

# Income Calculator Release Notes

May 1, 2024

## New Web Interface Now Available

Fannie Mae has launched a [free web interface](#) to Income Calculator for use by mortgage professionals, expanding access to the service we [announced](#) in December 2023.

Income Calculator is an easy-to-use Fannie Mae-hosted service that leverages tax return data to quickly calculate income for self-employed borrowers consistent with Fannie Mae Selling Guide policy. Like Desktop Underwriter® (DU®), Income Calculator provides an immediate response and a findings report with informative messages. Lenders will 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 evaluates all types of self-employed business structures including: Sole Proprietors (Schedule C), Partnerships, S-Corporations, Corporations, and Limited Liability Companies. Income Calculator helps originators correctly calculate income for self-employed borrowers so they can make informed underwriting decisions, reduce origination cycle times, and limit repurchase risks.

*Note: Income Calculator is available to all mortgage professionals. Sponsoring lender activation is not required.*

## Integrator Access Unchanged

Customers accessing Income Calculator through an integrated [technology service provider](#) will not experience any change in service.

## 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.
- Visit the Fannie Mae [Income Calculator webpage](#) to access the free web interface or for more resources.
- Specific questions may be sent to [income\\_calculator@fanniemae.com](mailto:income_calculator@fanniemae.com).