

Self Employed Borrower

Schedule C

April 2020

Customer Education

Brought to you by: Genworth Customer Development and Process Consulting



YOU-CENTRIC SOLUTIONS THAT MATTER

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Mortgage Insurance

Materials You Will Need

- **Form 1084 Worksheet**
- **Tax Return 1040's for Dan Designer**

Objective

Understand the meaning of “Self-Employed”

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

Complete Fannie Mae’s 1084 Cashflow Analysis

– Review Schedule C

You'll Need

Form 1040 Department of the Treasury—Internal Revenue Service (99) **2019** U.S. Individual Income Tax Return OMB No. 1545-0074 IRS Use Only—Do not write or staple in this space.

Filing Status ☒ Single ☐ Married filing jointly ☐ Married filing separately (MFS) ☐ Head of household (HOH) ☐ Qualifying widow(er) (QW)
Check only one box. If you checked the MFS box, enter the name of spouse. If you checked the HOH or QW box, enter the child's name if the qualifying person is a child but not your dependent. ▶

Your first name and middle initial
Dan

Last name
Designer

Your social security number
XXX-XX-XXXX

If joint return, spouse's first name and middle initial

Last name

Spouse's social security number

Home address (number and street). If you have a P.O. box, see instructions.
1000 Decorator Drive

Apt. no.

Presidential Election Campaign
Check here if you, or your spouse if filing jointly, want \$3 to go to this fund. Checking a box below will not change your tax or refund. ☐ You ☐ Spouse

City, town or post office, state, and ZIP code. If you have a foreign address, also complete spaces below (see instructions).
Raleigh NC 27615

Foreign country name

Foreign province/state/country

Foreign postal code

If more than four dependents, see instructions and ✓ here ▶ ☐

Standard Deduction **Someone can claim:** ☐ You as a dependent ☐ Your spouse as a dependent
☐ Spouse itemizes on a separate return or you were a dual-status alien

Age/Blindness **You:** ☐ Were born before January 2, 1955 ☐ Are blind **Spouse:** ☐ Was born before January 2, 1955 ☐ Is blind

Dependents (see instructions):

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


1 Wages, salaries, tips, etc. Attach Form(s) W-2	1	
2a Tax-exempt interest	2a	
3a Qualified dividends	3a	
4a IRA distributions	4a	
c Pensions and annuities	4c	
5a Social security benefits	5a	
6 Capital gain or (loss). Attach Schedule D if required. If not required, check here ▶ <input type="checkbox"/>	6	
7a Other income from Schedule 1, line 9	7a	15,702.
b Add lines 1, 2b, 3b, 4b, 4d, 5b, 6, and 7a. This is your total income	7b	16,936.
a Adjustments to income from Schedule 1, line 22	8a	18,310.
b Subtract line 8a from line 7b. This is your adjusted gross income	8b	-1,374.
9 Standard deduction or itemized deductions (from Schedule A)	9	24,758.
10 Qualified business income deduction. Attach Form 8995 or Form 8995-A	10	0.
11a Add lines 9 and 10	11a	24,758.
b Taxable income. Subtract line 11a from line 8b. If zero or less, enter -0-	11b	0.



Standard Deduction for—
• Single or Married filing separately, \$12,200
• Married filing jointly or Qualifying widow(er), \$24,400
• Head of household, \$18,350
• If you checked any box under Standard Deduction, see instructions.


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

Form 1040 (2019)

Income Worksheets/Calculator



800 444.5664 |  | 

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Self-Employed Borrower Tools


We offer a valuable collection of downloadable calculators and reference guides to help you with calculating and analyzing the average monthly income of self-employed borrowers. They provide suggested guidance only and do not replace Fannie Mae or Freddie Mac instructions or applicable guidelines.




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through our Self-Employed Borrower courses.






Fannie Mae Form 1084 Calculator (2018-2019)
Calculate and analyze cash flow to help you complete Fannie Mae form 1084. **UPDATED**




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Income Worksheets/Calculator



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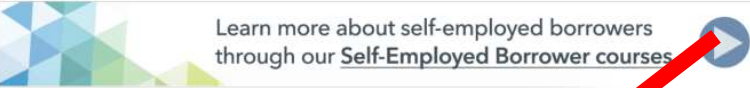


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Self-Employed Borrower Tools

We offer a valuable collection of downloadable calculators and reference guides to help you with calculating and analyzing the average monthly income of self-employed borrowers. They provide suggested guidance only and do not replace Fannie Mae or Freddie Mac instructions or applicable guidelines.




Learn more about self-employed borrowers through our **Self-Employed Borrower courses**




Fannie Mae Form 1084 Calculator (2018-2019)


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



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Calculator and Quick Reference Guide: Fannie Mae Cash Flow Analysis

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

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

IRS Form 1040 - Individual Income Tax Return	2019	2018	NOTES
1 W-2 Income from Self-Employment	+		
2 Schedule B - Interest and Ordinary Dividends			
a. Interest Income from Self-Employment (Line 1)	+		
b. Dividends from Self-Employment (Line 5)	+		
3 Schedule C - Profit or Loss from Business: Sole Proprietorship			
a. Net Profit or Loss (Line 31)	+/-		
b. Nonrecurring Other (Income) Loss/Expenses (Line 6)	+/-		
c. Depreciation (Line 12)	+		
d. Depreciation (Line 13)	+		
e. Non-deductible Meals and Entertainment Expenses (Line 24e)	-		
f. Business Use of Home (Line 30, Check applicable guidelines)	+		
g. Amortization/Casualty Loss (Only add back Amort/CL - Review Schedule C Page 2, Part V*)	+		
Business Miles (Page 2, Part IV, Line 44's OR Related 4562, Line 30)			
X Depreciation Rate (2019-26%; 2018-25%)		0.26	0.25
= Total Mileage Depreciation	+	0.00	0.00
Subtotal Schedule C	=	0.00	0.00
4 Schedule D - Capital Gains and Losses			
a. Recurring Capital Gains (from Self-Employment)	+		
5 Schedule E - Supplemental Income and Loss			
<small>Note: A lender may use Fannie Mae Rental Income Worksheets (Form 1037 or Form 1038) or a comparable form to calculate individual rental income (loss) reported on Schedule E.</small>			
a. Royalties Received (Line 4)	+		
b. Total Expenses (Line 20)	-		
c. Depreciation (Line 18)	+		
Subtotal Schedule E	=	0.00	0.00
6 Schedule F - Profit or Loss from Farming			
a. Net Farm Profit or Loss (Line 34)	+/-		
b. Non-Tax Portion Ongoing Coop and CCC Payments (Line 3, 4, 6(a-b))	+/-		
c. Nonrecurring Other (Income) or Loss (Lines 5c & 8)	+/-		
d. Depreciation (Line 14)	+		
e. Amortization/Casualty Loss/Depreciation (Line 32*)	+		
f. Business Use of Home (Line 32, Check applicable guidelines)	+		
Subtotal Schedule F	=	0.00	0.00

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

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

Page 1 of 4

The Tax Return...

Form **1040** Department of the Treasury—Internal Revenue Service (99) **2019** U.S. Individual Income Tax Return OMB No. 1545-0074 IRS Use Only—Do not write or staple in this space.

Filing Status ☒ Single ☐ Married filing jointly ☐ Married filing separately (MFS) ☐ Head of household (HOH) ☐ Qualifying widow(er) (QW)
Check only one box.
If you checked the MFS box, enter the name of spouse. If you checked the HOH or QW box, enter the child's name if the qualifying person is a child but not your dependent. ▶

Your first name and middle initial
Dan
If joint return, spouse's first name and middle initial

Last name
Designer
Last name

Your social security number
XXX-XX-XXXX
Spouse's social security number

Home address (number and street). If you have a P.O. box, see instructions.
1000 Decorator Drive
City, town or post office, state, and ZIP code. If you have a foreign address, also complete spaces below (see instructions).
Raleigh NC 27615
Foreign country name Foreign province/state/country Foreign postal code

Presidential Election Campaign
Check here if you, or your spouse if filing jointly, want \$3 to go to this fund. Checking a box below will not change your tax or refund. ☐ You ☐ Spouse

If more than four dependents, see instructions and ✓ here ▶ ☐

Standard Deduction **Someone can claim:** ☐ You as a dependent ☐ Your spouse as a dependent ☐ Spouse itemizes on a separate return or you were a dual-status alien

Age/Blindness **You:** ☐ Were born before January 2, 1955 ☐ Are blind **Spouse:** ☐ Was born before January 2, 1955 ☐ Is blind

Dependents (see instructions):

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

7a Other income from Schedule 1, line 9

2a Tax-exempt interest	2a	1,234.
3a Qualified dividends	3a	
4a IRA distributions	4a	
c Pensions and annuities	4c	
5a Social security benefits	5a	
6 Capital gain or (loss). Attach Schedule D if required. If not required, check here ▶ <input type="checkbox"/>	6	
7a Other income from Schedule 1, line 9	7a	15,702.
b Add lines 1, 2b, 3b, 4b, 4d, 5b, 6, and 7a. This is your total income ▶	7b	16,936.
8a Adjustments to income from Schedule 1, line 22	8a	18,310.
b Subtract line 8a from line 7b. This is your adjusted gross income ▶	8b	-1,374.
9 Standard deduction or itemized deductions (from Schedule A)	9	24,758.
10 Qualified business income deduction. Attach Form 8995 or Form 8995-A	10	0.
11a Add lines 9 and 10	11a	24,758.
b Taxable income. Subtract line 11a from line 8b. If zero or less, enter -0-	11b	0.

For Disclosure, Privacy Act, and Paperwork Reduction Act Notice, see separate instructions. Form 1040 (2019)

The Example is Dan Designer

Dan runs a business from home. The business is a Sole Proprietor and he files a Schedule C. He is a 100% owner.

SCHEDULE 1 (Form 1040 or 1040-SR) **Additional Income and Adjustments to Income** OMB No. 1545-0074 **2019** Attachment Sequence No. 01

Department of the Treasury Internal Revenue Service ▶ Attach to Form 1040 or 1040-SR. ▶ Go to www.irs.gov/Form1040 for instructions and the latest information.

Name(s) shown on Form 1040 or 1040-SR: **Dan Designer** Your social security number: **XXX-XX-XXXX**

At any time during 2019, did you receive, sell, send, exchange, or otherwise acquire any financial interest in any virtual currency? ☐ Yes ☒ No

Part I Additional Income

1 Taxable refunds, credits, or offsets of state and local income taxes	1	
2a Alimony received	2a	
3a Other income. List type and amount ▶	3a	15,702.
4 Combine lines 1 through 3. Enter here and on Form 1040 or 1040-SR, line 7a	4	15,702.

Part II Adjustments to Income

10 Educator expenses	10	
11 Certain business expenses of reservists, performing artists, and fee-basis government officials. Attach Form 2106	11	
12 Health savings account deduction. Attach Form 8889	12	
13 Moving expenses for members of the Armed Forces. Attach Form 3903	13	
14 Deductible part of self-employment tax. Attach Schedule SE	14	1,110.
15 Self-employed SEP, SIMPLE, and qualified plans	15	
16 Self-employed health insurance deduction	16	5,200.
17 Penalty on early withdrawal of savings	17	
18a Alimony paid ▶ 300-22-4332	18a	12,000.
b Recipient's SSN		
c Date of original divorce or separation agreement (see instructions) ▶ 08/22/2017		
19 IRA deduction	19	
20 Student loan interest deduction	20	
21 Tuition and fees. Attach Form 8917	21	
22 Add lines 10 through 21. These are your adjustments to income. Enter here and on Form 1040 or 1040-SR, line 8a	22	18,310.

For Paperwork Reduction Act Notice, see your tax return instructions. REV 201902 TTR Schedule 1 (Form 1040 or 1040-SR) 2019

Review Line 7a to determine if a Schedule 1 has been filed

The Tax Return...

SCHEDULE 1
(Form 1040 or 1040-SR)

Additional Income and Adjustments to Income

OMB No. 1545-00474
2019
Attachment
Sequence No. 01

Department of the Treasury
Internal Revenue Service

▶ Attach to Form 1040 or 1040-SR.
▶ Go to www.irs.gov/Form1040 for instructions and the latest information.

Name(s) shown on Form 1040 or 1040-SR
Dan Designer

Your social security number
XXX-XX-XXXX

At any time during 2019, did you receive, sell, send, exchange, or otherwise acquire any financial interest in any virtual currency?
☐ Yes ☒ No

Part I Additional Income

1	Taxable refunds, credits, or offsets of state and local income taxes	1	
2a	Alimony received	2a	
3	Business income or (loss). Attach Schedule C	3	15,702.
4	Other gains or (losses). Attach Form 4797	4	
5	Rental real estate, royalties, partnerships, S corporations, trusts, etc. Attach Schedule E	5	
6	Farm income or (loss). Attach Schedule F	6	
7	Unemployment compensation	7	
8	Other income. List type and amount ▶	8	

The Example is Dan Designer

Dan runs a business from home. The business is a Sole Proprietor and he files a Schedule C. He is a 100% owner.

SCHEDULE C
(Form 1040 or 1040-SR)

Profit or Loss from Business

OMB No. 1545-00474
2019
Attachment
Sequence No. 00

Department of the Treasury
Internal Revenue Service (IRS)

▶ Go to www.irs.gov/ScheduleC for instructions and the latest information.
▶ Attach to Form 1040, 1040-SR, 1040-NR, or 1041; partnerships generally must file Form 1065.

Name of proprietor
Dan Designer

Social security number (SSN)
XXX-XX-XXXX

A Principal business or profession, including product or service (see instructions)
Interior Design

B Enter code from instructions
541400

C Business name, if no separate business name, leave blank.

D Employee ID number (EIN) (see note)

E Business address (including suite or room not ▶ 1000 Decorator Drive

3 Business income or (loss). Attach Schedule C **3** **15,702.**

10	Educator expenses	10	
11	Certain business expenses of reservists, performing artists, and fee-basis government officials. Attach Form 2106	11	
12	Health savings account deduction. Attach Form 8889	12	
13	Moving expenses for members of the Armed Forces. Attach Form 3903	13	
14	Deductible part of self-employment tax. Attach Schedule SE	14	1,110.
15	Self-employed SEP, SIMPLE, and qualified plans	15	
16	Self-employed health insurance deduction	16	5,200.
17	Penalty on early withdrawal of savings	17	
18a	Alimony paid	18a	12,000.
	b Recipient's SSN ▶ 300-22-4332		
19	IRA deduction	19	
20	Student loan interest deduction	20	
21	Tuition and fees. Attach Form 8917	21	
22	Add lines 10 through 21. These are your adjustments to income. Enter here and on Form 1040 or 1040-SR, line 8a	22	18,310.

For Paperwork Reduction Act Notice, see your tax return instructions. REV 02/03/2019 Schedule 1 (Form 1040 or 1040-SR) 2019

3 **15,702.**

Did you make any payments in 2019 that would require you to file Form 1099? ☐ Yes ☒ 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	1	308,700.
2	Returns and allowances	2	12,775.
3	Subtract line 2 from line 1	3	295,925.
4	Cost of goods sold (from line 42)	4	
5	Gross profit. Subtract line 4 from line 3	5	295,925.
6	Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)	6	
7	Gross income. Add lines 5 and 6	7	295,925.

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

8	Advertising	8	18,505.	19	Other expenses (see instructions)	19	13,625.
9	Car and truck expenses (see instructions)	9	42,461.	20	Rent or lease (see instructions)	20	
10	Commissions and fees	10		a	Vehicles, machinery, and equipment	20a	16,300.
11	Contract labor (see instructions)	11	37,800.	b	Other business property	20b	
12	Depreciation	12		21	Repairs and maintenance	21	
13	Depreciation and section 179 expense deduction (not included in Part II) (see instructions)	13	1,788.	22	Supplies (not included in Part II)	22	6,433.
14	Employee benefit programs (other than on line 19)	14		23	Taxes and licenses	23	1,600.
15	Insurance (other than health)	15	2,900.	24	Travel and meals	24	25,496.
16	Interest (see instructions)	16		a	Travel	24a	
16a	Mortgage (paid to banks, etc.)	16a		b	Deductible meals (see instructions)	24b	8,733.
16b	Other	16b	977.	25	Utilities	25	
17	Legal and professional services	17	21,139.	26	Wages (less employment credits)	26	
18	Life insurance	18		27a	Other expenses (from line 48)	27a	57,404.
19	Life insurance	19		b	Reserved for future use	27b	
20	Total expenses before expenses for business use of home. Add lines 8 through 27a	20	256,221.				
21	Tentative profit or (loss). Subtract line 20 from line 7	21	39,704.				
22	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; and (b) the part of your home used for business. Use the Simplified Method Worksheet in the instructions to figure the amount to enter on line 30	22	31,502.				
23	Net profit or (loss). Subtract line 22 from line 21	23	8,202.				

32a ☐ All investment is at risk.
32b ☐ Some investment is not at risk.

For Paperwork Reduction Act Notice, see the separate instructions. BAA REV 02/03/2019 Schedule C (Form 1040 or 1040-SR) 2019

Review Line 3 to determine if a Schedule C has been filed

The Tax Return...

SCHEDULE C
(Form 1040 or 1040-SR)

Profit or Loss From Business
(Sole Proprietorship)

OMB No. 1545-0074
2019
Attachment
Sequence No. 09

Go to www.irs.gov/ScheduleC for instructions and the latest information.
Attach to Form 1040, 1040-SR, 1040-NR, or 1041; partnerships generally must file Form 1065.

Name of proprietor
Dan Designer

Social security number (SSN)
XXX-XX-XXXX

A Principal business or profession, including product or service (see instructions)
Interior Design

B Enter code from instructions
541400

C Business name. If no separate business name, leave blank.

D Employer ID number (EIN) (see instr.)

E Business address (including suite or room no.)
1000 Decorator Drive
City, town or post office, state, and ZIP code
Raleigh, NC 27615

F Accounting method: (1) ☒ Cash (2) ☐ Accrual (3) ☐ Other (specify) **_____**

G Did you "materially participate" in the operation of this business during 2019? If "No," see instructions for limit on losses ☐ Yes ☐ No

H If you started or acquired this business during 2019, check here ☐ Yes ☒ No

I Did you make any payments in 2019 that would require you to file Form(s) 1099? (see instructions) ☐ Yes ☒ No

J If "Yes," did you or will you file required Forms 1099? ☐ Yes ☒ No

The Example is Dan Designer

Dan runs a business from home. The business is a Sole Proprietor and he files a Schedule C. He is a 100% owner.

3 Business income or (loss). Attach Schedule C **3 15,702.**

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

8 Advertising **8 18,505.** 18 Office expense (see instructions) **18 13,625.**

9 Car and truck expenses (see instructions) **9 43,461.** 19 Pension and profit-sharing plans **19**

20 Rent or lease (see instructions) **20**

31 Net profit or (loss). Subtract line 30 from line 29.

- If a profit, enter on both **Schedule 1 (Form 1040 or 1040-SR), line 3** (or **Form 1040-NR, 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.

31 8,202.

16b Other **16b 9,772.** 27a Other expenses (from line 48) **27a 57,404.**

17 Legal and professional services **17 21,299.** b Reserved for future use **27b**

28 Total expenses before expenses for business use of home. Add lines 8 through 27a **28 256,221.**

29 Tentative profit or (loss). Subtract line 28 from line 7 **29 39,704.**

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: _____
and (b) the part of your home used for business: _____. Use the Simplified Method Worksheet in the instructions to figure the amount to enter on line 30 **30 31,502.**

31 Net profit or (loss). Subtract line 30 from line 29.
• If a profit, enter on both **Schedule 1 (Form 1040 or 1040-SR), line 3** (or **Form 1040-NR, 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).
• If you checked 32a, enter the loss on both **Schedule 1 (Form 1040 or 1040-SR), line 3** (or **Form 1040-NR, line 13**) and on **Schedule SE, line 2**. (If you checked the box on line 1, see the line 32a ☐ All investment is at risk.

31 8,202.

Review Line 31 to determine if just 1 Schedule C has been filed

Review Schedule C

Start with the Net Profit or Loss

3	Schedule C - Profit or Loss from Business: Sole Proprietorship	
	a. Net Profit or Loss (Line 31)	+/-

SCHEDULE C
(Form 1040 or 1040-SR)

Department of the Treasury
Internal Revenue Service (IRS)

Profit or Loss From Business
(Sole Proprietorship)

► Go to www.irs.gov/ScheduleC for instructions and the latest information.
► Attach to Form 1040, 1040-SR, 1040-NR, or 1041; partnerships generally must file Form 1065.

OMB No. 1545-0074
2019
Attachment
Sequence No. 09

Name of proprietor
Dan Designer

A Principal business or profession, including product or service (see instructions)
Interior Design

C Business name. If no separate business name, leave blank.

E Business address (including suite or room no.)
1000 Decorator Drive
City, town or post office, state, and ZIP code
Raleigh, NC 27615

F Accounting method: (1) ☒ Cash (2) ☐ Accrual (3) ☐ Other (specify) ►

G Did you "materially participate" in the operation of this business during 2019? If "No," see instructions for limit on losses ☐ Yes ☐ No

H If you started or acquired this business during 2019, check here ☐ Yes ☒ No

I Did you make any payments in 2019 that would require you to file Form(s) 1099? (see instructions) ☐ Yes ☒ No

J If "Yes," did you or will you file required Forms 1099? ☐ Yes ☒ 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	308,700.
2	Returns and allowances	2	12,775.
3	Subtract line 2 from line 1	3	295,925.
4	Cost of goods sold (from line 42)	4	
5	Gross profit. Subtract line 4 from line 3	5	295,925.
6	Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)	6	
7	Gross income. Add lines 5 and 6	7	295,925.

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

8	Advertising	8	18,505.	18	Office expense (see instructions)	18	13,625.
9	Car and truck expenses (see instructions)	9	43,461.	19	Pension and profit-sharing plans	19	
10	Commissions and fees	10		20	Rent or lease (see instructions):	20	
11	Contract labor (see instructions)	11	37,800.	a	Vehicles, machinery, and equipment	20a	
12	Depreciation	12		b	Other business property	20b	16,300.
13	Depreciation and section 179 expense deduction (not included in Part III) (see instructions)	13	1,788.	21	Repairs and maintenance	21	
14	Employee benefit programs (other than on line 19)	14		22	Supplies (not included in Part III)	22	6,433.
15	Insurance (other than health)	15	2,900.	23	Taxes and licenses	23	1,600.
16	Interest (see instructions):			24	Travel and meals:		
a	Mortgage (paid to banks, etc.)	16a		a	Travel	24a	25,496.
b	Other	16b	977.	b	Deductible meals (see instructions)	24b	8,733.
17	Legal and professional services	17	21,199.	25	Utilities	25	
26	Total expenses before expenses for business use of home. Add lines 8 through 27a	26		26	Wages (less employment credits)	26	
27	Tentative profit or (loss). Subtract line 26 from line 7	27		27a	Other expenses (from line 48)	27a	57,404.
28	Expenses for business use of your home. Do not report these expenses elsewhere. Attach Form 8829 unless using the simplified method (see instructions).	28		b	Reserved for future use	27b	
29	Simplified method filers only: enter the total square footage of: (a) your home:	29		30		30	31,502.
30	and (b) the part of your home used for business: 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.

- If a profit, enter on both **Schedule 1 (Form 1040 or 1040-SR), line 3** (or **Form 1040-NR, 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.

31	8,202.
----	--------

at risk.
it is not

-SRJ 2019

Income Analysis Form 1084

3	Schedule C - Profit or Loss from Business: Sole Proprietorship		
	a. Net Profit or Loss (Line 31)	+/-	8,202.00
	b. Nonrecurring Other (Income) Loss/Expenses (Line 6)	+/-	
	c. Depletion (Line 12)	+	
	d. Depreciation (Line 13)	+	
	e. Non-deductible Meals and Entertainment Expenses (Line 24b)	-	
	f. Business Use of Home (Line 30, Check applicable guidelines)	+	
	g. Amortization/Casualty Loss (Only add back Amort/CL - Review Schedule C Page 2, Part V*)	+	
	Business Miles (Page 2, Part IV, Line 44a OR Related 4562, Line 30)		
	X Depreciation Rate (2019-26¢; 2018-25¢)		0.26
	= Total Mileage Depreciation	+	0.00
	Subtotal Schedule C	=	8,202.00

b. Nonrecurring Other (Income) Loss/Expenses (Line 6)

+/-

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

6

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"

Is "Other Income" Regular and Reoccurring?

Is a Gas or Fuel Credit?

Usually No - When in doubt - Take it out!

Income Analysis Form 1084

3	Schedule C - Profit or Loss from Business: Sole Proprietorship		
	a. Net Profit or Loss (Line 31)	+/-	8,202.00
	b. Nonrecurring Other (Income) Loss/Expenses (Line 6)	+/-	0.00
	c. Depletion (Line 12)	+	
	d. Depreciation (Line 13)	+	
	e. Non-deductible Meals and Entertainment Expenses (Line 24b)	-	
	f. Business Use of Home (Line 30, Check applicable guidelines)	+	
	g. Amortization/Casualty Loss (Only add back Amort/CL - Review Schedule C Page 2, Part V*)	+	
	Business Miles (Page 2, Part IV, Line 44a OR Related 4562, Line 30)		
	X Depreciation Rate (2019-26¢; 2018-25¢)		0.26
	= Total Mileage Depreciation	+	0.00
	Subtotal Schedule C	=	8,202.00

c. Depletion (Line 12)

12 Depletion **12**

3	Schedule C - Profit or Loss from Business: Sole Proprietorship		
	a. Net Profit or Loss (Line 31)	+/-	8,202.00
	b. Nonrecurring Other (Income) Loss/Expenses (Line 6)	+/-	0.00
	c. Depletion (Line 12)	+	0.00
	d. Depreciation (Line 13)	+	
	e. Non-deductible Meals and Entertainment Expenses (Line 24b)	-	
	f. Business Use of Home (Line 30, Check applicable guidelines)	+	
	g. Amortization/Casualty Loss (Only add back Amort/CL - Review Schedule C Page 2, Part V*)	+	
	Business Miles (Page 2, Part IV, Line 44a OR Related 4562, Line 30)		
	X Depreciation Rate (2019-26¢; 2018-25¢)		0.26
	= Total Mileage Depreciation	+	0.00
	Subtotal Schedule C	=	8,202.00

d. Depreciation (Line 13)

+

13	Depreciation and section 179 expense deduction (not included in Part III) (see instructions).	13	1,788.
-----------	---	-----------	--------

Form 4562 Depreciation and Amortization (Including Information on Listed Property) OMB No. 1545-0172
 Department of the Treasury Internal Revenue Service (990) **2019** Attachments: Sequence No. 179
 Go to www.irs.gov/Form4562 for instructions and the latest information.

Name(s) shown on return: Dan Designer Business or activity to which this form relates: Sch. C Interior Design Identifying number: XXX-XX-XXXX

Part I Election To Expense Certain Property Under Section 179
 Note: If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount (see instructions)	1	1,020,000.
2	Total cost of section 179 property placed in service (see instructions)	2	1,788.
3	Threshold cost of section 179 property before reduction in limitation (see instructions)	3	1,550,000.
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	0.
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	1,020,000.

6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
	Camera	1,788.	1,788.

3	Schedule C - Profit or Loss from Business: Sole Proprietorship	
	a. Net Profit or Loss (Line 31)	+/- 8,202.00
	b. Nonrecurring Other (Income) Loss/Expenses (Line 6)	+/- 0.00
	c. Depletion (Line 12)	+ 0.00
	d. Depreciation (Line 13)	+ 1,788.00
	e. Non-deductible Meals and Entertainment Expenses (Line 24b)	-
	f. Business Use of Home (Line 30, Check applicable guidelines)	+
	g. Amortization/Casualty Loss (Only add back Amort/CL - Review Schedule C Page 2, Part V*)	+
	Business Miles (Page 2, Part IV, Line 44a OR Related 4562, Line 30)	
	X Depreciation Rate (2019-26%; 2018-25%)	0.26
	= Total Mileage Depreciation	+ 0.00
	Subtotal Schedule C	= 9,990.00

e. Non-deductible Meals and Entertainment Expenses (Line 24b)

—

b Deductible meals (see
instructions)

24b

8,733.

3	Schedule C - Profit or Loss from Business: Sole Proprietorship		
	a. Net Profit or Loss (Line 31)	+/-	8,202.00
	b. Nonrecurring Other (Income) Loss/Expenses (Line 6)	+/-	0.00
	c. Depletion (Line 12)	+	0.00
	d. Depreciation (Line 13)	+	1,788.00
	e. Non-deductible Meals and Entertainment Expenses (Line 24b)	-	8,733.00
	f. Business Use of Home (Line 30, Check applicable guidelines)	+	
	g. Amortization/Casualty Loss (Only add back Amort/CL - Review Schedule C Page 2, Part V*)	+	
	Business Miles (Page 2, Part IV, Line 44a OR Related 4562, Line 30)		
	X Depreciation Rate (2019-26¢; 2018-25¢)		0.26
	= Total Mileage Depreciation	+	0.00
	Subtotal Schedule C	=	1,257.00

f. Business Use of Home (Line 30, Check applicable guidelines)

+

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: _____
and (b) the part of your home used for business: _____. Use the Simplified
Method Worksheet in the instructions to figure the amount to enter on line 30

30

31,502.

Let's review the worksheet...

8829 Business Use of Home

Form 8829 Expenses for Business Use of Your Home		OMB No. 1545-0074
Department of the Treasury Internal Revenue Service (IRS)		2019 Attachment Sequence No. 176
Name(s) of proprietor(s) Dan Designer		Your social security number XXX-XX-XXXX
Part I Part of Your Home Used for Business Interior Design		
Part II Figure Your Allowable Deduction		
1	Area used regularly for product samples	
2	Total area of home	
3	Divide line 1 by line 2	
4	For daycare facilities	
5	Multiply days used for daycare facilities by line 3	
6	Divide line 4 by line 5	
7	Business percentage	
8	Enter the amount from Schedule C, line 29, plus any gain derived from the business use of your home, minus any loss from the trade or business not derived from the business use of your home (see instructions)	8 39,704.
9	Casualty losses (see instructions)	9 7,999.
10	Deductible mortgage interest (see instructions)	10 23,455.
11	Real estate taxes (see instructions)	11 17,400.
12	Add lines 9, 10, and 11	12 48,854.
13	Multiply line 12, column (b), by line 7	13 18,115.
14	Add line 12, column (a), and line 13	14 18,115.
15	Subtract line 14 from line 8	
16	Excess mortgage interest	
17	Excess real estate taxes	
18	Insurance	
19	Rent	
20	Repairs and maintenance	
21	Utilities	
22	Other expenses (see instructions)	
23	Add lines 16 through 22	
24	Multiply line 23, column (b), by line 7	
25	Carryover of prior year depreciation	
26	Add line 23, column (a), and line 25	
27	Allowable operating expenses	
28	Limit on excess casualty losses (see instructions)	
29	Excess casualty losses (see instructions)	29 2,000.
30	Depreciation of your home from line 42 below	30 4,017.
31	Carryover of prior year excess casualty losses and depreciation (see instructions)	31
32	Add lines 29 through 31	32 6,017.
33	Allowable excess casualty losses and depreciation. Enter the smaller of line 28 or line 32	33 6,017.
34	Add lines 14, 27, and 33	34 36,468.
35	Casualty loss portion, if any, from lines 14 and 33. Carry amount to Form 4684 (see instructions)	35 4,966.
36	Allowable expenses for business use of your home. Subtract line 35 from line 34. Enter here and on Schedule C, line 30. If your home was used for more than one business, see instructions	36 31,502.
Part III Depreciation of Your Home		
37	Enter the smaller of your home's adjusted basis or its fair market value (see instructions)	37 376,000.
38	Value of land included on line 37	38
39	Basis of building. Subtract line 38 from line 37	39 376,000.
40	Business basis of building. Multiply line 39 by line 7	40 139,421.
41	Depreciation percentage (see instructions)	41 2.5641 %
42	Depreciation allowable (see instructions). Multiply line 40 by line 41. Enter here and on line 30 above	42 4,017.
Part IV Carryover of Unallowed Expenses to 2020		
43	Operating expenses. Subtract line 27 from line 26. If less than zero, enter -0-	43 0.
44	Excess casualty losses and depreciation. Subtract line 33 from line 32. If less than zero, enter -0-	44 0.

Income Analysis Form 1084

3	Schedule C - Profit or Loss from Business: Sole Proprietorship		
	a. Net Profit or Loss (Line 31)	+/-	8,202.00
	b. Nonrecurring Other (Income) Loss/Expenses (Line 6)	+/-	0.00
	c. Depletion (Line 12)	+	0.00
	d. Depreciation (Line 13)	+	1,788.00
	e. Non-deductible Meals and Entertainment Expenses (Line 24b)	-	8,733.00
	f. Business Use of Home (Line 30, Check applicable guidelines)	+	31,502.00
	g. Amortization/Casualty Loss (Only add back Amort/CL - Review Schedule C Page 2, Part V*)	+	
	Business Miles (Page 2, Part IV, Line 44a OR Related 4562, Line 30)		
	X Depreciation Rate (2019-26¢; 2018-25¢)		0.26
	= Total Mileage Depreciation	+	0.00
	Subtotal Schedule C	=	32,759.00

g. Amortization/Casualty Loss (Only add back Amort/CL - Review Schedule C Page 2, Part V*)

+

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

8	Advertising	8	18,505.	18	Office expense (see instructions)	18	13,625.
9	Car and truck expenses (see instructions).	9	43,461.	19	Pension and profit-sharing plans .	19	
10	Commissions and fees	10		20	Rent or lease (see instructions):		
11	Contract labor (see instructions)	11	37,800.	a	Vehicles, machinery, and equipment	20a	
12	Depletion	12		b	Other business property	20b	16,300.
13	Depreciation and section 179 expense deduction (not included in Part III) (see instructions).	13	1,788.	21	Repairs and maintenance	21	
14	Employee benefit programs (other than on line 19).	14		22	Supplies (not included in Part III) .	22	6,433.
15	Insurance (other than health)	15	2,900.	23	Taxes and licenses	23	1,600.
16	Interest (see instructions):			24	Travel and meals:		
a	Mortgage (paid to banks, etc.)	16a		a	Travel	24a	25,496.
b	Other	16b	977.	b	Deductible meals (see instructions)	24b	8,733.
17	Legal and professional services	17	21,199.	25	Utilities	25	
				26	Wages (less employment credits) .	26	
				27a	Other expenses (from line 48) . . .	27a	57,404.
				b	Reserved for future use	27b	

Line 27a reveals there are other expenses, let's review page 2...

Income Analysis Form 1084

Part V Other Expenses. List below business expenses not included on lines 8–26 or line 30.	
gifts	40,000.
Printing	16,444.
Magazines	160.
Dues	800.

May say- Statement #

This section may indicate that the “other” expenses have been itemized on a statement.

Income Analysis Form 1084

3	Schedule C - Profit or Loss from Business: Sole Proprietorship		
	a. Net Profit or Loss (Line 31)	+/-	8,202.00
	b. Nonrecurring Other (Income) Loss/Expenses (Line 6)	+/-	0.00
	c. Depletion (Line 12)	+	0.00
	d. Depreciation (Line 13)	+	1,788.00
	e. Non-deductible Meals and Entertainment Expenses (Line 24b)	-	8,733.00
	f. Business Use of Home (Line 30, Check applicable guidelines)	+	31,502.00
	g. Amortization/Casualty Loss (Only add back Amort/CL - Review Schedule C Page 2, Part V*)	+	0.00
	Business Miles (Page 2, Part IV, Line 44a OR Related 4562, Line 30)		
	X Depreciation Rate (2019-26¢; 2018-25¢)		0.26
	= Total Mileage Depreciation	+	0.00
	Subtotal Schedule C	=	32,759.00

Business Miles (Page 2, Part IV, Line 44a OR Related 4562, Line 30)		
X Depreciation Rate (2019-26¢; 2018-25¢)		0.26
= Total Mileage Depreciation	+	0.00

If the customer has entered expenses on Line #9 they will have an entry on Part IV or a 4562 will be attached.

9 Car and truck expenses (see instructions).	9	43,461.
---	----------	---------

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 2019, 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

Let's look for the 4562...

4562 Page 2

Form **4562** Depreciation and Amortization (Including Information on Listed Property) OMB No. 1545-0172
2019 Attachment Sequence No. 179
Department of the Treasury Internal Revenue Service (106)
Name(s) shown on return Dan Designer
Business or activity to which this form relates Sch C Interior Design
Identifying number XXX-XX-XXXX

Part I Election To Expense Certain Property Under Section 179
Note: If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions) 1 1,020,000.
2 Total cost of section 179 property p
3 Threshold cost of section 179 property
4 Reduction in limitation. Subtract line 3 from line 2.
5 Dollar limitation for tax year. Subt separately, see instructions

6 (a) Description of property
Camera

7 Listed property. Enter the amount fr
8 Total elected cost of section 179 pr
9 Tentative deduction. Enter the sm
10 Carryover of disallowed deduction
11 Business income limitation. Enter the
12 Section 179 expense deduction. Ad
13 Carryover of disallowed deduction
Note: Don't use Part II or Part III below if
Part II Special Depreciation Allow
14 Special depreciation allowance fo
during the tax year. See instructions
15 Property subject to section 168(f)(1)
16 Other depreciation (including ACRS)
Part III MACRS Depreciation (De
17 MACRS deductions for assets plac
18 If you are electing to group any as
asset accounts, check here

Section B—Assets Placed
(a) Classification of property (b) Month and year placed in service
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
h Residential rental property
i Nonresidential real property

Section C—Assets Placed
20a Class life
b 12-year
c 30-year
d 40-year

Part IV Summary (See instruction
21 Listed property. Enter amount from
22 Total. Add amounts from line 12, i
here and on the appropriate lines of
23 For assets shown above and place
portion of the basis attributable to s

26 Property used more than 50% in a qualified business use:

2018 Mercedes Benz GLS	01/01/2018	92.89 %		
		%		
		%		
		%		
		%		
		%		

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

		%		
		%		
		%		
		%		

28 Add amounts in column (h), lines 25 through 27. Enter here and on line 2

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

Section B—Information on Use

Complete this section for vehicles used by a sole proprietor, partner, or other "more" to your employees, first answer the questions in Section C to see if you meet an ex

	(a)	(b)
30 Total business/investment miles driven during the year (don't include commuting miles)	Vehicle 1 12,900	Vehicle 2
31 Total commuting miles driven during the year		
32 Total other personal (noncommuting) miles driven		987

Business Miles (Page 2, Part IV, Line 44a OR Related 4562, Line 30)		
X Depreciation Rate (2019-26¢; 2018-25¢)		0.26
= Total Mileage Depreciation	+	0.00

9 Car and truck expenses (see instructions).	9	43,461.
---	----------	---------

If the customer has entered expenses on Line #9 they will have an entry on Part IV or a 4562 will be attached.

Form 4562 Department of the Treasury Internal Revenue Service (99) Name(s) shown on return Dan Designer	Depreciation and Amortization (Including Information on Listed Property) ▶ Attach to your tax return. ▶ Go to www.irs.gov/Form4562 for instructions and the latest information.	OMB No. 1545-0172 2019 Attachment Sequence No. 179
	Business or activity to which this form relates Sch C Interior Design	Identifying number XXX-XX-XXXX



30 Total business/investment miles driven during the year (don't include commuting miles)	(a) Vehicle 1 12,900
--	----------------------------

If the borrower has a 4562 with related vehicle expenses, there is a Schedule C Car & Truck Worksheet. However, it is NOT included in the clients copy. The detailed copy typically is the tax preparer's files only. The Worksheet will give you the line itemized expenses totaling the line #9 amount.

Income Analysis Form 1084

3	Schedule C - Profit or Loss from Business: Sole Proprietorship		
	a. Net Profit or Loss (Line 31)	+/-	8,202.00
	b. Nonrecurring Other (Income) Loss/Expenses (Line 6)	+/-	0.00
	c. Depletion (Line 12)	+	0.00
	d. Depreciation (Line 13)	+	1,788.00
	e. Non-deductible Meals and Entertainment Expenses (Line 24b)	-	8,733.00
	f. Business Use of Home (Line 30, Check applicable guidelines)	+	31,502.00
	g. Amortization/Casualty Loss (Only add back Amort/CL - Review Schedule C Page 2, Part V*)	+	0.00
	Business Miles (Page 2, Part IV, Line 44a OR Related 4562, Line 30)		12,900.00
	X Depreciation Rate (2019-26¢; 2018-25¢)		0.26
	= Total Mileage Depreciation	+	3,354.00
	Subtotal Schedule C	=	36,113.00

Depreciation Factor



Department
of the
Treasury
Internal
Revenue
Service

Publication 463
Cat. No. 11081L

Travel, Gift, and Car Expenses

For use in preparing
2019 Returns

Rate of Depreciation Allowed in Standard Mileage Rate

<u>Year(s)</u>	<u>Depreciation Rate per Mile</u>
2019	\$0.26
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

In 2019 the allowable mileage deduction was 58 cents per mile

Subtotal Schedule C	=	36,113.00	0.00
---------------------	---	-----------	------



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

Income Trending

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

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

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Income Calculation Tools and Reference Guides

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Explore and watch on your time!

Additional MI Site Information

What's New

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

It's a YOU year!

Rate Quote Sweepstakes

We're celebrating YOU in 2020 with opportunities to WIN BIG!



Self-Employed Borrower Tools

Valuable income calculation tools and reference guides for calculating self-employed borrower income.



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



Rental Income Calculator (2018-2019)



Fannie Mae Form 1084 Calculator (2018-2019)



Freddie Mac Form 91 Calculator (2018-2019)



Freddie Mac Form 91 Calculator (2018-2019)

[More Tools](#)

Homebuyer Education

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



Master Policy Agreement

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

[GET STARTED](#)



Contract Services Agreement

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

[GET STARTED](#)

Genworth MI Community



Genworth MI
@GenworthMI

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



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