



## Income Calculator Release Notes

April 15, 2025

### New Tax Transcript Import Option Reduces Web Interface Data Entry

Fannie Mae has added another method to expand access to Income Calculator. Now users can leverage IRS tax return transcripts (tax transcripts) to import data into [Income Calculator's web interface](#). The process begins with a request for a borrower's tax transcript, followed by an authorized Technology Service Provider (TSPs) obtaining the tax transcript response and creating a file containing certain extracted data in compliance with Fannie Mae's required data structure. By uploading the file using the import function on Income Calculator's web interface, users can reduce the amount of time spent manually entering required data. Some important points:

- Tax transcripts do not contain all the information that appears on tax returns. Users will be required to navigate the Income Calculator web interface to **provide any missing tax data** and must continue to obtain complete IRS tax return documentation in accordance with the *Selling Guide*.
- Lenders will continue to receive relief from enforcement of representations and warranties (rep & warrant relief) for the **accuracy of the income amount** calculated by Income Calculator (the math) for conventional loans, provided the submitted data is accurate and complete. Income Calculator does not provide rep & warrant relief for data integrity.
- Tax transcript data for one or two years may be obtained from the processing of IRS Form 4506-C or IRS Form 8821.

### Technology Service Providers (TSPs):

Fannie Mae has authorized [Halcyon](#) and [PointServ](#) as Income Calculator TSPs offering tax transcript data extraction for import to Income Calculator's web interface. New and existing customers should contact their TSP to ensure awareness of the process and understand contract terms (including pricing). Additional TSPs offering tax transcript data extraction are engaged in the authorization process and will be added to the list of authorized [Technology Service Providers](#) in the future.

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. 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)
- Recording of Income Calculator tutorial webinar
- Web Interface User Guide and Tip & Tricks

Specific questions may be sent to [Income\\_Calculator@fanniemae.com](mailto:Income_Calculator@fanniemae.com)