



Income Calculator Release Notes

September 12, 2025

Additional Rental Property Income Evaluation Now Available

Fannie Mae has updated Income Calculator to include evaluation of rental property income or loss reported on business tax returns using Form 8825. Rental property income evaluation is available to mortgage professionals using our free [web interface](#) and from integrated [Technology Service Providers](#).

All Partnerships and S-Corp evaluations submitted or resubmitted after the release will be evaluated for Form 8825 rental income (or loss); there is no additional lender sign-up or permission process. No new input data is required to support Form 8825 rental evaluations.

Income Calculator will evaluate rental income or loss reported on IRS Form 8825 as part of the overall self-employment evaluation of a Partnership or S-Corporation. Key differences in the way Income Calculator evaluates rental income based on IRS reporting method are highlighted below:

Description	8825 Rental	Schedule E Rental
Properties evaluated individually or collectively	All properties owned by the business are collectively evaluated Form 8825 Depreciation (Line 14) is collected (sum of all properties)	Each property on Schedule E is individually evaluated Data is collected property-by-property, such as Fair Rental Days, taxes, insurance, and repairs
Additional borrower/rental information	Not required	Collected property-by-property, such as property PITIA, borrower's occupancy or history of property management, and whether the borrower is personally obligated for any mortgage debt on the rental property
Treatment of negative net rental income amounts	Self-employment loss (negative income)	Borrower liability (debt)
Extraordinary one-time expenses	Considered in the calculation	
Tax return documentation	One year of personal and business returns (all schedules) permitted if: <ul style="list-style-type: none">the only business income (or loss) is from property rental, orthe borrower has 5+ years of self-employment history Business tax returns can be waived, per Selling Guide.	One year of personal returns, all schedules, including Schedule E



Income Calculator is an easy-to-use Fannie Mae-hosted service that leverages tax return data to quickly calculate income for borrowers who are self-employed, are business owners or have rental properties consistent with Fannie Mae *Selling Guide* policy. Lenders receive relief from enforcement of representations and warranties for the accuracy of the income amount calculated by Income Calculator (the math) for conventional loans, provided the submitted information is accurate and complete. Income Calculator helps originators correctly calculate income so they can make informed underwriting decisions, reduce origination cycle times, and reduce repurchase risk.

For More Information

See the Fannie Mae [Selling Guide](#) for important details about the relief from enforcement of representations and warranties offered with Income Calculator.

View the complete list of [Technology Service Providers](#) offering Income Calculator access via all methods.

Visit the Fannie Mae [Income Calculator website](#) to access the free web interface or for more information including:

- Lender FAQs (updated)
- Web Interface User Guide and Tip & Tricks
- Registration for upcoming rental income webinars (coming soon)

Specific questions may be sent to Income_Calculator@fanniemae.com