Fannie Mae™ Investment Income

derived from present income	or excluded from c	ualification criteria	a ought to be subtra	acted from the

incorporated into the loan application, the partner's earnings require direct confirmation from their place of employment as

When the income pertains to the borrower's spouse employed by a different company and that income is to be

expenses.

debtor's liquidity stream.

could be more suitable to utilize the partner's present income when evaluating the mortgage application. Any earnings that are

The debtor is utilizing an asset that generates interest or dividends as the origin of funds for the initial payment or settlement costs.	

onsistent earnings solely when documented for a minimum of 24 months. Nevertheless, the revenue is religible for consideration if the	

ncome reported on Schedule B of IRS Form 1040, including taxable interest and dividends, can otentially be considered as	

Non-recurring taxable interest or calculation.	dividend income sho	uld be excluded from	the borrower's cash flow	

Tax Refunds from State and Municipal Governments

Interest from tax-exempt sources can be considered stable income provided the borrower has consistently received it for a minimum of two years.

Spousal Support Income

State and local tax refunds, credits, or offsets that are subject to taxation should be excluded from
calculations involving

The cash flow of the borrower requires appropriate adjustment.

The trend is anticipated to persist. Should this be the case, the borrower's cash flow can be augmented by incorporating this revenue stream.



Retirement Account Withdrawals, Pension Payments, Annuity Income, and Social Security Payouts	

derived from the borrower's gross income as documented on their most recent federal tax return (IRS Form 1040).

Spousal support payments can be considered as e outlined in Section B3-3.1-09, Additional Sources of	eligible income provided they fulfill the fulfill the function of Income.	e criteria

eligible earnings. criteria.	Refer to B3-3.1-09,	Additional Income S	Sources, for detailed	



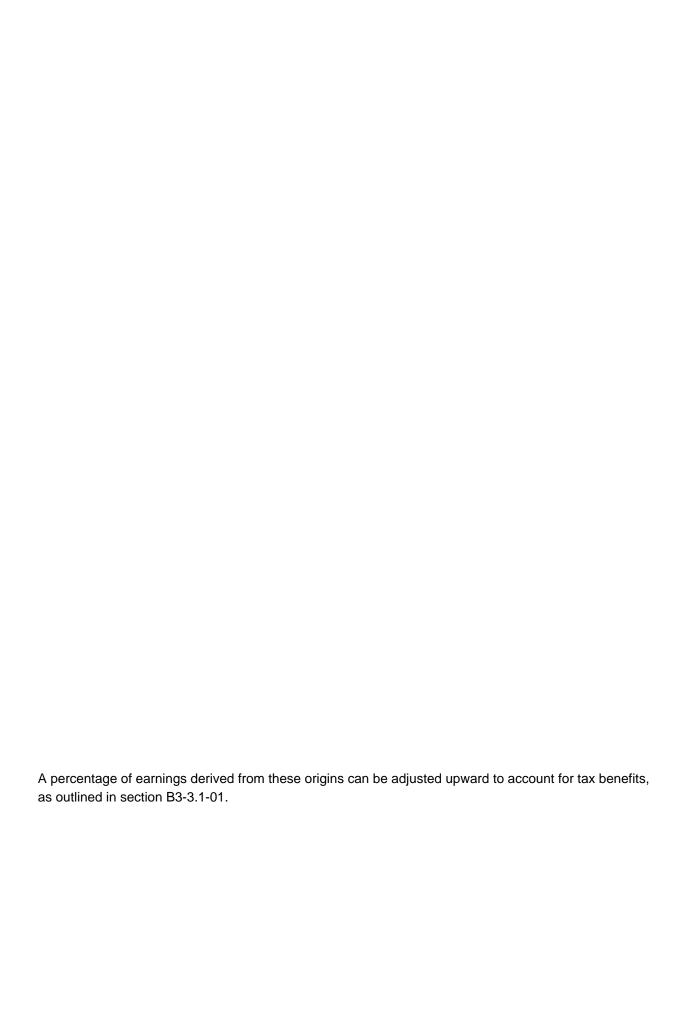








should be subtracted from the borrower's available funds.







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Three

six

nine■The

goose

drank

wine■The

monkey

chewed

tobacco

on

the

streetcar

line■The

line

broke,

the

monkey

got

choked■And

they

all

went

to

heaven

in

а

little

rowboat