenses	23	800.	16 Interest (see instructions):			24 Travel and meals:			a Mortgage (paid to banks, etc.)	16a		a Travel	24a	11,276.	b Other	16b		b Deductible meals (see instructions)	24b	4,099.	17 Legal and professional services	17	1,500.	25 Utilities	25	2,399.	28 Total expenses before expenses for business use of home. Add lines 8 through 27a ►	28		26 Wages (less employment credits)	26					27a Other expenses (from line 48)	27a	9,119.				27b Reserved for future use	27b					28	68,839.						74,914.	
8 Advertising	8	7,211.	18 Office expense (see instructions)	18																																																																																																					
9 Car and truck expenses (see instructions)	9	21,637.	19 Pension and profit-sharing plans	19																																																																																																					
10 Commissions and fees	10		20 Rent or lease (see instructions):																																																																																																						
11 Contract labor (see instructions)	11		a Vehicle, machinery, and equipment	20a																																																																																																					
12 Depletion	12		b Other business property	20b																																																																																																					
13 Depreciation and section 179 expense deduction (not included in Part III) (see instructions)	13	4,799.	21 Repairs and maintenance	21																																																																																																					
14 Employee benefit programs (other than on line 19)	14		22 Supplies (not included in Part II)	22	5,999.																																																																																																				
15 Insurance (other than health)	15		23 Taxes and licenses	23	800.																																																																																																				
16 Interest (see instructions):			24 Travel and meals:																																																																																																						
a Mortgage (paid to banks, etc.)	16a		a Travel	24a	11,276.																																																																																																				
b Other	16b		b Deductible meals (see instructions)	24b	4,099.																																																																																																				
17 Legal and professional services	17	1,500.	25 Utilities	25	2,399.																																																																																																				
28 Total expenses before expenses for business use of home. Add lines 8 through 27a ►	28		26 Wages (less employment credits)	26																																																																																																					
			27a Other expenses (from line 48)	27a	9,119.																																																																																																				
			27b Reserved for future use	27b																																																																																																					
			28	68,839.																																																																																																					
				74,914.																																																																																																					
31 Net profit or (loss). Subtract line 30 from line 29.																																																																																																									
<ul style="list-style-type: none"> If a profit, enter on both Schedule 1 (Form 1040), line 12 (or Form 1040NR, line 13) and on Schedule SE, line 2. (If you checked the box on line 1, see instructions). Estates and trusts, enter on Form 1041, line 3. 																																																																																																									
31 73,414.																																																																																																									

31 Net profit or (loss). Subtract line 30 from line 29.	
<ul style="list-style-type: none"> If a profit, enter on both Schedule 1 (Form 1040), line 12 (or Form 1040NR, line 13) and on Schedule SE, line 2. (If you checked the box on line 1, see instructions). Estates and trusts, enter on Form 1041, line 3. If a loss, you must go to line 32. 	
32 If you have a loss, check the box that describes your investment in this activity (see instructions).	
<ul style="list-style-type: none"> If you checked 32a, enter the loss on both Schedule 1 (Form 1040), line 12 (or Form 1040NR, line 13) and on Schedule SE, line 2. (If you checked the box on line 1, see the line 31 instructions). Estates and trusts, enter on Form 1041, line 3. If you checked 32b, you must attach Form 6198. Your loss may be limited. 	
32a <input type="checkbox"/> All investment is at risk. 32b <input type="checkbox"/> Some investment is not at risk.	
For Paperwork Reduction Act Notice, see the separate instructions. BAA REV 12/21/18 TTW Schedule C (Form 1040) 2018	

Schedule C

3	Schedule C – Profit or Loss from Business (Sole Proprietorship) (Chapter 5304)	2018	2017
	Name of Business #1: Impressive Images		
	Net profit or loss (Line 31)	+/-	73,414.00
→	Non-recurring other income or loss, or expenses (Line 6)	+/-	
	Depletion (Line 12)	+	
	Depreciation - See three lines below for additional vehicle depreciation (Line 13)	+	
	Meals and entertainment exclusion (Line 24b)	-	
	Amortization or casualty loss - Only add back Amort/CL (Review C, Page 2, Part V)	+	
	Business use of home - Follow investor credit policy (Line 30, Form 8829 or Simplified Method Worksheet)	+	
	Business Miles (Page 2, Part IV, Line 44a or Related 4562)		
	x Depreciation Rate (2017 and 2018-25¢)	\$ 0.25	\$ 0.25
	= Total Mileage Depreciation	+	\$ 0.00
	Subtotal from Schedule C, Business #1	\$ 73,414.00	\$ 0.00

Schedule C

SCHEDULE C (Form 1040)		Profit or Loss From Business (Sole Proprietorship)	
Department of the Treasury Internal Revenue Service [88]		OMB No. 1545-0074 2018 Attachment Sequence No. 09	
Name of proprietor John Homeowner		Social security number (SSN) XXX - XX - XXXX	
A Principal business or profession, including product or service (see instructions) Photographer		B Enter code from instructions ► 5 6 1 6 0 0	
C Business name, if no separate business name, leave blank. Impressive Images		D Employer ID number (EIN) (see instr.) []	
E Business address (including suite or room no.) ► 7 Galloping Hill Road City, town or post office, state, and ZIP code Dallas, TX 75432			
F Accounting method: (1) <input checked="" type="checkbox"/> Cash (2) <input type="checkbox"/> Accrual (3) <input type="checkbox"/> Other (specify) ►			
G Did you "materially participate" in the operation of this business during 2018? If "No," see Instructions for limit on losses. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
H If you started or acquired this business during 2018, check here ►			
I Did you make any payments in 2018 that would require you to file Form(s) 1099? (see Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
J If "Yes," did you or will you file required Form(s) 1099? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Part I Income			
1 Gross receipts or sales. See instructions for line 1 and check the box if this income was reported to you on Form W-2 and the "Statutory employee" box on that form was checked ► <input type="checkbox"/> 1 139,877.			
2 Returns and allowances ► 2 5,999.			
3 Subtract line 2 from line 1 ► 3 800.			
4 Cost of goods sold (from line 42) ► 4 11,276.			
5 Gross profit. Subtract line 4 from line 3 ► 5 4,099.			
6 Other income, including federal and state gasoline or fuel tax credit or refund (see instructions) ► 6 2,399.			
7 Gross income. Add lines 5 and 6 ► 7 9,119.			
8 Net profit or (loss). Subtract line 2 from line 1 ► 8 68,839.			
9 Expenses for business use of your home. Do not report these expenses elsewhere. Attach Form 8829 unless using the simplified method (see instructions). ► 9 74,914.			
10 Simplified method filers only: enter the total square footage of: (a) your home: 4200 and (b) the part of your home used for business: 300. Use the Simplified Method Worksheet in the Instructions to figure the amount to enter on line 30 ► 10 30 1,500.			
11 Net profit or (loss). Subtract line 10 from line 9 ► 11 73,414.			

Part I Income

1 Gross receipts or sales. See instructions for line 1 and check the box if this income was reported to you on Form W-2 and the "Statutory employee" box on that form was checked ► 1 139,877.

2 Returns and allowances ► 2 5,999.

3 Subtract line 2 from line 1 ► 3 800.

4 Cost of goods sold (from line 42) ► 4 11,276.

5 **Gross profit.** Subtract line 4 from line 3 ► 5 4,099.

6 Other income, including federal and state gasoline or fuel tax credit or refund (see instructions) ► 6 2,399.

7 **Gross income.** Add lines 5 and 6 ► 7 9,119.

29 Estimated profit or (loss). Subtract line 29 from line 7 ► 29	30 Expenses for business use of your home. Do not report these expenses elsewhere. Attach Form 8829 unless using the simplified method (see instructions). Simplified method filers only: enter the total square footage of: (a) your home: 4200 and (b) the part of your home used for business: 300. Use the Simplified Method Worksheet in the Instructions to figure the amount to enter on line 30 ► 30	31 Net profit or (loss). Subtract line 30 from line 29 ► 31
		73,414.

Examples include:

- Profit from postage, shipping or handling, if you **track it separately**
- **Interest** earned on notes or accounts receivable
- **Bad debts** you deducted in a previous year that were repaid (whole or in part) this year
- **Cash prizes and awards** that your business received, such as a \$500 prize from your local Chamber of Commerce for "Business of the Year"

All investment is at risk.
Some investment is not at risk.

Schedule C (Form 1040) 2018

Schedule C

3	Schedule C – Profit or Loss from Business (Sole Proprietorship) (Chapter 5304)	2018	2017
	Name of Business #1: Impressive Images		
	Net profit or loss (Line 31)	+/- 73,414.00	
	Non-recurring other income or loss, or expenses (Line 6)	+/- (3,876.00)	
→	Depletion (Line 12)	+	
	Depreciation - See three lines below for additional vehicle depreciation (Line 13)	+	
	Meals and entertainment exclusion (Line 24b)	-	
	Amortization or casualty loss - Only add back Amort/CL (Review C, Page 2, Part V)	+	
	Business use of home - Follow investor credit policy (Line 30, Form 8829 or Simplified Method Worksheet)	+	
	Business Miles (Page 2, Part IV, Line 44a or Related 4562)		
	x Depreciation Rate (2017 and 2018-25¢)	\$ 0.25	\$ 0.25
	= Total Mileage Depreciation	+\$ 0.00	\$ 0.00
	Subtotal from Schedule C, Business #1	\$ 69,538.00	\$ 0.00

Schedule C

Part II Expenses. Enter expenses for business use of your home **only** on line 30.

8	Advertising	8	7,211.	18	Office expense (see instructions)	18	
9	Car and truck expenses (see instructions).	9	21,637.	19	Pension and profit-sharing plans .	19	
10	Commissions and fees .	10		20	Rent or lease (see instructions):		
11	Contract labor (see instructions)	11		a	Vehicles, machinery, and equipment	20a	
12	Depletion	12		b	Other business property . . .	20b	
13	Depreciation and section 179 expense deduction (not included in Part III) (see instructions).	13	4,799.	21	Repairs and maintenance . . .	21	
14	Employee benefit programs (other than on line 19) . .	14		22	Supplies (not included in Part III) .	22	5,999.
15	Insurance (other than health)	15		23	Taxes and licenses	23	800.
16	Interest (see instructions):			24	Travel and meals:		
a	Mortgage (paid to banks, etc.)	16a		a	Travel	24a	11,276.
b	Other	16b		b	Deductible meals (see instructions)	24b	4,099.
17	Legal and professional services	17	1,500.	25	Utilities	25	2,399.
				26	Wages (less employment credits) .	26	
				27a	Other expenses (from line 48) . .	27a	9,119.
				b	Reserved for future use . . .	27b	

Schedule C

3	Schedule C – Profit or Loss from Business (Sole Proprietorship) (Chapter 5304)	2018	2017
	Name of Business #1: Impressive Images		
	Net profit or loss (Line 31)	+/- 73,414.00	
	Non-recurring other income or loss, or expenses (Line 6)	+/- (3,876.00)	
	Depletion (Line 12)	+ 0.00	
→	Depreciation - See three lines below for additional vehicle depreciation (Line 13)	+	
	Meals and entertainment exclusion (Line 24b)	-	
	Amortization or casualty loss - Only add back Amort/CL (Review C, Page 2, Part V)	+	
	Business use of home - Follow investor credit policy (Line 30, Form 8829 or Simplified Method Worksheet)	+	
	Business Miles (Page 2, Part IV, Line 44a or Related 4562)		
	× Depreciation Rate (2017 and 2018-25¢)	\$ 0.25	\$ 0.25
	= Total Mileage Depreciation	+ \$ 0.00	\$ 0.00
	Subtotal from Schedule C, Business #1	\$ 69,538.00	\$ 0.00

Schedule C

Part II Expenses. Enter expenses for business use of your home **only** on line 30.

8	Advertising	8	7,211.	18	Office expense (see instructions)	18	
9	Car and truck expenses (see instructions).	9	21,637.	19	Pension and profit-sharing plans .	19	
10	Commissions and fees .	10		20	Rent or lease (see instructions):		
11	Contract labor (see instructions)	11		a	Vehicles, machinery, and equipment	20a	
12	Depletion	12		b	Other business property . . .	20b	
13	Depreciation and section 179 expense deduction (not included in Part III) (see instructions).	13	4,799.	21	Repairs and maintenance	21	
14	Employee benefit programs (other than on line 19) . .	14		22	Supplies (not included in Part III) .	22	5,999.
15	Insurance (other than health)	15		23	Taxes and licenses	23	800.
16	Interest (see instructions):			24	Travel and meals:		
a	Mortgage (paid to banks, etc.)	16a		a	Travel	24a	11,276.
b	Other	16b		b	Deductible meals (see instructions)	24b	4,099.
17	Legal and professional services	17	1,500.	25	Utilities	25	2,399.
				26	Wages (less employment credits) .	26	
				27a	Other expenses (from line 48) . .	27a	9,119.
				b	Reserved for future use . . .	27b	

Schedule C

3	Schedule C – Profit or Loss from Business (Sole Proprietorship) (Chapter 5304)	2018	2017
Name of Business #1: Impressive Images			
	Net profit or loss (Line 31)	+/- 73,414.00	
	Non-recurring other income or loss, or expenses (Line 6)	+/- (3,876.00)	
	Depletion (Line 12)	+ 0.00	
	Depreciation - See three lines below for additional vehicle depreciation (Line 13)	+ 4,799.00	
→	Meals and entertainment exclusion (Line 24b)	-	
	Amortization or casualty loss - Only add back Amort/CL (Review C, Page 2, Part V)	+ 0.00	
	Business use of home - Follow investor credit policy (Line 30, Form 8829 or Simplified Method Worksheet)	+ 0.00	
	Business Miles (Page 2, Part IV, Line 44a or Related 4562)		
	x Depreciation Rate (2017 and 2018-25¢)	\$ 0.25	\$ 0.25
	= Total Mileage Depreciation	+ \$ 0.00	\$ 0.00
	Subtotal from Schedule C, Business #1	\$ 74,337.00	\$ 0.00

Schedule C

Meals and Entertainment: 50% Limit

Meals while traveling for business, entertaining your business associates at sporting events, shows, nightclubs

Meals and Entertainment: 100% Limit

Company parties and picnics, charitable events, meals for children at a daycare facility

Part II Expenses. Enter expenses for business use of your home **only** on line 30.

8	Advertising	8	7,211.	18	Office expense (see instructions)	18	
9	Car and truck expenses (see instructions).	9	21,637.	19	Pension and profit-sharing plans .	19	
10	Commissions and fees .	10		20	Rent or lease (see instructions):		
11	Contract labor (see instructions)	11		a	Vehicles, machinery, and equipment	20a	
12	Depletion	12		b	Other business property . . .	20b	
13	Depreciation and section 179 expense deduction (not included in Part III) (see instructions).	13	4,799.	21	Repairs and maintenance . . .	21	
14	Employee benefit programs (other than on line 19). .	14		22	Supplies (not included in Part III) .	22	5,999.
15	Insurance (other than health)	15		23	Taxes and licenses	23	800.
16	Interest (see instructions):			24	Travel and meals:		
a	Mortgage (paid to banks, etc.)	16a		a	Travel	24a	11,276.
b	Other	16b		b	Deductible meals (see instructions)	24b	4,099.
17	Legal and professional services	17	1,500.	25	Utilities	25	2,399.
				26	Wages (less employment credits) .	26	
				27a	Other expenses (from line 48) . .	27a	9,119.
				b	Reserved for future use . . .	27b	

Schedule C

3	Schedule C – Profit or Loss from Business (Sole Proprietorship) (Chapter 5304)	2018	2017
	Name of Business #1: Impressive Images		
	Net profit or loss (Line 31)	+/- 73,414.00	
	Non-recurring other income or loss, or expenses (Line 6)	+/- (3,876.00)	
	Depletion (Line 12)	+ 0.00	
→	Depreciation - See three lines below for additional vehicle depreciation (Line 13)	+ 4,799.00	
	Meals and entertainment exclusion (Line 24b)	- 4,099.00	
	Amortization or casualty loss - Only add back Amort/CL (Review C, Page 2, Part V)	+	
	Business use of home - Follow investor credit policy (Line 30, Form 8829 or Simplified Method Worksheet)	+	
	Business Miles (Page 2, Part IV, Line 44a or Related 4562)		
	x Depreciation Rate (2017 and 2018-25¢)	\$ 0.25	\$ 0.25
	= Total Mileage Depreciation	+ \$ 0.00	\$ 0.00
	Subtotal from Schedule C, Business #1	\$ 70,238.00	\$ 0.00

Schedule C

Enter only the \$2,999 amortization on your calculator

Part V Other Expenses. List below business expenses not included on lines 8–26 or line 30.

Shipping & Postage	2,209.
Outside Services	1,500.
Amortization	999.
Printing	2,411.
Casualty Loss/Theft Claim	2,000.
48 Total other expenses. Enter here and on line 27a	48 9,119.

REV 12/21/18 TTW

Schedule C (Form 1040) 2018

Schedule C

3	Schedule C – Profit or Loss from Business (Sole Proprietorship) (Chapter 5304)	2018	2017
	Name of Business #1: Impressive Images		
	Net profit or loss (Line 31)	+/- 73,414.00	
	Non-recurring other income or loss, or expenses (Line 6)	+/- (3,876.00)	
	Depletion (Line 12)	+ 0.00	
	Depreciation - See three lines below for additional vehicle depreciation (Line 13)	+ 4,799.00	
	Meals and entertainment exclusion (Line 24b)	- 4,099.00	
	Amortization or casualty loss - Only add back Amort/CL (Review C, Page 2, Part V)	+ 2,999.00	
→	Business use of home - Follow investor credit policy (Line 30, Form 8829 or Simplified Method Worksheet)	+	
	Business Miles (Page 2, Part IV, Line 44a or Related 4562)		
	x Depreciation Rate (2017 and 2018-25¢)	\$ 0.25	\$ 0.25
	= Total Mileage Depreciation	+ \$ 0.00	\$ 0.00
	Subtotal from Schedule C, Business #1	\$ 73,237.00	\$ 0.00

Schedule C

28	Total expenses before expenses for business use of home. Add lines 8 through 27a ►	28	68,839.
29	Tentative profit or (loss). Subtract line 28 from line 7	29	74,914.
30	Expenses for business use of your home. Do not report these expenses elsewhere. Attach Form 8829 unless using the simplified method (see instructions).		
	Simplified method filers only: enter the total square footage of: (a) your home: <u>4200</u>		
	and (b) the part of your home used for business: <u>300</u> . Use the Simplified Method Worksheet in the instructions to figure the amount to enter on line 30	30	1,500.
31	Net profit or (loss). Subtract line 30 from line 29.	31	73,414.
	<ul style="list-style-type: none">• If a profit, enter on both Schedule 1 (Form 1040), line 12 (or Form 1040NR, line 13) and on Schedule SE, line 2. (If you checked the box on line 1, see instructions). Estates and trusts, enter on Form 1041, line 3.• If a loss, you must go to line 32.		
32	If you have a loss, check the box that describes your investment in this activity (see instructions).	32a	<input type="checkbox"/> All investment is at risk.
	<ul style="list-style-type: none">• If you checked 32a, enter the loss on both Schedule 1 (Form 1040), line 12 (or Form 1040NR, line 13) and on Schedule SE, line 2. (If you checked the box on line 1, see the line 31 instructions). Estates and trusts, enter on Form 1041, line 3.• If you checked 32b, you must attach Form 6198. Your loss may be limited.	32b	<input type="checkbox"/> Some investment is not at risk.

Schedule C

3	Schedule C – Profit or Loss from Business (Sole Proprietorship) (Chapter 5304)	2018	2017
	Name of Business #1: Impressive Images		
	Net profit or loss (Line 31)	+/- 73,414.00	
	Non-recurring other income or loss, or expenses (Line 6)	+/- (3,876.00)	
	Depletion (Line 12)	+ 0.00	
	Depreciation - See three lines below for additional vehicle depreciation (Line 13)	+ 4,799.00	
	Meals and entertainment exclusion (Line 24b)	- 4,099.00	
	Amortization or casualty loss - Only add back Amort/CL (Review C, Page 2, Part V)	+ 2,999.00	
	Business use of home - Follow investor credit policy (Line 30, Form 8829 or Simplified Method Worksheet)	+ 1,500.00	
→	Business Miles (Page 2, Part IV, Line 44a or Related 4562)		
	x Depreciation Rate (2017 and 2018-25¢)	\$ 0.25	\$ 0.25
	= Total Mileage Depreciation	+ \$ 0.00	\$ 0.00
	Subtotal from Schedule C, Business #1	\$ 74,737.00	\$ 0.00

Use This Depreciation Adjustment Option Only When Investor Policy Allows And The Adjustment Is Needed To Qualify

Schedule C

Additional depreciation can be found by multiplying business miles on Schedule C, Line 44a x IRS depreciation factor for that year.

Part IV **Information on Your Vehicle.** Complete this part **only** if you are claiming car or truck expenses on line 9 and are not required to file Form 4562 for this business. See the instructions for line 13 to find out if you must file Form 4562.

43 When did you place your vehicle in service for business purposes? (month, day, year) ► _____

44 Of the total number of miles you drove your vehicle during 2017, enter the number of miles you used your vehicle for:

→ a Business _____ b Commuting (see instructions) _____ c Other _____

45 Was your vehicle available for personal use during off-duty hours? Yes No

46 Do you (or your spouse) have another vehicle available for personal use? Yes No

47a Do you have evidence to support your deduction? Yes No

b If "Yes," is the evidence written? Yes No

If The Schedule C Section IV (On Page 2) Is Blank,

Review For An IRS Form 4562 Worksheet.

Schedule C

3	Schedule C – Profit or Loss from Business (Sole Proprietorship) (Chapter 5304)	2018	2017
	Name of Business #1: Impressive Images		
	Net profit or loss (Line 31)	+/- 73,414.00	
	Non-recurring other income or loss, or expenses (Line 6)	+/- (3,876.00)	
	Depletion (Line 12)	+ 0.00	
	Depreciation - See three lines below for additional vehicle depreciation (Line 13)	+ 4,799.00	
	Meals and entertainment exclusion (Line 24b)	- 4,099.00	
	Amortization or casualty loss - Only add back Amort/CL (Review C, Page 2, Part V)	+ 2,999.00	
	Business use of home - Follow investor credit policy (Line 30, Form 8829 or Simplified Method Worksheet)	+ 1,500.00	
	Business Miles (Page 2, Part IV, Line 4 or Related 4562)		
	x Depreciation Rate (2017 and 2018-25¢)	\$ 0.25	\$ 0.25
	= Total Mileage Depreciation	+ \$ 0.00	\$ 0.00
	Subtotal from Schedule C, Business #1	\$ 72,737.00	\$ 0.00

Use This Depreciation Adjustment Option Only When Investor Policy Allows And The Adjustment Is Needed To Qualify

Schedule C

Verify 4562 is for the Schedule C

- Review Page 2 of the worksheet
- Line #30

4562	Depreciation and Amortization (Including Information on Listed Property)		OMB No. 1545-0172													
Department of the Treasury Internal Revenue Service (99)	► Go to www.irs.gov/Form4562 for instructions and the latest information. 2018 <small>Attachment Sequence No. 179</small>															
Name(s) shown on return John & Mary Homeowner	Business or activity to which this form relates Sch C Photographer	Identifying number XXX-XX-XXXX														
Part I Election To Expense Certain Property Under Section 179 <small>Note: If you have any listed property, complete Part V before you complete Part I.</small> <table border="1" style="width: 100%;"> <tr> <td>1 Maximum amount (see instructions)</td> <td style="text-align: right;">1</td> </tr> <tr> <td>2 Total cost of section 179 property placed in service (see instructions)</td> <td style="text-align: right;">2</td> </tr> <tr> <td>3 Threshold cost of section 179 property before reduction in limitation (see instructions)</td> <td style="text-align: right;">3</td> </tr> <tr> <td>4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-</td> <td style="text-align: right;">4</td> </tr> <tr> <td>5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions</td> <td style="text-align: right;">5</td> </tr> <tr> <td>6 (a) Description of property</td> <td>(b) Cost (business use only)</td> <td>(c) Elected cost</td> </tr> </table>				1 Maximum amount (see instructions)	1	2 Total cost of section 179 property placed in service (see instructions)	2	3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	6 (a) Description of property	(b) Cost (business use only)	(c) Elected cost
1 Maximum amount (see instructions)	1															
2 Total cost of section 179 property placed in service (see instructions)	2															
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3															
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4															
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5															
6 (a) Description of property	(b) Cost (business use only)	(c) Elected cost														

4562	Depreciation and Amortization (Including Information on Listed Property)		OMB No. 1545-0172																																																																						
Department of the Treasury Internal Revenue Service (99)	► Go to www.irs.gov/Form4562 for instructions and the latest information. 2018 <small>Attachment Sequence No. 179</small>																																																																								
Name(s) shown on return John & Mary Homeowner	Business or activity to which this form relates Sch C Photographer	Identifying number XXX-XX-XXXX																																																																							
Section A 17 MACRS deductions for assets placed in service in tax years beginning before 2018 18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here <input type="checkbox"/> 17 3,099.																																																																									
Section B—Assets Placed in Service During 2018 Tax Year Using the General Depreciation System <table border="1" style="width: 100%;"> <tr> <th>(a) Classification of property</th> <th>(b) Month and year placed in service</th> <th>(c) Basis for depreciation (business/investment use only—see instructions)</th> <th>(d) Recovery period</th> <th>(e) Convention</th> <th>(f) Method</th> <th>(g) Depreciation deduction</th> </tr> <tr> <td>19a 3-year property</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>b 5-year property</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>c 7-year property</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>d 10-year property</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>e 15-year property</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>f 20-year property</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>g 25-year property</td> <td></td> <td>25 yrs.</td> <td></td> <td></td> <td>S/L</td> <td></td> </tr> <tr> <td>h Residential rental property</td> <td></td> <td>27.5 yrs.</td> <td>MM</td> <td>S/L</td> <td></td> <td></td> </tr> <tr> <td>i Nonresidential real property</td> <td></td> <td>27.5 yrs.</td> <td>MM</td> <td>S/L</td> <td></td> <td></td> </tr> </table>				(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only—see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction	19a 3-year property							b 5-year property							c 7-year property							d 10-year property							e 15-year property							f 20-year property							g 25-year property		25 yrs.			S/L		h Residential rental property		27.5 yrs.	MM	S/L			i Nonresidential real property		27.5 yrs.	MM	S/L		
(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only—see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction																																																																			
19a 3-year property																																																																									
b 5-year property																																																																									
c 7-year property																																																																									
d 10-year property																																																																									
e 15-year property																																																																									
f 20-year property																																																																									
g 25-year property		25 yrs.			S/L																																																																				
h Residential rental property		27.5 yrs.	MM	S/L																																																																					
i Nonresidential real property		27.5 yrs.	MM	S/L																																																																					
Section C—Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System <table border="1" style="width: 100%;"> <tr> <td>20a Class life</td> <td></td> <td></td> <td></td> <td>S/L</td> <td></td> <td></td> </tr> <tr> <td>b 12-year</td> <td></td> <td>12 yrs.</td> <td></td> <td>S/L</td> <td></td> <td></td> </tr> <tr> <td>c 30-year</td> <td></td> <td>30 yrs.</td> <td>MM</td> <td>S/L</td> <td></td> <td></td> </tr> <tr> <td>d 40-year</td> <td></td> <td>40 yrs.</td> <td>MM</td> <td>S/L</td> <td></td> <td></td> </tr> </table>				20a Class life				S/L			b 12-year		12 yrs.		S/L			c 30-year		30 yrs.	MM	S/L			d 40-year		40 yrs.	MM	S/L																																												
20a Class life				S/L																																																																					
b 12-year		12 yrs.		S/L																																																																					
c 30-year		30 yrs.	MM	S/L																																																																					
d 40-year		40 yrs.	MM	S/L																																																																					
Part IV Summary (See instructions.) 21 Listed property. Enter amount from line 28 22 Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations—see instructions 23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs																																																																									
For Paperwork Reduction Act Notice, see separate instructions.		BA	REV 01/02/19 TTW																																																																						
Form 4562 (2018)																																																																									

Schedule C

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 claimed? Yes No **24b** If "Yes," Is the evidence written? Yes No

(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during 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:

Range Rover	01/03/2015	79.05 %						
		%						
		%						

27 Property used 50% or less in a qualified business use:

	%				G/L -			
	%				G/L -			
	%				G/L -			

28 Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1 . 28

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1 29

Section B—Information on Use of Vehicles

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

(a) Vehicle 1 8,422	(b) Vehicle 2		(c) Vehicle 3		(d) Vehicle 4		(e) Vehicle 5		(f) Vehicle 6	
	Yes	No								
	X									
	X									
	X									

Business Miles Of 8,422 x 25¢ is \$2105 In Additional Depreciation That Could Be Added Back.

Schedule C

3	Schedule C – Profit or Loss from Business (Sole Proprietorship) (Chapter 5304)	2018	2017
	Name of Business #1: Impressive Images		
	Net profit or loss (Line 31)	+/- 73,414.00	
	Non-recurring other income or loss, or expenses (Line 6)	+/- (3,876.00)	
	Depletion (Line 12)	+ 0.00	
	Depreciation - See three lines below for additional vehicle depreciation (Line 13)	+ 4,799.00	
	Meals and entertainment exclusion (Line 24b)	- 4,099.00	
	Amortization or casualty loss - Only add back Amort/CL (Review C, Page 2, Part V)	+ 999.00	
	Business use of home - Follow investor credit policy (Line 30, Form 8829 or Simplified Method Worksheet)	+ 1,500.00	
	Business Miles (Page 2, Part IV, Line 44a or Related 4562)	8,422.00	
	x Depreciation Rate (2017 and 2018-25¢)	\$ 0.25	\$ 0.25
	= Total Mileage Depreciation	+ \$ 2,105.50	\$ 0.00
→	Subtotal from Schedule C, Business #1	\$ 74,842.50	\$ 0.00

Schedule C - Other

Car & Truck Expenses Worksheet

9 Car and truck expenses (see instructions).

9

21,637.

Car and Truck Expenses Worksheet		2018
* Keep for your records		
Name/Show as Return John & Mary Stevens	Social Security Number 123-34-5678	
Activity	Job, C	Phone number
Part I – Vehicle Information		
1 Male and model of vehicle	Range, Boxes	Example: Ford Taurus
2 Date placed in service	1/1/2016	Example: 01/01/2016
3 Type of vehicle	20 – SUV/V	2020
4a Driving mileage	Enter mileage readings, or Enter total miles on line 4b Line 4a less line 4b	
4b Personal mileage (not for business)	Enter total miles on line 4c Line 4b less line 4d	
5 Total miles vehicle was driven during 2018	10,450	Travel between home and work
6 Number of miles driven for business	5,450	Line 5 less line 6 and 7
7 Number of miles driven for personal purposes	2,910	Line 6 less line 7
8 Percent of business use	19.3%	Line 5, divided by line 8
9 Have record of personal mileage for full year?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
10 Who(s) for whom allocated?	See Tax Help	
11 Do you have another vehicle available for personal use?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
12 Is the vehicle available for personal use during off hours?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
13 Was the vehicle used primarily by more than 50% owner of the business or related person?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
14a Do you have evidence to support the business use claimed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
14b If Yes, is the evidence written?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Part II – Standard Mileage Rate		
15a Did you own this vehicle, lease this vehicle, or was it not your vehicle?	<input type="checkbox"/> Own	<input type="checkbox"/> Lease
15b Name/Address		
16a Did you use this vehicle for travel?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
16b Did you use it more than 5 vehicles for business at a time?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
17a If you owned this vehicle, did you use the standard mileage rate for this vehicle's first year, CPW?		
17b If you leased this vehicle, did you use the standard mileage rate for the portion of the lease period after 10/01/17?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
17c If you answered Own or Lease to line 16, and Yes to lines 16 and 17 you can take standard mileage for this vehicle (note: Line 15, vehicle for hire, is not allowed)		
18 Standard mileage deduction	5,882	Line 5 times .540
Part III – Actual Expenses		
19a Gasoline	b. Vehicle lease or rental fees:	
19b Oil	1. 20 days or more	
19c Tires	2. 28 days or less	
19d Repairs	3. Total vehicle lease/rental fees	
19e Vehicle insurance	d. Leased vehicle insurance amount:	
19f Vehicle registration, license conducting property tax	1. Year lease/lease 2. Month of leased vehicle	
19g Garage rent	3. Number of leases days in year	
19h Other	4. Insurance amount	
20 Expenses subtotal	Sum of lines 19a thru 19h	
21 Expenses applicable to business	Line 20 times line 9	
22 Vehicle depreciation and Section 179	27,718	From Part IV
23 Total actual expenses	27,718	Line 21 plus line 22

John & Mary Homeowner

300-50-1234

Page 2

Vehicle: Range Rover

Activity: Sch C Photographer

Part IV – Standard Mileage versus Actual Expenses

24	<input checked="" type="checkbox"/>	Standard mileage	<u>4,590</u>	The program automatically chooses the method that gives you the largest deduction. Check the other method if you want to use it instead.
25	<input type="checkbox"/>	Actual expenses	<u>27,716</u>	

Part V – Total Car and Truck Expenses

26	Line 24 or line 25	4,590.
27	Additional expenses:	
a	Parking fees	977.
b	Tolls	4,222.
c	Local transportation	
d	Property taxes (include property tax portion of registration)	
e	Less: personal portion of property taxes	()
f	Interest on vehicle	14,988.
g	Less: personal portion of vehicle interest	(3,140.)
28	Total expenses	21,637.
29	Less: business portion of lease or rental fees less inclusion amount (if using actual expenses)	()
30	Less: depreciation and Section 179 (if using actual expenses)	()
31	Total car and truck expenses	21,637.

Schedule C - Other

Car & Truck Expenses Worksheet

9 Car and truck expenses (see instructions)

9

21,637.

Car and Truck Expenses Worksheet		
For year from January 1 to December 31, 2018		
Home shown on return:	John & Mary Homeowner	Social Security Number:
Activity:	John C	Photographer
Part I - Vehicle Information		
1 Make and model of vehicle	Range Rover	Example: Ford Taurus
2 Date placed in service	12/1/2016	Example: 8/18/2016
3 Type of vehicle	4x4 - MARY 2016	
4 Driving mileage reading	Enter mileage readings, or enter total miles on line 4c	
5 Beginning mileage reading	Line 4a less line 4b	
6 Total miles vehicle was driven during 2018	15,654	
7 Miles driven for personal use	8,612	
8 Number of miles driven for commuting	2,012	
9 Number of miles driven for personal pleasure	7,821	
10 Percent of business use	18.25%	
11 Have records of personal mileage for full year?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
12 Work for special allocation?	See Tax Help	
13 Do you have another vehicle available for personal use?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
14 Was the vehicle available for personal use during off-duty hours?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
15 Was the vehicle used primarily by a spouse? See the business use section of Part II	<input type="checkbox"/> Yes	<input type="checkbox"/> No
16 Do you have evidence to support the business use deduction?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
17 If "No," is line evidence written?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Part II - Standard Mileage Rate		
18 Did you own this vehicle, lease this vehicle, or was it not your vehicle?	<input type="checkbox"/> Own	<input type="checkbox"/> Lease
19 Did you use this vehicle for miles?	<input type="checkbox"/> Not my vehicle	
20 Did you use less than 5 vehicles for business at a time?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
21 If you owned this vehicle, did you use the standard mileage rate for this vehicle's first year? CRM	Only applies to vehicles placed in service in 2018	
22 If you leased this vehicle, did you use the standard mileage rate for the portion of the lease period after 12/31/17? CRM	<input type="checkbox"/> Yes	<input type="checkbox"/> No
23 Standard mileage deduction (Line 18, line 19b times line 8)	4,590	Line 5 times 24b
Part III - Actual Expenses		
24 a Gasoline	b Vehicle lease or rental fees:	
25 b Oil	1 30 days or more	
26 c Tolls	2 20 days or less	
27 d Local transportation	3 Tax vehicle maintenance fees	
28 e Vehicle insurance	4 Leased vehicle insurance amounts	
29 f Vehicle registration, license, and property tax	1 Year lease longer	
30 g Garage rent	2 P/M of leased vehicle	
31 h Other	3 Number of lease days in year	
32 i Insurance amount	4 Insurance amount	
33 Expenses collected	Sum of lines 18 thru 19b	
34 Expenses applicable to business	Line 20 times line 8	
35 Vehicle depreciation and Section 179	27,716	Copy Part VI
36 Total actual expenses	27,716	Line 21 plus line 35

John & Mary Homeowner

300-50-1234

Page 2

Vehicle: Range Rover

Activity: Sch C Photographer

Part IV – Standard Mileage versus Actual Expenses

24 Standard mileage 4,590. The program automatically chooses the method that gives you the largest deduction. Check the other method if you want to use it instead.

Part V – Total Car and Truck Expenses

26 Line 24 or line 25 4,590.
 27 Additional expenses:
 a Parking fees 977.
 b Tolls 4,222.
 c Local transportation
 d Property taxes (include property tax portion of registration)
 e Less: personal portion of property taxes (14,988).
 f Interest on vehicle 14,988.
 g Less: personal portion of vehicle interest (3,140.).
 28 Total expenses 21,637. Sum of lines 26 & 27a thru 27g.
 29 Less: business portion of lease or rental fees less inclusion amount (if using actual expenses) ()
 Line 19b - 19i times line 8. Reported separately.
 30 Less: depreciation and Section 179 (if using actual expenses) ()
 From line 22. Reported separately.
 31 Total car and truck expenses 21,637.

Pages 15 & 16

IRS Publication 463



Department of the
Treasury
Internal Revenue Service

Publication 463
Cat. No. 11081L

Travel, Gift, and Car Expenses

For use in preparing
2018 Returns



Get forms and other information faster and easier at:
• IRS.gov (English) • IRS.gov/Korean (한국어)
• IRS.gov/Spanish (Español) • IRS.gov/Russian (Русский)
• IRS.gov/Chinese (中文) • IRS.gov/Vietnamese (Tiếng Việt)

Feb 22, 2019

Contents

Future Developments	2
What's New	2
Reminder	2
Introduction	2
Chapter 1. Travel	3
Traveling Away From Home	3
Tax Home	3
Tax Home Different From Family Home	3
Temporary Assignment or Job	4
What Travel Expenses Are Deductible?	4
Meals	4
Travel in the United States	4
Travel Outside the United States	7
Luxury Water Travel	12
Conventions	12
Chapter 2. Meals and Entertainment	10
50% Limit	11
Exception to the 50% Limit for Meals	11
Chapter 3. Gifts	12
Chapter 4. Transportation	13
Car Expenses	14
Standard Mileage Rate	14
Actual Car Expenses	15
Leasing a Car	22
Disposition of a Car	23
Chapter 5. Recordkeeping	24
How To Prove Expenses	24
What Are Adequate Records?	24
What If I Have Incomplete Records?	25
Separating and Considering Expenses	25
How Long To Keep Records and Receipts	26
Examples of Records	26
Chapter 6. How To Report	26
Where To Report	26
Vehicle Provided by Your Employer	26
Reimbursement	28
Accountable Plans	29
Nonaccountable Plans	32
Rules for Independent Contractors and Clients	32
How To Use Per Diem Rate Tables	32
The Two Substantiation Methods	32
Transition Rules	32
Completing Form 2106	33
Special Rules	34
How To Get Tax Help	35
Appendices	37

Rate of Depreciation Allowed in Standard Mileage Rate

<u>Year(s)</u>	<u>Depreciation Rate per Mile</u>
2017–2018	\$0.25
2015–2016	0.24
2014	0.22
2012–2013	0.23
2011	0.22
2010	0.23
2008–2009	0.21
2007	0.19
2005–2006	0.17
2003–2004	0.16
2001–2002	0.15
2000	0.14

Freddie Mac Form 91, Section 5

5	Schedule D – Capital Gains and Losses (Chapter 5305)	2018	2017
	Recurring capital gains and/or losses	+/-	
	<i>Subtotal from Schedule D, Capital Gains and Losses</i>	\$ 0.00	\$ 0.00

Income type	Stable monthly income requirements	Documentation requirements
		Streamlined Accept and Standard Documentation Levels
Capital gains	History of receipt: Most recent two-years of realized capital gains Continuance: Document that sufficient assets remain after closing to support continuance of the capital gain income, at the level used for qualifying, for at least the next three years Calculation: 24-month average	<ul style="list-style-type: none">■ Copy of complete federal individual income tax returns for the most recent two-year period reflecting capital gain income, and,■ Evidence of sufficient assets to support the qualifying income

Don't Use If You Don't Need; If Needed To Qualify, Follow Chapter 5302.2

Schedule D Capital Gains

Don't use unless needed for qualifying

- Two year history, stable receipt and likely to continue
- Check investor overlays before using
- Let's review IRS Form 1040, Line 13 for 2017 or Schedule 1, Line 13 for 2018 returns
- Our 2018 example show \$3000 loss

SCHEDULE D (Form 1040)	Capital Gains and Losses		
Department of the Treasury Internal Revenue Service [88]	OMB No. 1545-0074 2018 Attachment Sequence No. 12		
Name(s) shown on return John & Mary Homeowner	Your social security number XXX-XX-XXXX		
Part I Short-Term Capital Gains and Losses—Generally Assets Held One Year or Less (see instructions)			
See instructions for how to figure the amounts to enter on the lines below. This form may be easier to complete if you round off cents to whole dollars.			
1a	(d) Proceeds (sales price)	(e) Cost (or other basis)	(f) Adjustments to gain or (loss) from Form(s) 8949, Part I, line 2, column (g)
1a Totals for all short-term transactions reported on Form 1099-B for which basis was reported to the IRS and for which you have no adjustments (see instructions). However, if you choose to report all these transactions on Form 8949, leave this line blank and go to line 1b.			
1b	(d) Proceeds (sales price)	(e) Cost (or other basis)	(f) Adjustments to gain or (loss) from Form(s) 8949, Part I, line 2, column (g)
1b Totals for all transactions reported on Form(s) 8949 with Box A checked			
2	(d) Proceeds (sales price)	(e) Cost (or other basis)	(f) Adjustments to gain or (loss) from Form(s) 8949, Part I, line 2, column (g)
2 Totals for all transactions reported on Form(s) 8949 with Box B checked			
3	(d) Proceeds (sales price)	(e) Cost (or other basis)	(f) Adjustments to gain or (loss) from Form(s) 8949, Part I, line 2, column (g)
3 Totals for all transactions reported on Form(s) 8949 with Box C checked			
4 Short-term gain from Form 6252 and short-term gain or (loss) from Forms 4684, 6781, and 8824			
5 Net short-term gain or (loss) from partnerships, S corporations, estates, and trusts from Schedule(s) K-1			
6 Short-term capital loss carryover. Enter the amount, if any, from line 8 of your Capital Loss Carryover Worksheet in the instructions.			
7 Net short-term capital gain or (loss). Combine lines 1a through 6 in column (h). If you have any long-term capital gains or losses, go to Part II below. Otherwise, go to Part III on the back			
Part II	Long-Term Capital Gains and Losses—Generally Assets Held More Than One Year (see instructions)		
See instructions for how to figure the amounts to enter on the lines below.			
13	(d) Proceeds (sales price)	(e) Cost (or other basis)	(g) Adjustments
8a Totals for all long-term transactions reported on Form 1099-B for which basis was reported to the IRS and for which you have no adjustments (see instructions).			
8b Long-term gain or (loss) from Schedule(s) K-1			
9 Capital Loss Carryover Worksheet in the instructions.			
10 Long-term capital gain or (loss). Combine lines 8a through 9 in column (h). Then go to Part III on the back			
11 Long-term capital gain or (loss) from Schedule(s) K-1			
12 Long-term capital gain or (loss) from Schedule(s) K-1			
13 Long-term capital gain or (loss) from Schedule(s) K-1			
14 Capital Loss Carryover Worksheet in the instructions.			
15 Long-term capital gain or (loss) from Schedule(s) K-1			

13 Capital gain or (loss). Attach Schedule D if required. If not required, check here ►

**SCHEDULE 1
(Form 1040)**

Additional Income and Adjustments to Income

OMB No. 1545-0074

2018
Attachment
Sequence No. 01

► Attach to Form 1040.

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

Department of the Treasury
Internal Revenue Service

Name(s) shown on Form 1040

John & Mary Homeowner

Additional Income 1-9b Reserved

10	Taxable refunds, credits, or offsets of state and local income taxes
11	Alimony received
12	Business income or (loss). Attach Schedule C or C-EZ
13	Capital gain or (loss). Attach Schedule D if required. If not required, check here ► <input type="checkbox"/>

Your social security number
XXX-XX-XXXX

1-9b	Your social security number XXX-XX-XXXX
10	
11	
12	73,414.
13	-3,000.

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

REV 12/21/18 TTW

Schedule D (Form 1040) 2018

Pages 3 and 9

Schedule D

Name(s) shown on return

John & Mary Homeowner

SCHEDULE D
(Form 1040)

Department of the Treasury
Internal Revenue Service (95)

Name(s) shown on return
John & Mary Homeowner

Capital Gains and Losses

► Attach to Form 1040 or Form 1040NR.
► Go to www.irs.gov/ScheduleD for instructions and the latest information.
► Use Form 8949 to list your transactions for lines 1b, 2, 3, 8b, 9, and 10.

OMB No. 1545-0074

2018

Attachment
Sequence No. 12

Your social security number
XXX-XX-XXXX

Year or Less (see instructions)

	(g) Adjustments to gain or loss from Form(s) 8949, Part I, line 2, column (g)	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)

	(g) Adjustments to gain or loss from Form(s) 8949, Part I, line 2, column (g)	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)
and 8824 . . . and trusts from . . .	4	
	5	
I Loss Carryover . . . you have any long- . . .	6 (13,554 .)	
	7 -13,554 .	

Than One Year (see instructions)

	(g) Adjustments to gain or loss from Form(s) 8949, Part II, line 2, column (g)	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)

	(g) Adjustments to gain or loss from Form(s) 8949, Part II, line 2, column (g)	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)

	(g) Adjustments to gain or loss from Form(s) 8949, Part II, line 2, column (g)	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)

	(g) Adjustments to gain or loss from Form(s) 8949, Part II, line 2, column (g)	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)

	(g) Adjustments to gain or loss from Form(s) 8949, Part II, line 2, column (g)	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)

	(g) Adjustments to gain or loss from Form(s) 8949, Part II, line 2, column (g)	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)

Worksheet in the instructions
15 Net long-term capital gain or (loss). Combine lines 8a through 14 in column (h). Then go to Part III on the back.

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

REV 12/21/18 TTW

Schedule D (Form 1040) 2018

Page 9

Where Did The \$13,544 Loss On Line 6 Come From? The 1040 Showed A \$3,000 Loss.

Schedule D

Part III Summary

16	Combine lines 7 and 15 and enter the result.	16	-13,554.
<ul style="list-style-type: none"> If line 16 is a gain, enter the amount from line 16 on Schedule 1 (Form 1040), line 13, or Form 1040NR, line 14. Then go to line 17 below. If line 16 is a loss, skip lines 17 through 20 below. Then go to line 21. Also be sure to complete line 22. If line 16 is zero, skip lines 17 through 21 below and enter -0- on Schedule 1 (Form 1040), line 13, or Form 1040NR, line 14. Then go to line 22. 			
17	Are lines 15 and 16 both gains?		
<input type="checkbox"/> Yes. Go to line 18. <input type="checkbox"/> No. Skip lines 18 through 21, and go to line 22.			
18	If you are required to complete the 28% Rate Gain Worksheet (see instructions), enter the amount, if any, from line 7 of that worksheet.	18	

5	Schedule D – Capital Gains and Losses (Chapter 5305)	2018	2017
	Recurring capital gains and/or losses	+/- 0.00	
	<i>Subtotal from Schedule D, Capital Gains and Losses</i>	\$ 0.00	\$ 0.00

21	If line 16 is a loss, enter here and on Schedule 1 (Form 1040), line 13, or Form 1040NR, line 14, the smaller of:	21 (3,000.)
<ul style="list-style-type: none"> The loss on line 16; or (\$3,000), or if married filing separately, (\$1,500) 		
<p>Note: When figuring which amount is smaller, treat both amounts as positive numbers.</p>		
22	Do you have qualified dividends on Form 1040, line 3a, or Form 1040NR, line 10b?	
<input type="checkbox"/> Yes. Complete the Qualified Dividends and Capital Gain Tax Worksheet in the instructions for Form 1040, line 11a (or in the instructions for Form 1040NR, line 42).		
<input checked="" type="checkbox"/> No. Complete the rest of Form 1040 or Form 1040NR.		

Rental Income

In Your Materials:

- Locate Calculator and Quick Reference Guide for Rental Income
- Turn to Schedule E, Part I, Rentals

SCHEDULE E (Form 1040)		Supplemental Income and Loss (From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)			OMB No. 1545-0074																																																																																																																																							
Department of the Treasury Internal Revenue Service [8]		► Attach to Form 1040, 1040NR, or Form 1041. ► Go to www.irs.gov/ScheduleE for instructions and the latest information.			2018 Attachment Sequence No. 13																																																																																																																																							
Name(s) shown on return: John & Mary Homeowner					Your social security – XXX-XX-XXXX																																																																																																																																							
Part I Income or Loss From Rental Real Estate and Royalties <small>Note: If you are in the business of renting personal property, use Schedule C or C-EZ (see instructions). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.</small>																																																																																																																																												
A Did you make any payments in 2018 that would require you to file Form(s) 1099? (see instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B If "Yes," did you or will you file required Forms 1099? <input type="checkbox"/> Yes <input type="checkbox"/> No																																																																																																																																												
1a Physical address of each property (street, city, state, ZIP code) A 234C Condo Court Dallas TX 75432 B C																																																																																																																																												
1b Type of Property (from list below) 2 For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.																																																																																																																																												
A 1 B C		Fair Rental Days A 365 B C	Personal Use Days A 0 B C	QJV <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>																																																																																																																																								
Type of Property: 1 Single Family Residence 3 Vacation/Short-Term Rental 5 Land 7 Self-Rental 2 Multi-Family Residence 4 Commercial 6 Royalties 8 Other (describe)																																																																																																																																												
Income: <table border="1"> <thead> <tr> <th></th> <th>Properties:</th> <th>A</th> <th>B</th> <th>C</th> </tr> </thead> <tbody> <tr> <td>3 Rents received</td> <td>3</td> <td>32,600.</td> <td></td> <td></td> </tr> <tr> <td>4 Royalties received</td> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>							Properties:	A	B	C	3 Rents received	3	32,600.			4 Royalties received	4																																																																																																																											
	Properties:	A	B	C																																																																																																																																								
3 Rents received	3	32,600.																																																																																																																																										
4 Royalties received	4																																																																																																																																											
Expenses: <table border="1"> <thead> <tr> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>5 Advertising</td> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>6 Auto and travel (see instructions)</td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>7 Cleaning and maintenance</td> <td>7</td> <td>2,500.</td> <td></td> <td></td> </tr> <tr> <td>8 Commissions</td> <td>8</td> <td></td> <td></td> <td></td> </tr> <tr> <td>9 Insurance</td> <td>9</td> <td>1,933.</td> <td></td> <td></td> </tr> <tr> <td>10 Legal and other professional fees</td> <td>10</td> <td></td> <td></td> <td></td> </tr> <tr> <td>11 Management fees</td> <td>11</td> <td>850.</td> <td></td> <td></td> </tr> <tr> <td>12 Mortgage interest paid to banks, etc. (see instructions)</td> <td>12</td> <td>8,001.</td> <td></td> <td></td> </tr> <tr> <td>13 Other interest</td> <td>13</td> <td></td> <td></td> <td></td> </tr> <tr> <td>14 Repairs</td> <td>14</td> <td>4,322.</td> <td></td> <td></td> </tr> <tr> <td>15 Supplies</td> <td>15</td> <td>1,002.</td> <td></td> <td></td> </tr> <tr> <td>16 Taxes</td> <td>16</td> <td>9,211.</td> <td></td> <td></td> </tr> <tr> <td>17 Utilities</td> <td>17</td> <td>1,866.</td> <td></td> <td></td> </tr> <tr> <td>18 Depreciation expense or depletion</td> <td>18</td> <td>7,127.</td> <td></td> <td></td> </tr> <tr> <td>19 Other (list) ► Association Dues</td> <td>19</td> <td>3,170.</td> <td></td> <td></td> </tr> <tr> <td>20 Total expenses. Add lines 5 through 19</td> <td>20</td> <td>39,982.</td> <td></td> <td></td> </tr> <tr> <td>21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198</td> <td>21</td> <td>-7,382.</td> <td></td> <td></td> </tr> <tr> <td>22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)</td> <td>22</td> <td>(0 .) () () ()</td> <td></td> <td></td> </tr> <tr> <td>23a Total of all amounts reported on line 3 for all rental properties</td> <td>23a</td> <td>32,600.</td> <td></td> <td></td> </tr> <tr> <td>b Total of all amounts reported on line 4 for all royalty properties</td> <td>23b</td> <td></td> <td></td> <td></td> </tr> <tr> <td>c Total of all amounts reported on line 12 for all properties</td> <td>23c</td> <td>8,001.</td> <td></td> <td></td> </tr> <tr> <td>d Total of all amounts reported on line 18 for all properties</td> <td>23d</td> <td>7,127.</td> <td></td> <td></td> </tr> <tr> <td>e Total of all amounts reported on line 20 for all properties</td> <td>23e</td> <td>39,982.</td> <td></td> <td></td> </tr> <tr> <td>24 Income. Add positive amounts shown on line 21. Do not include any losses</td> <td>24</td> <td></td> <td></td> <td></td> </tr> <tr> <td>25 Losses. Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here</td> <td>25</td> <td>(0 .)</td> <td></td> <td></td> </tr> <tr> <td>26 Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Schedule 1 (Form 1040), line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2</td> <td>26</td> <td>0 .</td> <td></td> <td></td> </tr> </tbody> </table>											5 Advertising	5				6 Auto and travel (see instructions)	6				7 Cleaning and maintenance	7	2,500.			8 Commissions	8				9 Insurance	9	1,933.			10 Legal and other professional fees	10				11 Management fees	11	850.			12 Mortgage interest paid to banks, etc. (see instructions)	12	8,001.			13 Other interest	13				14 Repairs	14	4,322.			15 Supplies	15	1,002.			16 Taxes	16	9,211.			17 Utilities	17	1,866.			18 Depreciation expense or depletion	18	7,127.			19 Other (list) ► Association Dues	19	3,170.			20 Total expenses. Add lines 5 through 19	20	39,982.			21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	21	-7,382.			22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22	(0 .) () () ()			23a Total of all amounts reported on line 3 for all rental properties	23a	32,600.			b Total of all amounts reported on line 4 for all royalty properties	23b				c Total of all amounts reported on line 12 for all properties	23c	8,001.			d Total of all amounts reported on line 18 for all properties	23d	7,127.			e Total of all amounts reported on line 20 for all properties	23e	39,982.			24 Income. Add positive amounts shown on line 21. Do not include any losses	24				25 Losses. Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here	25	(0 .)			26 Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Schedule 1 (Form 1040), line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2	26	0 .		
5 Advertising	5																																																																																																																																											
6 Auto and travel (see instructions)	6																																																																																																																																											
7 Cleaning and maintenance	7	2,500.																																																																																																																																										
8 Commissions	8																																																																																																																																											
9 Insurance	9	1,933.																																																																																																																																										
10 Legal and other professional fees	10																																																																																																																																											
11 Management fees	11	850.																																																																																																																																										
12 Mortgage interest paid to banks, etc. (see instructions)	12	8,001.																																																																																																																																										
13 Other interest	13																																																																																																																																											
14 Repairs	14	4,322.																																																																																																																																										
15 Supplies	15	1,002.																																																																																																																																										
16 Taxes	16	9,211.																																																																																																																																										
17 Utilities	17	1,866.																																																																																																																																										
18 Depreciation expense or depletion	18	7,127.																																																																																																																																										
19 Other (list) ► Association Dues	19	3,170.																																																																																																																																										
20 Total expenses. Add lines 5 through 19	20	39,982.																																																																																																																																										
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	21	-7,382.																																																																																																																																										
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22	(0 .) () () ()																																																																																																																																										
23a Total of all amounts reported on line 3 for all rental properties	23a	32,600.																																																																																																																																										
b Total of all amounts reported on line 4 for all royalty properties	23b																																																																																																																																											
c Total of all amounts reported on line 12 for all properties	23c	8,001.																																																																																																																																										
d Total of all amounts reported on line 18 for all properties	23d	7,127.																																																																																																																																										
e Total of all amounts reported on line 20 for all properties	23e	39,982.																																																																																																																																										
24 Income. Add positive amounts shown on line 21. Do not include any losses	24																																																																																																																																											
25 Losses. Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here	25	(0 .)																																																																																																																																										
26 Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Schedule 1 (Form 1040), line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2	26	0 .																																																																																																																																										
For Paperwork Reduction Act Notice, see the separate instructions. BAA REV 12/2018 TTW																																																																																																																																												
Schedule E (Form 1040) 2018																																																																																																																																												

Mortgage Statement/Payment Coupon

A mortgage statement/payment coupon can verify:

- If loan is impounded or escrowed
- What property associated with the mortgage payment
- Current tax and insurance information
- Current HOA dues: most investors want verification PUD, Condo or Coop

 YOUR MORTGAGE COMPANY		Return Mail Operations PO Box 12345 Any Town, USA 12345-0000		Quarterly Mortgage Statement																																			
				Statement Date 03/16/09 Payment Due Date 04/10/09 Loan Number 91234567890																																			
						Customer Service Online: yourmortgagecompany.com Telephone: (866) 012-3456 Fax: (866) 012-0123																																	
						Payments PO Box 01234 Big City, USA 01234	Correspondence PO Box 56789 Any Town, USA 56789																																
Summary <table> <tr> <td>Payment (Principal and/or Interest, Escrow)</td> <td>\$1,033.50</td> </tr> <tr> <td>Optional Product(s)</td> <td>\$0.00</td> </tr> <tr> <td>Current Monthly Payment</td> <td>\$1,033.50</td> </tr> <tr> <td>Overdue Payments</td> <td>\$0.00</td> </tr> <tr> <td>Unpaid Late Charge(s)</td> <td>\$0.00</td> </tr> <tr> <td>Other Charges</td> <td>\$0.00</td> </tr> <tr> <td>TOTAL PAYMENT</td> <td>\$1,033.50</td> </tr> </table>						Payment (Principal and/or Interest, Escrow)	\$1,033.50	Optional Product(s)	\$0.00	Current Monthly Payment	\$1,033.50	Overdue Payments	\$0.00	Unpaid Late Charge(s)	\$0.00	Other Charges	\$0.00	TOTAL PAYMENT	\$1,033.50	Property Address 1234 MAIN STREET SMALLTOWN USA 00000-1234 Unpaid Principal Balance <small>(Contact Customer Service for your payoff amount)</small>																			
Payment (Principal and/or Interest, Escrow)	\$1,033.50																																						
Optional Product(s)	\$0.00																																						
Current Monthly Payment	\$1,033.50																																						
Overdue Payments	\$0.00																																						
Unpaid Late Charge(s)	\$0.00																																						
Other Charges	\$0.00																																						
TOTAL PAYMENT	\$1,033.50																																						
						Interest Rate 5.875% Interest Paid Year-to-Date \$1,000.00 Fees Paid Year-to-Date \$0.00 Escrow Balance \$810.87																																	
Activity Since Your Last Statement <table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> <th>Total</th> <th>Principal</th> <th>Interest</th> <th>Escrow</th> <th>Late Charge</th> <th>Other</th> </tr> </thead> <tbody> <tr> <td>03/01</td> <td>PAYMENT</td> <td>\$1,033.50</td> <td>\$293.18</td> <td>\$629.03</td> <td>\$111.29</td> <td></td> <td></td> </tr> <tr> <td>02/01</td> <td>PAYMENT</td> <td>\$1,033.50</td> <td>\$290.94</td> <td>\$631.27</td> <td>\$111.29</td> <td></td> <td></td> </tr> <tr> <td>01/01</td> <td>PAYMENT</td> <td>\$1,033.50</td> <td>\$288.70</td> <td>\$633.59</td> <td>\$111.29</td> <td></td> <td></td> </tr> </tbody> </table>								Date	Description	Total	Principal	Interest	Escrow	Late Charge	Other	03/01	PAYMENT	\$1,033.50	\$293.18	\$629.03	\$111.29			02/01	PAYMENT	\$1,033.50	\$290.94	\$631.27	\$111.29			01/01	PAYMENT	\$1,033.50	\$288.70	\$633.59	\$111.29		
Date	Description	Total	Principal	Interest	Escrow	Late Charge	Other																																
03/01	PAYMENT	\$1,033.50	\$293.18	\$629.03	\$111.29																																		
02/01	PAYMENT	\$1,033.50	\$290.94	\$631.27	\$111.29																																		
01/01	PAYMENT	\$1,033.50	\$288.70	\$633.59	\$111.29																																		

Mortgage Statement/Payment Coupon

3b. IF APPLICABLE, Complete Information for Additional Property

Does not apply

Address

Street 234 Condo Court

Unit #

C

City Dallas

State T

ZIP

Property Value	Status: Sold, Pending Sale, or Retained	Monthly Insurance, Taxes, Association Dues, etc. <i>if not included in Monthly Mortgage Payment</i>	For Investment Property Only	
			Monthly Rental Income	For LENDER to calculate: Net Monthly Rental Income
\$ 300,000	Retained	\$ 300	\$ 0	\$

Mortgage Loans on this Property Does not apply

Creditor Name	Account Number	Monthly Mortgage Payment	Unpaid Balance	To be paid off at or before closing	Type: FHA, VA, Conventional, USDA-RD, Other	Credit Limit (if applicable)
Mortgage on Rental	123456	\$ 1,850	\$ 100,000	<input type="checkbox"/>	Conventional	\$
		\$	\$	<input type="checkbox"/>		\$

Total monthly payment is \$2150 PITIA

Payment Above Came From Mortgage Statement And HOA Coupon/Statement From Borrower And Is Impounded; For Non-impounded Loans Obtain Tax And Insurance Information

Mortgage Statement/Payment Coupon

3b. IF APPLICABLE, Complete Information for Additional Property

Does not apply

Address

Street 234 Condo Court

Unit #

C

City

Dallas

State

T

ZIP

Property Value	Status: Sold, Pending Sale, or Retained	Monthly Insurance, Taxes, Association Dues, etc. <i>if not included in Monthly Mortgage Payment</i>	For Investment Property Only	
			Monthly Rental Income	For LENDER to calculate: Net Monthly Rental Income
\$ 300,000	Retained	\$ 300	\$ 0	\$

Mortgage Loans on this Property Does not apply

Creditor Name	Account Number	Monthly Mortgage Payment	Unpaid Balance	To be paid off at or before closing	Type: FHA, VA, Conventional, USDA-RD, Other	Credit Limit (if applicable)
Mortgage on Rental	123456	\$ 1,850	\$ 100,000	<input type="checkbox"/>	Conventional	\$
		\$	\$	<input type="checkbox"/>		\$

Total monthly payment is \$2150 PITIA

Payment Above Came From Mortgage Statement And HOA Coupon/Statement From Borrower And Is Impounded; For Non-impounded Loans Obtain Tax And Insurance Information

Freddie Mac Form 92



Form 92

Net Rental Income Calculations – Schedule E

Form 92 is to be used to document the Seller's calculation of net rental income from Schedule E. This form is a tool to help the Seller calculate the net rental income from Schedule E. The Seller's calculation must be based on the requirements and guidelines in the Schedule E instructions. This form does not replace the requirements in Chapter 5306.

I. Net Rental Income

IRS 1040 Schedule E – 5
Rents received
Less total expenses
Insurance ²
Mortgage interest paid
Taxes (real estate only)
Depreciation and/or depletion
Homeowners association expense ³
One time losses (e.g., casualty loss)
Subtotal(s)
Result: Net Rental Income (Sum of subtotal(s) divided by 12)

²Refer to Section 5306.1(c)(8)(i)

³This expense, if added back, in

the taxes added back must re-

⁴Establishing DTI ratio (Section 5306.1(d))

II. Net Rental Income from Schedule E (Subject Investment Property)

SUBJECT INVESTMENT PROPERTY NET RENTAL INCOME CALCULATION – SCHEDULE E ¹ Refinance Transaction owned in the prior years)		Subject Property Address:	
IRS 1040 Schedule E – Supplemental Income and Loss			
		Year:	Year:
Rents received	(+)	(+)	
Less total expenses	(-)	(-)	
Insurance ²	(+)	(+)	
Mortgage interest paid to banks, etc. ²	(+)	(+)	
Taxes (real estate only) ^{2,3}	(+)	(+)	
Depreciation and/or depletion	(+)	(+)	
HOA dues (if specifically reported as an expense) ²	(+)	(+)	
One time losses (e.g., casualty loss) if documented	(+)	(+)	
Subtotal(s)	\$	\$	
Result: Net Rental Income (calculated to a monthly amount)⁴	\$ _____ / _____ *	\$ _____ / _____ *	
	(Sum of subtotal(s) divided by number of applicable months = Net Rental Income)		

¹Refer to Section 5306.1(c)(8)(i) for net rental income calculation requirements

²This expense, if added back, must be included in the monthly payment amount being used to establish the DTI ratio

³The taxes added back must represent only real estate taxes included in the monthly payment amount

⁴Establishing DTI ratio (Section 5306.1(d)): Subtract the monthly payment amount from the net rental income. If the result is positive, it may be added to income; if the result is negative, add it to the monthly liabilities

Borrower(s) Name(s)	Loan Number
Property Address	



Calculator and Quick Reference Guide:

Form 92 Net Rental Income Calculations

II. Net Rental Income from Schedule E¹ (Subject Investment Property)

Refinance Transaction owned in the prior years(s)

IRS 1040 Schedule E – Supplemental Income and Loss	2018	2017	NOTES
Subject Property Address:			
Rents received (Line 3)	+		
Less total expenses (Line 20)	-		
Insurance ² (Line 9)	+		
Mortgage interest paid to banks, etc. ² (Line 12)	+		
Taxes (real estate only) ^{2,3} (Line 16)	+		
Depreciation and/or depletion (Line 18)	+		
HOA dues (if specifically reported as an expense) ² (Line 19)	+		
One time losses (e.g., casualty loss) if documented (Review Lines 5-19)	+		
Subtotal(s)	\$ 0.00	\$ 0.00	
Result: Net Rental Income (calculated to a monthly amount)⁴	\$ 0.00 / _____ *	\$ 0.00 / _____ *	
	(Sum of subtotal(s) divided by number of applicable months = Net Rental Income)		

¹Refer to Section 5306.1(c)(8)(i) for net rental income calculation requirements

²This expense, if added back, must be included in the monthly payment amount being used to establish the DTI ratio

³The taxes added back must represent only real estate taxes included in the monthly payment amount

⁴Establishing DTI ratio (Section 5306.1(d)): Subtract the monthly payment amount from the net rental income. If the result is positive, it may be added to income; if the result is negative, add it to the monthly liabilities

III. Net Rental Income from Schedule E^{1,2} (Non-subject investment property(s))

Refinance Transaction owned in the prior years(s)

IRS 1040 Schedule E – Supplemental Income and Loss	2018	2017	2018	2017	2018	2017	NOTES
Property Address³							
Property Address #1			Property Address #2		Property Address #3		
Rents received (Line 3)	+						
Less total expenses (Line 20)	-						
Insurance ² (Line 9)	+						
Mortgage interest paid to banks, etc. ⁴ (Line 12)	+						
Taxes (real estate only) ^{4,5} (Line 16)	+						
Depreciation and/or depletion (Line 18)	+						
HOA dues (if specifically reported as an expense) ² (Line 19)	+						
One time losses (e.g., casualty loss) if documented (Review Lines 5-19)	+						
Subtotals	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	
Result: Net Rental Income (calculated to a monthly amount)⁶	\$ 0.00 / _____ *	\$ 0.00 / _____ *	\$ 0.00 / _____ *	\$ 0.00 / _____ *	\$ 0.00 / _____ *	\$ 0.00 / _____ *	
	(Subtotal #1 # of months)	(Subtotal #2 # of months)	(Subtotal #3 # of months)				

¹Refer to Section 5306.1(c)(8)(i) for net rental income calculation requirements

²Refer to Chapter 5304 and Form 91 for the treatment of all rental real estate income or loss reported on IRS Form 8825, regardless of Borrower's percentage of ownership interest in the business or whether the Borrower is personally obligated on the note

³Move rental properties on Schedule E against Uniform Residential Lease Application (URLA). If properties are on the tax return(s) but not on the URLA, provide the URLA number(s) and the tax return(s) number(s)

Genworth Has A Form 92 Posted On Our Website

Rental Income

IF Using Freddie Mac Form 92 Use Section III

- Net Rental Income From Non-subject investment property

II. Net Rental Income from Schedule E¹ (Subject Investment Property)

Refinance Transaction owned in the prior year(s)

IRS 1040 Schedule E - Supplemental Income and Loss	2018	2017	NOTES
Subject Property Address:			
Rents received (Line 3)	+		
Less total expenses (Line 20)	-		
Insurance ² (Line 9)	+		
Mortgage interest paid to banks, etc. ² (Line 12)	+		
Taxes (real estate only) ^{2,3} (Line 16)	+		
Depreciation and/or depletion (Line 18)	+		
HOA dues (if specifically reported as an expense) ² (Line 19)	+		
One time losses (e.g., casualty loss) if documented (Review Lines 5-19)	+		
Subtotal(s)	\$ 0.00	\$ 0.00	
Result: Net Rental Income (calculated to a monthly amount)⁴ (sum of subtotal(s)divided by number of applicable months = Net Rental Income)	\$ 0.00 /	= \$ 0.00	

Refer to Section 5306, 7(c)(1)(A) for net rental income calculation requirements.

• This expense, if added back, must be included in the monthly payment amount being used to establish the DTI ratio.

• The taxes added back must represent only real estate taxes included in the monthly payment amount.

Establishing DTI ratio (Section 5306, 7(c)): Subtract the monthly payment amount from the net rental income. If the result is positive, it may be added to income; if the result is negative, add it to the monthly liabilities.

III. Net Rental Income from Schedule E^{1,2} (Non-subject investment property(s))

Refinance Transaction owned in the prior year(s)

IRS 1040 Schedule E - Supplemental Income and Loss	2018	2017	2018	2017	2018	2017	NOTES
Property Address ³	Property Address #1	Property Address #2	Property Address #3				
Rents received (Line 3)	+						
Less total expenses (Line 20)	-						
Insurance ² (Line 9)	+						
Mortgage interest paid to banks, etc. ⁴ (Line 12)	+						
Taxes (real estate only) ^{4,5} (Line 16)	+						
Depreciation and/or depletion (Line 18)	+						
HOA dues (if specifically reported as an expense) ² (Line 19)	+						
One time losses (e.g., casualty loss) if documented (Review Lines 5-19)	+						
Subtotals	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	
Result: Net Rental Income (calculated to a monthly amount)⁴	<small>(Subtotal / # of months)</small> \$ 0.00 /	<small>(Subtotal / # of months)</small> \$ 0.00 /	<small>(Subtotal / # of months)</small> \$ 0.00 /				

Refer to Section 5306, 7(c)(1)(A) for net rental income calculation requirements.

• Refer to Chapter 5304 and Form 91 for the treatment of all rental real estate income or loss reported on IRS Form 5425, regardless of Borrower's percentage of ownership interest in the business or whether the Borrower is personally obligated on the note.

• Report rental properties on Schedule E against Uniform Residential Loan Application ("URLA"). If properties are on the tax return(s) but not on the URLA, provide the URLA amounts on the tax return(s).

2018 Schedule E Rental Income

III. Net Rental Income from Schedule E^{1,2} (Non-subject investment property(s))

Refinance Transaction owned in the prior year(s)

IRS 1040 Schedule E - Supplemental Income and Loss	2018	2017	2018	2017	2018	2017	NOTES
Property Address³	Property Address #1: 234C Condo Court		Property Address #2:		Property Address #3:		
Rents received (Line 3)	+						
Less total expenses (Line 20)	-						
Insurance ⁴ (Line 9)	+						
Mortgage interest paid to banks, etc. ⁴ (Line 12)	+						
Taxes (real estate only) ^{4,5} (Line 16)	+						
Depreciation and/or depletion (Line 18)	+						
HOA dues (if specifically reported as an expense) ⁴ (Line 19)	+						
One time losses (e.g., casualty loss) if documented (Review Lines 5-19)	+						
Subtotals	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	
Result: Net Rental Income (calculated to a monthly amount)⁶	(Subtotal / # of months) \$ <u>0.00</u> / <u>12</u> = \$ <u>0.00</u>	(Subtotal / # of months) \$ <u>0.00</u> / <u>12</u> = \$ <u>0.00</u>	(Subtotal / # of months) \$ <u>0.00</u> / <u>12</u> = \$ <u>0.00</u>				

¹Refer to Section 5306.1(c)(iii) for net rental income calculation requirements

²Refer to Chapter 5304 and Form 91 for the treatment of all rental real estate income or loss reported on IRS Form 8825, regardless of Borrower's percentage of ownership interest in the business or whether the Borrower is personally obligated on the note

³Review rental properties on Schedule E against Uniform Residential Loan Application ("URLA"). If properties are on the tax return(s) but not on the URLA, provide evidence the Borrower no longer owns the property

⁴This expense, if added back, must be included in the monthly payment amount used to establish the DTI ratio

→

Income:	Properties:	A
3 Rents received	3	32,600.
4 Royalties received	4	
Expenses:		
5 Advertising	5	
6 Auto and travel (see instructions)	6	
7 Cleaning and maintenance	7	2,500.
8 Commissions.	8	
9 Insurance	9	1,933.
10 Legal and other professional fees	10	
11 Management fees	11	850.
12 Mortgage interest paid to banks, etc. (see instructions)	12	8,001.
13 Other interest.	13	
14 Repairs.	14	4,322.
15 Supplies	15	1,002.
16 Taxes	16	9,211.
17 Utilities.	17	1,866.
18 Depreciation expense or depletion	18	7,127.
19 Other (list) ► Association Dues	19	3,170.
20 Total expenses. Add lines 5 through 19	20	39,982.
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	21	-7,382.
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22	(0.)

2018 Schedule E Rental Income

III. Net Rental Income from Schedule E^{1,2} (Non-subject investment property or Refinance Transaction owned in the prior year(s))

	IRS 1040 Schedule E - Supplemental Income and Loss	2018		2017	
		2018	2017	2018	2017
Property Address ³		Property Address #1: 234C Condo Court		Property Address #2:	
	Rents received (Line 3)	+	32,600.00		
→	Less total expenses (Line 20)	-			
	Insurance ⁴ (Line 9)	+			
	Mortgage interest paid to banks, etc. ⁴ (Line 12)	+			
	Taxes (real estate only) ^{4,5} (Line 16)	+			
	Depreciation and/or depletion (Line 18)	+			
	HOA dues (if specifically reported as an expense) ⁴ (Line 19)	+			
	One time losses (e.g., casualty loss) if documented (Review Lines 5-19)	+			
	Subtotals		\$32,600.00	\$ 0.00	\$ 0.00
	Result: Net Rental Income (calculated to a monthly amount)⁶		(Subtotal / # of months) \$ <u>32,600.00</u> / <u>12</u> = \$ <u>2,716.67</u>	(Subtotal / # of months) \$ <u>0.00</u> / <u>12</u> = \$ <u>0.00</u>	

Income:	Properties:	A
3 Rents received	3	32,600.
4 Royalties received	4	
Expenses:		
5 Advertising	5	
6 Auto and travel (see instructions)	6	
7 Cleaning and maintenance	7	2,500.
8 Commissions.	8	
9 Insurance	9	1,933.
10 Legal and other professional fees	10	
11 Management fees	11	850.
12 Mortgage interest paid to banks, etc. (see instructions)	12	8,001.
13 Other interest.	13	
14 Repairs.	14	4,322.
15 Supplies	15	1,002.
16 Taxes	16	9,211.
17 Utilities.	17	1,866.
18 Depreciation expense or depletion	18	7,127.
19 Other (list) ► Association Dues	19	3,170.
20 Total expenses. Add lines 5 through 19	20	39,982.
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	21	-7,382.
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22	(0.)



2018 Schedule E Rental Income

III. Net Rental Income from Schedule E^{1,2} (Non-subject investment property held for a Refinance Transaction owned in the prior year(s))

IRS 1040 Schedule E - Supplemental Income and Loss	2018	2017	2018	2017
Property Address ³	Property Address #1: 234C Condo Court		Property Address #2:	
Rents received (Line 3)	+	32,600.00		
Less total expenses (Line 20)	-	39,982.00		
Insurance ⁴ (Line 9)	+			
Mortgage interest paid to banks, etc. ⁴ (Line 12)	+			
Taxes (real estate only) ^{4,5} (Line 16)	+			
Depreciation and/or depletion (Line 18)	+			
HOA dues (if specifically reported as an expense) ⁴ (Line 19)	+			
One time losses (e.g., casualty loss) if documented (Review Lines 5-19)	+			
Subtotals		\$ (7,382.00)	\$ 0.00	\$ 0.00
Result: Net Rental Income (calculated to a monthly amount)⁶		(Subtotal / # of months) \$ (7,382.00) / <input type="text"/> = \$ <input type="text"/> 	(Subtotal / # of months) \$ 0.00 / <input type="text"/> = \$ <input type="text"/> 	



Income:	Properties:	A
3 Rents received	3	32,600.
4 Royalties received	4	
Expenses:		
5 Advertising	5	
6 Auto and travel (see instructions)	6	
7 Cleaning and maintenance	7	2,500.
8 Commissions.	8	
9 Insurance	9	1,933.
10 Legal and other professional fees	10	
11 Management fees	11	850.
12 Mortgage interest paid to banks, etc. (see instructions)	12	8,001.
13 Other interest.	13	
14 Repairs.	14	4,322.
15 Supplies	15	1,002.
16 Taxes	16	9,211.
17 Utilities.	17	1,866.
18 Depreciation expense or depletion	18	7,127.
19 Other (list) ► Association Dues	19	3,170.
20 Total expenses. Add lines 5 through 19	20	39,982.
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	21	-7,382.
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22	(0.)

2018 Schedule E Rental Income

III. Net Rental Income from Schedule E^{1,2} (Non-subject investment property owned in the prior year(s))

	IRS 1040 Schedule E - Supplemental Income and Loss	2018	2017	2018	2017
	Property Address ³	Property Address #1: 234C Condo Court		Property Address #2:	
	Rents received (Line 3)	+	32,600.00		
	Less total expenses (Line 20)	-	39,982.00		
	Insurance ⁴ (Line 9)	+	1,933.00		
→	Mortgage interest paid to banks, etc. ⁴ (Line 12)	+			
	Taxes (real estate only) ^{4,5} (Line 16)	+			
	Depreciation and/or depletion (Line 18)	+			
	HOA dues (if specifically reported as an expense) ⁴ (Line 19)	+			
	One time losses (e.g., casualty loss) if documented (Review Lines 5-19)	+			
	Subtotals		\$ (5,449.00)	\$ 0.00	\$ 0.00
	Result: Net Rental Income (calculated to a monthly amount) ⁶		(Subtotal / # of months) \$ (5,449.00) / _____ =	(Subtotal / # of months) \$ 0.00 / _____ =	
			\$ _____ ⁷ 	\$ _____ ⁷ 	

Income:	Properties:	A
3 Rents received	3	32,600.
4 Royalties received	4	
Expenses:		
5 Advertising	5	
6 Auto and travel (see instructions)	6	
7 Cleaning and maintenance	7	2,500.
8 Commissions.	8	
9 Insurance	9	1,933.
10 Legal and other professional fees	10	
11 Management fees	11	850.
12 Mortgage interest paid to banks, etc. (see instructions)	12	8,001.
13 Other interest.	13	
14 Repairs.	14	4,322.
15 Supplies	15	1,002.
16 Taxes	16	9,211.
17 Utilities.	17	1,866.
18 Depreciation expense or depletion	18	7,127.
19 Other (list) ► Association Dues	19	3,170.
20 Total expenses. Add lines 5 through 19	20	39,982.
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	21	-7,382.
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22	(0.)

2018 Schedule E Rental Income

III. Net Rental Income from Schedule E^{1,2} (Non-subject investment Refinance Transaction owned in the prior year(s)

IRS 1040 Schedule E - Supplemental Income and Loss	2018	2017	2018	2017
Property Address³		Property Address #1: 234C Condo Court		Property Address #2:
Rents received (Line 3)	+	32,600.00		
Less total expenses (Line 20)	-	39,982.00		
Insurance ⁴ (Line 9)	+	1,933.00		
Mortgage interest paid to banks, etc. ⁴ (Line 12)	+	8,001.00		
Taxes (real estate only) ^{4,5} (Line 16)	+			
Depreciation and/or depletion (Line 18)	+			
HOA dues (if specifically reported as an expense) ⁴ (Line 19)	+			
One time losses (e.g., casualty loss) if documented (Review Lines 5-19)	+			
Subtotals		\$ 2,552.00	\$ 0.00	\$ 0.00
Result: Net Rental Income (calculated to a monthly amount)⁶		(Subtotal / # of months) \$ 2,552.00 / _____ = \$ _____ ⁷ 		(Subtotal / # of months) \$ 0.00 / _____ = \$ _____ ⁷ 



Income:	Properties:	A
3 Rents received	3	32,600.
4 Royalties received	4	
Expenses:		
5 Advertising	5	
6 Auto and travel (see instructions)	6	
7 Cleaning and maintenance	7	2,500.
8 Commissions.	8	
9 Insurance	9	1,933.
10 Legal and other professional fees	10	
11 Management fees	11	850.
12 Mortgage interest paid to banks, etc. (see instructions)	12	8,001.
13 Other interest.	13	
14 Repairs.	14	4,322.
15 Supplies	15	1,002.
16 Taxes	16	9,211.
17 Utilities.	17	1,866.
18 Depreciation expense or depletion	18	7,127.
19 Other (list) ► Association Dues	19	3,170.
20 Total expenses. Add lines 5 through 19	20	39,982.
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	21	-7,382.
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22	(0.)

2018 Schedule E Rental Income

III. Net Rental Income from Schedule E^{1,2} (Non-subject investment property)

Refinance Transaction owned in the prior year(s)

IRS 1040 Schedule E - Supplemental Income and Loss	Property Address ³	2018	2017	2018	2017
		Property Address #1: 234C Condo Court	Property Address #2:		
Rents received (Line 3)	+ 32,600.00				
Less total expenses (Line 20)	- 39,982.00				
Insurance ⁴ (Line 9)	+ 1,933.00				
Mortgage interest paid to banks, etc. ⁴ (Line 12)	+ 8,001.00				
Taxes (real estate only) ^{4,5} (Line 16)	+ 9,211.00				
Depreciation and/or depletion (Line 18)	+				
HOA dues (if specifically reported as an expense) ⁴ (Line 19)	+				
One time losses (e.g., casualty loss) if documented (Review Lines 5-19)	+				
Subtotals	\$ 11,763.00	\$ 0.00	\$ 0.00	\$ 0.00	
Result: Net Rental Income (calculated to a monthly amount) ⁶	(Subtotal / # of months) \$ 11,763.00 / ____ = \$ ____ ⁷ 	(Subtotal / # of months) \$ 0.00 / ____ = \$ ____ ⁷ 			



Income:	Properties:	A
3 Rents received	3	32,600.
4 Royalties received	4	
Expenses:		
5 Advertising	5	
6 Auto and travel (see instructions)	6	
7 Cleaning and maintenance	7	2,500.
8 Commissions.	8	
9 Insurance	9	1,933.
10 Legal and other professional fees	10	
11 Management fees	11	850.
12 Mortgage interest paid to banks, etc. (see instructions)	12	8,001.
13 Other interest.	13	
14 Repairs.	14	4,322.
15 Supplies	15	1,002.
16 Taxes	16	9,211.
17 Utilities.	17	1,866.
18 Depreciation expense or depletion	18	7,127.
19 Other (list) ► Association Dues	19	3,170.
20 Total expenses. Add lines 5 through 19	20	39,982.
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	21	-7,382.
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22	(0.)

2018 Schedule E Rental Income

III. Net Rental Income from Schedule E^{1,2} (Non-subject investment property or Refinance Transaction owned in the prior year(s))

IRS 1040 Schedule E - Supplemental Income and Loss	2018	2017	2018	2017
Property Address ³	Property Address #1: 234C Condo Court		Property Address #2:	
Rents received (Line 3)	+ 32,600.00			
Less total expenses (Line 20)	- 39,982.00			
Insurance ⁴ (Line 9)	+ 1,933.00			
Mortgage interest paid to banks, etc. ⁴ (Line 12)	+ 8,001.00			
Taxes (real estate only) ^{4,5} (Line 16)	+ 9,211.00			
Depreciation and/or depletion (Line 18)	+ 7,127.00			
HOA dues (if specifically reported as an expense) ⁴ (Line 19)	+			
One time losses (e.g., casualty loss) if documented (Review Lines 5-19)	+			
Subtotals	\$ 18,890.00	\$ 0.00	\$ 0.00	\$ 0.00
Result: Net Rental Income (calculated to a monthly amount) ⁶	(Subtotal / # of months) \$ 18,890.00 / _____ = \$ _____ ⁷ 	(Subtotal / # of months) \$ 0.00 / _____ = \$ _____ ⁷ 		



Income:	Properties:	A
3 Rents received	3	32,600.
4 Royalties received	4	
Expenses:		
5 Advertising	5	
6 Auto and travel (see instructions)	6	
7 Cleaning and maintenance	7	2,500.
8 Commissions.	8	
9 Insurance	9	1,933.
10 Legal and other professional fees	10	
11 Management fees	11	850.
12 Mortgage interest paid to banks, etc. (see instructions)	12	8,001.
13 Other interest.	13	
14 Repairs.	14	4,322.
15 Supplies	15	1,002.
16 Taxes	16	9,211.
17 Utilities.	17	1,866.
18 Depreciation expense or depletion	18	7,127.
19 Other (list) ► Association Dues	19	3,170.
20 Total expenses. Add lines 5 through 19	20	39,982.
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	21	-7,382.
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22	(0.)

2018 Schedule E Rental Income

III. Net Rental Income from Schedule E^{1,2} (Non-subject investment property held for a Refinance Transaction owned in the prior year(s))

	IRS 1040 Schedule E - Supplemental Income and Loss	2018		2017	
		2018	2017	2018	2017
	Property Address ³	Property Address #1: 234C Condo Court		Property Address #2:	
	Rents received (Line 3)	+	32,600.00		
	Less total expenses (Line 20)	-	39,982.00		
	Insurance ⁴ (Line 9)	+	1,933.00		
	Mortgage interest paid to banks, etc. ⁴ (Line 12)	+	8,001.00		
	Taxes (real estate only) ^{4,5} (Line 16)	+	9,211.00		
	Depreciation and/or depletion (Line 18)	+	7,127.00		
	HOA dues (if specifically reported as an expense) ⁴ (Line 19)	+	3,170.00		
	One time losses (e.g., casualty loss) if documented (Review Lines 5-19)	+			
	Subtotals		\$ 22,060.00	\$ 0.00	\$ 0.00
	Result: Net Rental Income (calculated to a monthly amount)⁶	(Subtotal / # of months) \$ <u>22,060.00</u> / <u>12</u> = \$ <u>1,838.33</u> 	(Subtotal / # of months) \$ <u>0.00</u> / <u>12</u> = \$ <u>0.00</u> 		



Income:	Properties:	A
3 Rents received	3	32,600.
4 Royalties received	4	
Expenses:		
5 Advertising	5	
6 Auto and travel (see instructions)	6	
7 Cleaning and maintenance	7	2,500.
8 Commissions.	8	
9 Insurance	9	1,933.
10 Legal and other professional fees	10	
11 Management fees	11	850.
12 Mortgage interest paid to banks, etc. (see instructions)	12	8,001.
13 Other interest.	13	
14 Repairs.	14	4,322.
15 Supplies	15	1,002.
16 Taxes	16	9,211.
17 Utilities.	17	1,866.
18 Depreciation expense or depletion	18	7,127.
19 Other (list) ► Association Dues	19	3,170.
20 Total expenses. Add lines 5 through 19	20	39,982.
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	21	-7,382.
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22	(0.)

2018 Schedule E Rental Income

III. Net Rental Income from Schedule E^{1,2} (Non-subject investment property)

Refinance Transaction owned in the prior year(s)

IRS 1040 Schedule E - Supplemental Income and Loss	2018	2017	2018	2017
Property Address ³	Property Address #1: 234C Condo Court		Property Address #2:	
Rents received (Line 3)	+	32,600.00		
Less total expenses (Line 20)	-	39,982.00		
Insurance ⁴ (Line 9)	+	1,933.00		
Mortgage interest paid to banks, etc. ⁴ (Line 12)	+	8,001.00		
Taxes (real estate only) ^{4,5} (Line 16)	+	9,211.00		
Depreciation and/or depletion (Line 18)	+	7,127.00		
HOA dues (if specifically reported as an expense) ⁴ (Line 19)	+	3,170.00		
One time losses (e.g., casualty loss) if documented (Review Lines 5-19)	+	0.00		
Subtotals		\$22,060.00	\$ 0.00	\$ 0.00
Result: Net Rental Income (calculated to a monthly amount)⁶		(Subtotal / # of months) \$ <u>22,060.00</u> / <u>12</u> = \$ <u>1,838.33</u>	(Subtotal / # of months) \$ <u>0.00</u> / <u>12</u> = \$ <u>0.00</u>	

2018 Schedule E Rental Income

	IRS 1040 Schedule E - Supplemental Income and Loss	2018	2017	2018	2017
Property Address ³		Property Address #1: 234C Condo Court		Property Address #2:	
Rents received (Line 3)	+	32,600.00			
Less total expenses (Line 20)	-	39,982.00			
Insurance ⁴ (Line 9)	+	1,933.00			
Mortgage interest paid to banks, etc. ⁴ (Line 12)	+	8,001.00			
Total (Line 3 minus Line 12)	+	0.00			
Result: Net Rental Income (calculated to a monthly amount)⁶				(Subtotal / # of months)	\$ <u>22,060.00 / 12</u> =
					\$ <u>1,838.33</u> 7
documented (Review Lines 5-19)	+	0.00			
Subtotals		\$ 22,060.00	\$ 0.00	\$ 0.00	\$ 0.00
Result: Net Rental Income (calculated to a monthly amount)⁶				(Subtotal / # of months)	\$ <u>0.00 / _____</u> =
					\$ <u>0.00</u> 7

On Page 3 Enter the Full PITIA

DTI Ratio Calculation for Multiple Non-Subject Investment Properties (Section 5306.1(d))				
Property	Monthly Net	Less Monthly Payment Amount	Result	(+) Positive / (-) Negative
Property #1 234C Condo Court	\$ <input type="text" value="300,000"/>	Status: Sold, Pending Sale, or Retained <input type="text" value="Retained"/>	Monthly Insurance, Taxes, Association Dues, etc. if not included in Monthly Mortgage Payment <input type="text" value="300"/>	For Rent <input type="text" value="1,838.33"/>
Property #2	\$ <input type="text" value="300,000"/>	Retained <input type="text" value="300"/>	<input type="text" value="0"/>	0.00
Property #3	\$ <input type="text" value="300,000"/>	Mortgage Loans on this Property <input type="checkbox" value="Does not apply"/>	<input type="text" value="0.00"/>	0.00
Property #4	\$ <input type="text" value="300,000"/>	Creditor Name <input type="text" value="Mortgage on Rental"/>	Monthly Mortgage Payment <input type="text" value="1,850"/>	To be paid off or before closing <input type="text" value="100,000"/>
Property #5	\$ <input type="text" value="300,000"/>	<input type="text" value="123456"/>	\$ <input type="text" value="1,850"/>	<input type="text" value="0.00"/>
Property #6	\$ <input type="text" value="300,000"/>	<input type="text" value=""/>	\$ <input type="text" value=""/>	<input type="text" value="0.00"/>
Combined Result (positive, add to income; negative, add to liabilities)				
Total monthly payment is \$2150 PITIA				

DTI Ratio Calculation for Multiple Non-Subject Investment Properties (Section 5306.1(d))				
Property	Monthly Net Rental Income	Less Monthly Payment Amount (Section 5401.2(a)(7))	Result (+) Positive / (-) Negative	
Property #1 234C Condo Court	\$ 1,838.33	\$ 2,150.00	(+/-) \$	(311.67)
Property #2	\$ <input type="text" value="300,000"/>	\$ <input type="text" value="0.00"/>	(+/-) \$	0.00
Property #3	\$ <input type="text" value="300,000"/>	\$ <input type="text" value="0.00"/>	(+/-) \$	0.00
Property #4	\$ <input type="text" value="300,000"/>	\$ <input type="text" value="0.00"/>	(+/-) \$	0.00
Property #5	\$ <input type="text" value="300,000"/>	\$ <input type="text" value="0.00"/>	(+/-) \$	0.00
Property #6	\$ <input type="text" value="300,000"/>	\$ <input type="text" value="0.00"/>	(+/-) \$	0.00
Combined Result (positive, add to income; negative, add to liabilities)				
(+/-) \$ (311.67)				

3b. IF APPLICABLE, Complete Information for Additional Property

 Does not apply

Address

Street 234 Condo Court

Unit #

C

City

Dallas

State

T

ZIP

Property Value	Status: Sold, Pending Sale, or Retained	Monthly Insurance, Taxes, Association Dues, etc. if not included in Monthly Mortgage Payment	For Investment Property Only	
			Monthly Rental Income	For LENDER to calculate: Net Monthly Rental Income
\$ 300,000	Retained	\$ 300	\$ 0	\$ -312

Mortgage Loans on this Property Does not apply

Creditor Name	Account Number	Monthly Mortgage Payment	Unpaid Balance	To be paid off at or before closing	Type: FHA, VA, Conventional, USDA-RD, Other	Credit Limit (if applicable)
Mortgage on Rental	123456	\$ 1,850	\$ 100,000	<input type="checkbox"/>	Conventional	\$
		\$	\$	<input type="checkbox"/>		\$

Genworth Rate Express®



800 444.5664 | [Email](#) | [Search](#)

LOG IN TO:

- ORDER MI
- MANAGE MI
- VIEW ACCOUNT

MI & RATES

UNDERWRITING & GUIDES

LOS & CONNECTIONS

GENWORTH TOOLKIT

TRAINING

OUR BLOG

Rate Express

Rate Cards

GenRATE

MI Products

About MI

Master Policy
Resources

MI vs. FHA
Comparison

HARP Info

SOLUTIONS THAT MATTER

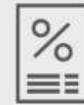
add value.
underwrite fast.
be you-centric.
quote quick.

Let's wow now.



Underwriting
Innovate Underwriting

[KNOW MORE](#)



Rate ExpressSM
Find Rates Quick

[GET A QUOTE NOW](#)



LOS
Streamline Your Systems

[LET'S GO](#)

mi.genworth.com

Genworth Underwriting Guidelines



800 444.5664 | [Email](#) | [Search](#)

[LOG IN TO:](#)

- ORDER MI
- MANAGE MI
- VIEW ACCOUNT

[MI & RATES](#) | [UNDERWRITING & GUIDES](#) | [LOS & CONNECTIONS](#) | [GENWORTH TOOLKIT](#) | [TRAINING](#) | [OUR BLOG](#)

YOU-CENTRIC Underwriting Guides & Credit Policy Updates

Regulatory Resources

Contract Services
Underwriting

Underwriting Tips

Let's be you-centric.

Let's quote quick.

Let's wow now.

Genworth Mortgage Insurance



[LEARN MORE](#)



Underwriting
Innovate Underwriting

[KNOW MORE](#)



Rate ExpressSM
Find Rates Quick

[GET A QUOTE NOW](#)



LOS
Streamline Your Systems

[LET'S GO](#)

mi.genworth.com

LOS Connections



800 444.5664 | [Email](#) | [Search](#)

[LOG IN TO:](#)

- ORDER MI
- MANAGE MI
- VIEW ACCOUNT

[MI & RATES](#) | [UNDERWRITING & GUIDES](#)

[LOS & CONNECTIONS](#)

[GENWORTH TOOLKIT](#)

[TRAINING](#)

[OUR BLOG](#)

YOU-CENTRIC SOLUTIONS

Let's do
Let's up
Let's be you-centric.
Let's quote/quick.
Let's wow now.

[MI App Submissions Online](#)

[LOS Connections](#)

[PPE Quotes & Doc Delivery](#)

[Application Forms](#)

Genworth Mortgage Insurance



[LEARN MORE](#)



Underwriting
Innovate Underwriting

[KNOW MORE](#)



Rate ExpressSM
Find Rates Quick

[GET A QUOTE NOW](#)

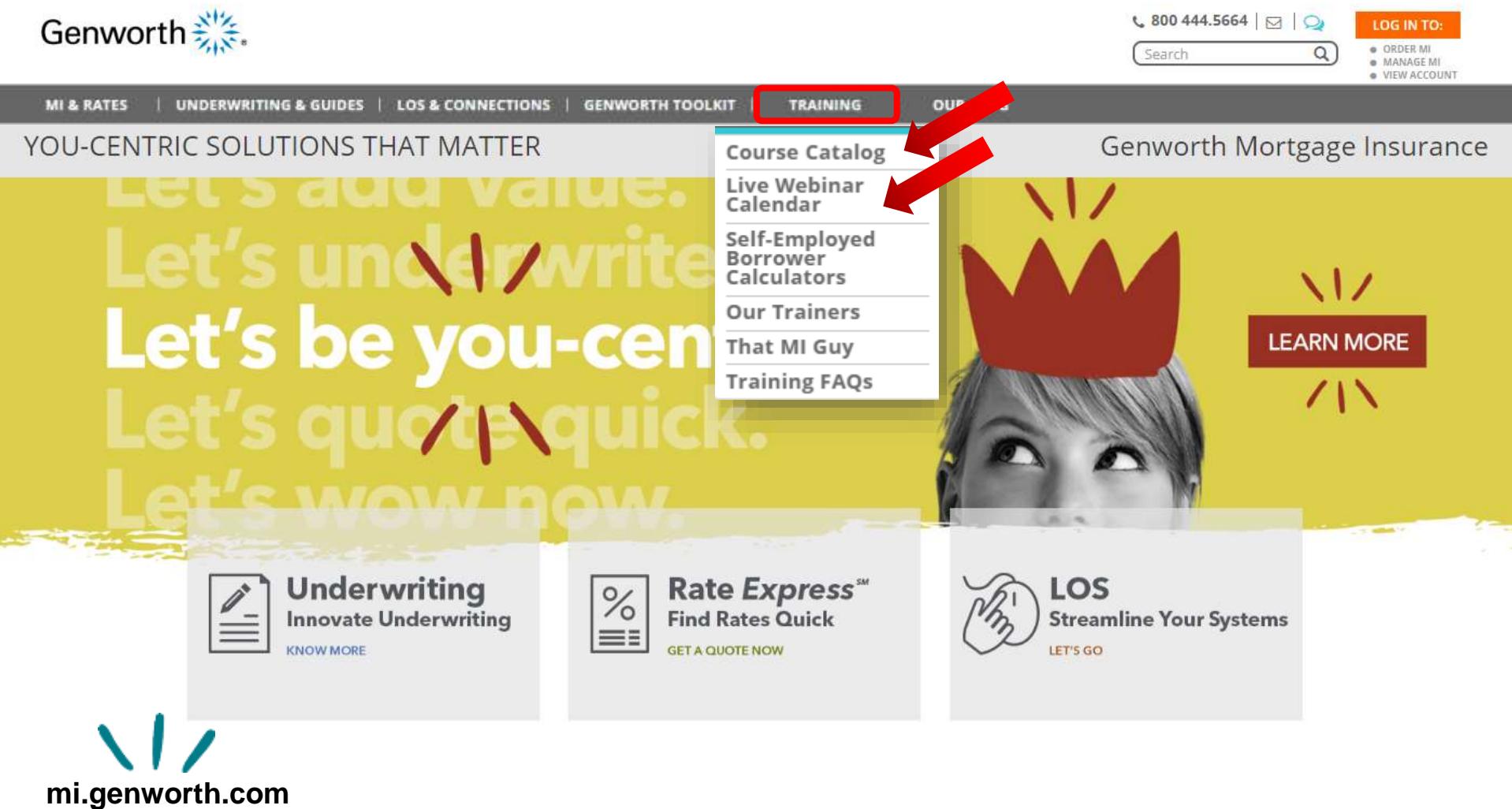


LOS
Streamline Your Systems

[LET'S GO](#)

[mi.genworth.com](#)

Training Tools and Information



The image shows a screenshot of the Genworth Mortgage Insurance website. At the top, there is a navigation bar with links for "MI & RATES", "UNDERWRITING & GUIDES", "LOS & CONNECTIONS", "GENWORTH TOOLKIT", "TRAINING" (which is highlighted with a red box and has two red arrows pointing to it), and "OUR MI". To the right of the navigation bar are links for "800 444.5664", "Email", "Search", and "LOG IN TO:" with options for "ORDER MI", "MANAGE MI", and "VIEW ACCOUNT".

The main content area features a yellow background with the text "YOU-CENTRIC SOLUTIONS THAT MATTER" and several "Let's" statements: "Let's add value.", "Let's underwrite", "Let's be you-cen", "Let's quote quick.", and "Let's wow now.". To the right of this text is a large image of a woman wearing a red crown, with the text "Genworth Mortgage Insurance" above her and a "LEARN MORE" button below her.

Below the main text, there are three call-to-action boxes: "Underwriting Innovate Underwriting" with a pencil icon, "Rate Express™ Find Rates Quick" with a percentage icon, and "LOS Streamline Your Systems" with a hand icon. At the bottom left, there is a logo with three blue vertical bars and the website address "mi.genworth.com".

A dropdown menu titled "Course Catalog" is open, listing the following items:

- Course Catalog
- Live Webinar Calendar
- Self-Employed Borrower Calculators
- Our Trainers
- That MI Guy
- Training FAQs

Training Tools and Information

Course Catalog

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

Browse by Role



Browse by Topic

	Mortgage Professional		Loan Officer		Loan Processor		Underwriter
<i>Due to various internet browser versions, please download and save PDF before entering data. Please note, calculators are updated periodically.</i>							
	Mortgage Professional		Fannie Mae Form 1084 Calculator (2017-2018) Calculate and evaluate cost 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 Form 92 Net Rental Income Calculations (2017-2018)
	Mortgage Professional		Schedule Analysis Method (SAM) Calculator (2017-2018) Calculator qualifying income from rental income. UPDATED		Rental Income Calculator (2017-2018) Formula for calculating rental income from Fannie Mae Form 1084 Schedule E. UPDATED		Current Ratio - Liquidity Calculator (2017-2018) Calculator working income liquidity agreement.
	Mortgage Professional		Quick Ratio - Liquidity Calculator (2017-2018) Calculator an organization's liquidity agreement numbers (balance sheet). UPDATED		Fannie Mae Rental Guide (Calculator 1037) Use this calculator to calculate qualifying rental income for Fannie Mae Form 1084 (Principal, Secondary, or Investment Property).		Fannie Mae Rental Guide (Calculator 1039) Use this calculator to calculate qualifying rental income for Fannie Mae Form 1088 (Secondary, Rental Income from Investment Property).
	Mortgage Professional		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) Calculator income calculations to gross rental income.		Income Calculation Worksheet Use this form to calculate income. UPDATED

mi.genworth.com

Self-Employed Borrower Tools



Income Calculation Tools and Reference Guides

Recorded webinars



Explore and watch on your time!

DOWNLOAD FULL COURSE CATALOG



PDF

LIVE WEBINAR CALENDAR



Your Genworth Resources

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

Legal Disclaimer

Genworth Mortgage Insurance is happy to provide you with these training materials. While we strive for accuracy, we also know that any discussion of laws and their application to particular facts is subject to individual interpretation, change, and other uncertainties. Our training is not intended as legal advice, and is not a substitute for advice of counsel. You should always check with your own legal advisors for interpretations of legal and compliance principles applicable to your business.

GENWORTH EXPRESSLY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, WITH RESPECT TO THESE MATERIALS AND THE RELATED TRAINING. IN NO EVENT SHALL GENWORTH BE LIABLE FOR ANY DIRECT, INDIRECT, INCIDENTAL, PUNITIVE, OR CONSEQUENTIAL DAMAGES OF ANY KIND WHATSOEVER WITH RESPECT TO THE TRAINING AND THE MATERIALS.

Collateral Underwriter®, Home Ready® and Desktop Underwriter® or DU® are registered trademarks of Fannie Mae
Loan Product Advisor®, Home Possible®, Loan Collateral Advisor® and Home Value Explorer® (HVE®) are registered trademarks of Freddie Mac
ActionCenter®, Homebuyer Privileges® and Rate Express® are registered trademarks of Genworth Mortgage Insurance

Genworth Mortgage Insurance Offers A Comprehensive Suite Of Training Opportunities To Boost Your Know-How, Benefit Your Bottom Line, And Serve Your Borrowers Better. Visit mi.genworth.com To Learn More.