



Freddie Mac Income Calculator Quick Start Guide

October 2025

PUBLIC



Learning



How to Use this Guide

The information provided in this Guide will help users get started on using the Freddie Mac Income Calculator for different types of wage earners and self-employed borrowers. As a first-time user begin with **Getting Started**, then advance through the Guide or click the applicable link below for a specific step.

Select a Specific Topic or Scroll to Continue

Recommend starting here 



Getting Started

- Introduction
- Key Functionality
- Eligible Income Types (PG 3)



New Calculation Using Paystub/W-2 Data

- Data Entry
- Review Data
- Results (PG 10)



New Calculation Using Tax Data

- Data Entry
- Review Data
- Results (PG 20)



Submit to Loan Product Advisor®

- Data Entry
- Results (PG 32)



Appendix

- Checklists
- Resources (PG 37)

This information is not a replacement or substitute for the requirements in the Freddie Mac *Single-Family Seller/Service Guide* or any other contractual agreements. This information does not constitute or imply an agreement or any other legal relationship between Freddie Mac and any other party.

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[Freddie Mac Learning](#)

Introducing...

Freddie Mac Income Calculator:
A free online income assessment tool!



For different types of **wage earners** and **self-employed** borrowers.

Benefits



- ✓ Aligns with our Freddie Mac *Single-Family Seller/Servicer Guide* (Guide) requirements.
- ✓ Potential income representation and warranty relief eligibility without a separate submission to Loan Product Advisor® (LPA®).
- ✓ Save time and money compared to manual calculations.

Freddie Mac offers a complete spectrum of income assessment solutions to help Sellers assess income with a potential for representation and warranty (R&W) relief eligibility for. You can choose the best income assessment solution for each borrower on a loan.

This resource guides you through the process of using the [Freddie Mac Income Calculator](#). Click the applicable links below to learn more about AIM and AIM Check application programming interface (API).

Spectrum of Income Assessment Solutions



Freddie Mac Income Calculator



Asset and Income Modeler (AIM)

[AIM webpage](#)



AIM Check API

[APIs webpage](#)



NOTE: The Freddie Mac Income Calculator is intended for use by Mortgage Professionals and **not** consumers or potential borrowers. If you are seeking a mortgage loan, please contact a mortgage lender.



Key Functionality

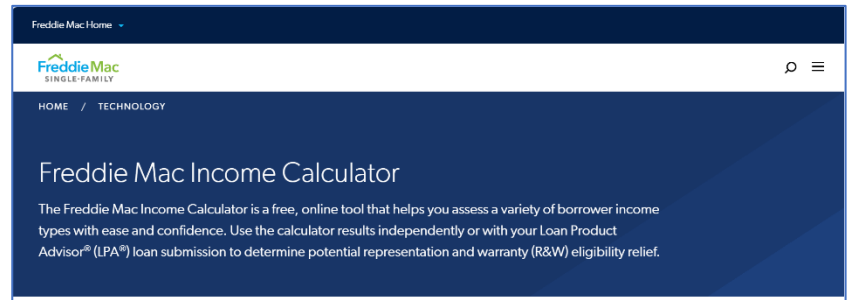
The Freddie Mac Income Calculator helps calculate income for wage earners and self-employed borrowers. The calculator results can be used independently or with an LPA loan submission for potential income representation and warranty (R&W) relief eligibility.

How to Access the Tool

Freddie Mac Income Calculator webpage → Click [here](#)

Also accessible from the [Asset and Income Modeler \(AIM\) webpage](#):

Related Solutions



Landing Page

Once you have accessed the tool, you will see the Freddie Mac Income Calculator landing page.



ACTION:
Accept terms
and conditions

Before you can begin using the tool you **must** first acknowledge that you have read and agree to the Privacy Policy and the Terms and Conditions and certify that you are a Mortgage Professional. If you **do not** check the acknowledgement an error message will display “You must agree to the above in order to use the calculator.”



No login or sensitive personal information (SPI) is required to use the tool.


Note: Not only is SPI not required but it is prohibited to include.

Click → **Continue** to begin.



Select a Calculation Type


Once you select **Continue** the **Select Calculation Type** page displays. You can start a new calculation or return to an existing calculation by entering the **Calculator Identification Number**.

 **ACTION:**
Select
Calculation
Type

New Calculation

Once you select **New Calculation** the *New Calculation* section displays.

Enter up to **five** business email addresses to receive an automated email with the **Calculator Identification Number**, so you can retrieve calculation details later.

Simply select **Add More Emails** or use the  icon to discard your entry.

Calculator Identification Number:

- ➡ An identifier assigned by the Freddie Mac Income Calculator
- ➡ Is all that's required to retrieve a previous submission.
- ➡ Is also displayed on pages throughout the tool and on the Freddie Mac Income Calculator Certificate.

Select, **Next**, to begin the loan details. Refer to the [New Calculation: Paystubs and W-2 Data](#) or [New Calculation: Tax Data](#) chapters, as applicable.

 **ACTION:**
Enter at least
one email
address



Existing Calculation

Once you select **Existing Calculation** the *Existing Calculation* section displays.

Existing Calculation

Calculator Identification Number * ⓘ
Type here...

NEXT CANCEL

Calculator entries are **only** retrievable using the Calculator Identification Number

- ➡ Enter the **Calculator Identification Number** assigned from the new calculation.



Please note the Calculator Identification Number is **case sensitive**. Enter it exactly as it was returned in the email or displayed on the Freddie Mac Income Calculator Certificate.

- ➡ Select, **Next**, the user will be returned to either the Calculator Data Entry page or the Results page depending on the status of the submission.

Layout

The Freddie Mac Income Calculator banner is located at the top of every page, with the name of the page below it. Select **Save** to save the data you have entered and **Next** to continue your calculation.

Metro Stops

The Metro Stop bar is a navigation tool that is used to track your progress throughout the tool. A blue circle displays to indicate where you are in the process.

FreddieMac | Income Calculator

Calculator Identification Number: nfbr2uYrm

SAVE NEXT

LOAN DETAILS CALCULATOR DATA ENTRY REVIEW DATA RESULTS

Online Help

Within the Freddie Mac Income Calculator, you have access to comprehensive online help menus and information to help guide you through the tool.

- ➡ If you need help entering data into a field, simply click the information icon next to the field name and a field-level definition will display.
- ➡ Click the question mark button on the right-hand side of each page and help specific to that page displayed in a new browser tab.

Field description

RESULTS

SAVE NEXT

Broker / Correspondent Number ⓘ


Type here...

Page Help ⓘ



Entering Data

- ➔ Understand what's required through guided navigation and help icons.
- ➔ Limit data entry by only entering the data needed to get a calculation.

Employment Status *  Required fields are indicated with a red asterisk.

☒ Current ☐ Previous



Tip! While the calculator autosaves when moving from one metro stop to another, make sure you press the **Save** button to save your data entry progress as you go, especially if you're entering a lot of data.

Eligible Income Types

Wage Earners	Using paystubs and W-2s: <ul style="list-style-type: none"><input checked="" type="checkbox"/> Base (except Military Pay)<input checked="" type="checkbox"/> Bonus*<input checked="" type="checkbox"/> Overtime*<input checked="" type="checkbox"/> Commission* *Requires the presence of base income to be eligible for calculation.
Self-Employed	Using tax returns: <ul style="list-style-type: none"><input checked="" type="checkbox"/> Sole Proprietorship (Schedule C)<input checked="" type="checkbox"/> Partnership (1065)<input checked="" type="checkbox"/> S Corporations (1120-S)<input checked="" type="checkbox"/> Rental Income (Partnership and S Corp, Form 8825) Using tax transcripts: <ul style="list-style-type: none"><input checked="" type="checkbox"/> Sole Proprietorship (Schedule C)

Process Overview

How it Works



Data entry:

Select income type path. Enter income data as applicable.



Calculation:

The tool calculates income amount(s).



Review the results:

The certificate returned within the tool details the calculated income amount(s) & R&W relief eligibility results.



Certificate:

Maintain the Freddie Mac Income Calculator Certificate in the mortgage file.



Calculator Identification Number: 49FypRmpy3

LOAN DETAILS CALCULATOR DATA ENTRY REVIEW DATA RESULTS

LPA Automatic Retrieval? ☒ Yes ☐ No

Seller Number Lender Loan Number LP Key Number Broker / Correspondent Number

Type here... Type here... Type here... Type here...

To begin, select 'Yes' or 'No' for LPA Automatic Retrieval.

- ➔ If LPA Automatic Retrieval is selected, this calculator submission will be made available for LPA to automatically retrieve and include in the LPA results.

One of the following must be provided for automatic retrieval in LPA:

1. LP Key
2. Seller Number and Lender Loan Number
3. Broker / Correspondent Number and Lender Loan Number

If you attempt to advance without one of the required data fields completed, you will receive this error:

⚠ Additional Field(s) Required

One of the following must be provided for automatic retrieval in LPA:

- 1) LP Key
- 2) Seller Number and Lender Loan Number
- 3) Broker / Correspondent Number and Lender Loan Number

Provide required field(s) or deselect LPA Automatic Retrieval.

EDIT

Note: You also have the **option** to provide the Calculator Identification Number to LPA to display the R&W relief eligibility results in the LPA Feedback Certificate.



Refer to the chapter, [Submit to Loan Product Advisor](#).



ACTION:

Group borrowers by income path

To use the calculator, you must select either **Paystub/W-2 Data** or **Tax Data**.

- ➡ You can submit income data for multiple borrowers within a single calculator submission. There are **two** paths:

Select → Paystub/W-2 Data → Enter income data for up to **five** borrowers with eligible wage earner income.

Select → Tax Data → Enter income data for up to **two** borrowers with eligible self-employed income.

You can create separate calculator submissions for additional borrowers.

- ➡ A single borrower with both wage and self-employed income is not eligible to use the Paystub/W-2 calculator. For a borrower who has wage and self-employed income, only the Tax Data path can be used. If wage income is being used to qualify, it must be verified and documented according to the Guide.
- ➡ You can enter multiple employments or businesses per borrower.

Once you've selected the Calculation Type, **New Calculation**, and entered your business email address(es) to receive an automated email of the Calculator Identification Number, select **Next**, to advance to the Loan Details Metro Stop.

Loan Details Metro Stop

Begin by selecting 'Yes' or 'No' to indicate if LPA Automatic Retrieval is allowed for this calculation, then enter loan details such as the Seller Number, Lender Loan Number, LP Key Number and Boker/Correspondent Number, as applicable.



Tip! Even if you are not using LPA Automatic Retrieval, entering the loan details will make it easier to track your calculation results later.



ACTION:
Click here for
**Eligible
Income Types**



ACTION:
Enter a loan
identifier to
track results

Select, **Next**, from the top right-hand corner to advance to the **Calculator Data Entry Metro Stop** to select the type of income data you are using to calculate income: paystub/W-2 data or tax data (tax returns and/or tax transcripts).

NOTE: This chapter focuses on using the tool to calculate income using paystub and W-2 data. Refer to the [New Calculation: Tax Data](#) chapter for steps to enter income for self-employed borrowers.

Calculator Data Entry Metro Stop

Calculator Identification Number

A **Calculator Identification Number** is assigned by the Freddie Mac Income Calculator. This identifier can be used to retrieve an existing calculation. The income calculator will keep results for 18 months from the last submission date.



Calculator entries are only retrievable using the Calculator Identification Number.



Type of Income Data Using to Calculate Income

Select → **Paystub/W-2 Data**.

Borrower Summary Section

The *Borrower Summary* section displays. You can calculate income for up to **five** borrowers on the same loan. Select ⊕ to add borrowers.



ACTION:

Group borrowers with the same income type

Indicate if the borrower is self-employed. If you select 'Yes' a pop-up box will appear to start a new calculation using tax data.

Select **Add Employment** to enter the borrower's employment details.

⊕ ADD EMPLOYMENT

Employment Details Section

Perform the following steps:

1. Indicate if the borrower is employed by a family member, property seller, real estate agent or other interested party. If, you indicate 'Yes' an error message displays that the income is not eligible for assessment using the calculator.
2. Select **Employment Status** (Current/Previous).
3. Enter **Employer Name** and **Start Date** and/or **End Date** if applicable.



ACTION:

At a minimum enter required data. Save often.



Tip! If you plan to use the calculator results with an LPA submission, make sure the loan data (Employer Name, Status, Start Date) match what is/will be provided to LPA.

Note: The Income Calculator only calculates income for current employment. A minimum of 12 months of employment history is required for calculation, but previous employment can be provided to satisfy the employment history requirement.



4. Select, **Add Employment**. The *Employment Details* section for the borrower displays.

5. Select **Add W-2** or **Add Paystub**. If necessary, use the icon to discard your entry.

➡ The minimum documentation requirement is one current year paystub and one year-end document. Either a W-2 or year-end paystub satisfies the year-end documentation requirement.

6. Select **Add Paystub**. Manually enter the data with information present on the paystub. Do not include information that is inferred or sourced from another document.

Reminder: Click the field help icon for information on a specific field. A red asterisk indicates a required field.

Note: If using a year-end paystub ensure the 'Year-end Paystub' box is checked. Manually enter the data that displays.

3 Tech Paystub

Use fill out with information present on the paystub. Do not include information that is inferred or sourced from another document.

Year-end Paystub ☐

Paystub Start Date * ☐ Not on paystub ☐ Paystub End Date * ☐ Not on paystub ☐

Pay Date * ☐ Not on paystub ☐

Pay Frequency * ☐ Not on paystub ☐

Pay Type * ☐ Not on paystub ☐

Auto-classify ☐ ON OFF

Income Type ☐

Earnings Description * ☐

Current Period Amount ☐

Year to Date Amount * ☐

No records found.

ADD TO CALCULATION CANCEL BUILD PAYSTUB



ACTION:
At a minimum enter required data. **Save** often.



Tip! Auto-classify – If you select 'Yes' a pop-up window displays if you want the calculator to determine the appropriate income type based on the earnings description you entered. Select **Proceed**.



- Once you have completed the required fields, select **Build Paystub** and a paystub table displays. You can edit or delete your entry from the table. Repeat for each additional income type from the paystub, as applicable.

INCOME TYPE	AUTO-CLASSIFY	EARNING DESCRIPTION	HOURS	CURRENT PERIOD AMOUNT	YEAR TO DATE AMOUNT	ACTIONS
BASE	On	regular		\$5,000.00	\$100,000.00	
TOTAL BASE			0.00	\$5,000.00	\$100,000.00	
BONUS	Off			\$5,000.00	\$100,000.00	
TOTAL BONUS			0.00	\$5,000.00	\$100,000.00	
GRAND TOTAL			0.00	\$10,000.00	\$200,000.00	

- When finished, select **Add to Calculation** and the data entered from the paystub will display in the *Employment Details* section.
- From the *Employment Details* section, select **Add W-2** if applicable. Manually enter the data from the W-2.
- Once you have completed the required fields, select **Add to Calculation**, the W-2 will display in the *Employment Details* section.
- The *Employment Details* section provides the option to **Add/Edit** paystub/W-2 and **Add Employment** for additional employers for the same borrower. Repeat steps as applicable.

One W2

Tax Year *

2024

Box 1 - Wages, tips, other compensation *

155,000.00

Box 3 - Social Security Wages *

165,000.00

Box 5 - Medicare Wages and Tips *

165,000.00

FreddieMac | Income Calculator

Calculator Identification Number: nfbr2uYrm

LOAN DETAILS

CALCULATOR DATA ENTRY

REVIEW DATA

RESULTS

What type of income data are you using to calculate income? *

☒ Paystub/W-2 Data
 ☐ Tax Data

Borrowers Summary (Max 5)

Borrower 1

Self-Employed ?

☐ Yes
 ☒ No

+

Borrower 1

W2(2024)

Paystub(03/21/2025)

Borrower 1 Employments

One

W2(2024)

Paystub(03/21/2025)

ADD W2

ADD PAYSTUB

EDIT W-2

EDIT PAYSTUB

- Repeat above steps for each additional borrower, as applicable.



Tip! Employment(s) and income data for each borrower may also be viewed using the documentation tree on the left navigation menu. Click the borrower link to view all employments and income data entered for the borrower.



ACTION:
Confirm
Employment
Details are
displayed



Paystub and W-2 documentation must meet the requirements of [Guide Section 5302.2](#) and be maintained in the mortgage file.



Tip! While the calculator autosaves when moving from one metro stop to another, make sure you press the **Save** button in the top right-hand corner to save your data entry progress as you go, especially if you're entering a lot of data.

Once you have entered the employment details for your borrower(s) select the **Next** button at the top right-hand corner to advance to the next metro stop to review your data prior to submitting the data for the tool to calculate the income and assess for potential R&W relief eligibility.

Review Data Metro Stop

The Review Data Metro Stop provides you the opportunity to review your data prior to submitting for calculation and assessment for potential R&W relief eligibility.



ACTION:
Review data
for accuracy

Calculator Identification Number: 57Q3Q7aSt7

LOAN DETAILS CALCULATOR DATA ENTRY **REVIEW DATA** RESULTS

Loan Details

LPA Automatic Retrieval
Yes

Seller Number Lender Loan Number LP Key Number Application Received Date

A123456

Income Calculation Method

What type of income data are you using to calculate income?
Paystub/W-2 Data

Employment Details

BORROWER: 1

Enterprise One

Self-Employed
No

Employment Status
Current

Employed By A Family Member, Property Seller, Real Estate Agent, Or Other Interested Party
No

Employer Name
Enterprise One

Start Date
01/01/2010

END DATE

Paystub 03/21/2025 : Enterprise One

PAY DATE PERIOD BEGINNING PERIOD ENDING PAY FREQUENCY

03/21/2025 03/10/2025 03/24/2025

INCOME TYPE	EARNING DESCRIPTION	CURRENT PERIOD AMOUNT	YEAR TO DATE AMOUNT
BASE		\$6,000.00	\$35,000.00
TOTAL BASE		\$6,000.00	\$35,000.00
BONUS			\$10,000.00
TOTAL BONUS			\$10,000.00
GRAND TOTAL			\$45,000.00

2024 W-2: Enterprise One

Tax Year

1. Review the data for accuracy.
To edit, simply click the pencil icon next to the applicable section.

2. When you are ready to submit the income for calculation, click **Calculate at the top right-hand corner.**

CALCULATE

A pop-up window displays, select **Calculate**.

Warning

Are you sure you want to generate the Income Calculator Results? If any input data is changed beyond this point, the results must be regenerated.

CALCULATE

CANCEL




Results Metro Stop

When the calculation is complete, the Freddie Mac Income Calculator Certificate with the results will be returned within the tool.

The **Actions** icons located at the top right-hand corner of the page allow you to:

- **Lock calculator submission** from editing, including the results
Note: The lock is a final lock. The data can **no** longer be edited or unlocked by any user. If you do need to edit the data, you will need to create a new calculation submission.
- **Edit data**, using the pencil icon
- **Clone data**, copying all associated income data and assigning it to a new calculation identification number.
- **Delete calculator submission**, using the trash icon. You will not be able to edit this calculation, and it will not be available for retrieval in LPA if it is deleted.

From the right-hand margin you have the option to **print** or **download** as a PDF the certificate. You have the option to share  the Calculator Identification Number using a business email; however, this option does not send the certificate.

Freddie Mac Income Calculator Certificate

The certificate provides the data entered into the calculator, calculated monthly income amount(s), detail on how the calculation was derived, R&W relief eligibility and actionable feedback.

You must maintain the certificate reflecting the calculated monthly income for each income source used to underwrite the mortgage in the mortgage file.







ACTION:
Maintain the certificate in the mortgage file



The following is a list of sections and the associated subsections on the calculator certificate.

Section	Results																
Header	<div><div>Freddie Mac Income Calculator Certificate</div><div><div>LOAN DETAILS</div><div>CALCULATOR DATA ENTRY</div><div>REVIEW DATA</div><div>RESULTS</div></div><div><div>Calculator Identification Number Y0Zgberf8a</div><div>Transaction Id 1</div><div>Assessment Date/Time 04/30/2025 14:23:58</div><div>Income Calculation Method Paystub / W-2 Data</div><div>LPA Automatic Retrieval Yes</div><div>Seller Number</div><div>Lender Loan Number</div><div>LP Key Number</div><div>Broker/Correspondent Number</div><div>Application Received Date</div></div><div><div>Actions: </div><div><div>Capture the Calculator Identification Number in your system. This is helpful if you need to edit the information submitted or submit to LPA. Use the Email icon in the right-hand margin to send the Calculator Identification Number via business email.</div><div> The Assessment Date/Time displays the submission date and time to the tool. If you plan to use the calculator results with an LPA submission confirm it is the last submission to the tool.</div><div> The Transaction ID is updated when income is recalculated. If the user selected “Edit” and recalculates, the Transaction ID is incremented by 1.</div><div> The LPA Automatic Retrieval indicates if this calculation will automatically be included in the LPA findings.</div></div><div> ACTION:</div></div></div>																
Income Calculation and R&W Relief Summary Section	<div><div>Example: Eligible</div><div><div>Income Calculation and R&W Relief Summary</div><div>Borrower: 1</div><div>Employer: One</div><div><table><tr><th>INCOME TYPE ^</th><th>CALCULATED MONTHLY INCOME AMOUNT ^</th><th>R&W RELIEF ^</th><th>EXPIRATION DATE ^</th></tr><tr><td>Base</td><td>13000.00</td><td></td><td></td></tr><tr><td>Bonus</td><td>611.11</td><td></td><td></td></tr><tr><td>Total</td><td>13611.11</td><td>Eligible</td><td>07/19/2025</td></tr></table></div><div> ACTION: Use this section to quickly identify the calculated monthly income amount and the R&W relief eligibility results. For details on the calculation, refer to the <i>Income Calculation Breakdown</i> section.</div><div>R&W relief eligibility is determined at the employment level. In this example, the income calculation R&W relief eligibility is for the base and bonus income (i.e., it will not display eligible for base and not eligible for bonus or vice versa).</div><div> Review for income calculation R&W relief eligibility.</div><div><div>Eligible → Receive representation and warranty relief eligibility for the accuracy of the income calculation related to each eligible income type that is on the paystub(s) and W-2 form(s).</div><div>Note: Income R&W relief eligibility is assessed for each employment per borrower.</div></div><div> If multiple employment details were submitted, review income R&W relief eligibility for each submitted employment.</div><div>The calculation result is valid for 120 days from the paystub date and may vary between employments. Please confirm the exact date per employment by referring to “Expiration Date.”</div></div></div>	INCOME TYPE ^	CALCULATED MONTHLY INCOME AMOUNT ^	R&W RELIEF ^	EXPIRATION DATE ^	Base	13000.00			Bonus	611.11			Total	13611.11	Eligible	07/19/2025
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Section	Results																							
Income Calculation and R&W Relief Summary Section (cont'd)	<p>Example: Eligible (cont'd)</p> <p>The Calculated Monthly Income Amount(s) may not be sufficient for the loan to receive an Accept risk class in LPA.</p> <p>For more information on using LPA refer to the Submit to Loan Product Advisor chapter.</p>																							
	<p>Example: Not Eligible</p> <p>If the tool was unable to calculate the income the Calculated Monthly Income Amount will display as "0" and a R&W Relief of Not Eligible.</p> <div><div><p>ACTION:</p></div><div>Review the <i>Income Calculation Breakdown</i> section for the reason(s) the tool was unable to calculate.</div></div> <table><tr><th colspan="3">Borrower: 1</th></tr><tr><th colspan="3">Employment: Test Company</th></tr><tr><th>INCOME TYPE ^</th><th>CALCULATED MONTHLY INCOME AMOUNT ^</th><th>R&W RELIEF ^</th></tr><tr><td>Base</td><td>0</td><td></td></tr><tr><td>Bonus</td><td>0</td><td></td></tr><tr><td>Commission</td><td>0</td><td></td></tr><tr><td>Overtime</td><td>0</td><td></td></tr><tr><td>Total</td><td>0</td><td>Not Eligible</td></tr></table>	Borrower: 1			Employment: Test Company			INCOME TYPE ^	CALCULATED MONTHLY INCOME AMOUNT ^	R&W RELIEF ^	Base	0		Bonus	0		Commission	0		Overtime	0		Total	0
Borrower: 1																								
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Bonus	0																							
Commission	0																							
Overtime	0																							
Total	0	Not Eligible																						
Messages Tab Section	<div><div>Messages 5</div><table><tr><th>NO ^</th><th>MESSAGE ^</th></tr><tr><td>1</td><td>Seller is relieved of representation and warranty for the accuracy of the income calculation for Calculated Monthly Income amount(s) identified as Eligible.</td></tr><tr><td>2</td><td>The Calculated Monthly Income amount(s) may not be sufficient for the loan to receive a Risk Class of Accept in Loan Product Advisor.</td></tr><tr><td>3</td><td>The Freddie Mac Income Calculator only assesses eligibility for relief from enforcement of certain representations and warranties and does not assess eligibility for sale to Freddie Mac.</td></tr><tr><td>4</td><td>Calculations different from the amount(s) reflected on this certificate may be used as qualifying income if supported in accordance with the Freddie Mac Single-Family Seller/Service Guide.</td></tr><tr><td>5</td><td>Seller is responsible for confirming the paystub is dated no more than 120 calendar days before the note date per Guide Section 5102.4 and retaining the paystubs and W-2's in the loan file.</td></tr></table></div> <p>The Messages tab returns messaging related to the income calculator submission.</p> <div><div><p>ACTION:</p></div><div>Review the messages for next steps.</div></div> <ul style="list-style-type: none">✓ Income R&W relief message.✓ Paystub(s): You must confirm that the paystub is dated no more than 120 calendar days before the Note Date (Guide Section 5102.4). If not, obtain an updated paystub and update the tool to recalculate the income and assess for income R&W relief eligibility. In addition, meet Guide Section 5302.2 for documentation and verification requirements.✓ Retain the paystub(s) and W-2(s) in the mortgage file. <p>Reminder: Retain the Freddie Mac Income Calculator Certificate in the mortgage file.</p> <div><div><p>What about Purchase Eligibility?</p></div><div><p>The Freddie Mac Income Calculator only assesses eligibility for income R&W relief and does not assess eligibility for sale to Freddie Mac. You have the option to submit the results to LPA to receive purchase eligibility results.</p></div></div> <p>Click here to view the full list of Freddie Mac Income Calculator Feedback Messages</p>	NO ^	MESSAGE ^	1	Seller is relieved of representation and warranty for the accuracy of the income calculation for Calculated Monthly Income amount(s) identified as Eligible.	2	The Calculated Monthly Income amount(s) may not be sufficient for the loan to receive a Risk Class of Accept in Loan Product Advisor.	3	The Freddie Mac Income Calculator only assesses eligibility for relief from enforcement of certain representations and warranties and does not assess eligibility for sale to Freddie Mac.	4	Calculations different from the amount(s) reflected on this certificate may be used as qualifying income if supported in accordance with the Freddie Mac Single-Family Seller/Service Guide.	5	Seller is responsible for confirming the paystub is dated no more than 120 calendar days before the note date per Guide Section 5102.4 and retaining the paystubs and W-2's in the loan file.											
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Freddie Mac Income Calculator Certificate (cont'd)

Section

Results

Income Calculation Breakdown Section

Income Calculation Breakdown

Borrower: 1

Employer Name: Aspen Technology

YEAR ^	SOURCE ^	BASE ^	BONUS ^	COMMISSION ^	OVERTIME ^	TOTAL ^
2025	Paystub	100000.00	10000.00	0	0	110000.00
2025	Annualized	137931.03	10000.00	0	0	147931.03
2024	W2	--	--	--	--	140000.00
2024	Annualized	--	--	--	--	140000.00
Calculation Method		Base: Current Bi-Weekly pay				
		Bonus: 2024 earnings across number of months employed				
CALCULATION		Base: (26*5000.00)/12 = 10833.33				
		Bonus: 2068.96/12=172.41				
Calculated Monthly Income Amount		10833.33	171.66	0	0	11005.00

This section displays income calculations based on the data entered into the tool from the paystub(s) and W-2(s), the calculation method, and the math (i.e., calculation) used to derive the calculated monthly income amount.

Note: The tool applies our Guide requirements for calculating income (e.g., fluctuating income, declining income, stability of income, etc.).

ACTION:

Refer to the [Submit to Loan Product Advisor](#) chapter to learn more on providing the Calculator Identification Number to LPA.

Not Eligible for R&W relief:

If the tool is **unable to calculate**, the calculation method will return the reason the tool was unable to calculate.

In this example, the message states: "Income could not be derived due to insufficient income history based on submitted employment start date."


Borrower: 1

Company: Test Company

YEAR ^	SOURCE ^	BASE ^	BONUS ^	COMMISSION ^	OVERTIME ^	TOTAL ^
2025	Paystub	35000.00	0	0	0	35000.00
2025	Annualized	0	0	0	0	0
2024	W2	--	--	--	--	160000.00
2024	Annualized	--	--	--	--	160000.00
Calculation Method		Income could not be derived due to insufficient income history based on submitted employment start date.				
CALCULATION						
Calculated Monthly Income Amount		0	0	0	0	0



Freddie Mac Income Calculator Certificate (cont'd)

Section	Results																														
Calculator Input Section	<p>Calculator Input</p> <hr/> <p>BORROWER: 1</p> <hr/> <p>Technology</p> <p>Self-Employed <input type="checkbox"/> Employed By A Family Member, Property Seller, Real Estate Agent, Or Other Interested Party <input type="checkbox"/></p> <p>No <input type="checkbox"/> No <input type="checkbox"/></p> <p>Employment Status: Current Employer Name: Technology Start Date: 01/01/2010 End Date:</p> <p>Paystub 09/19/2025 : Technology</p> <p>PAY DATE: 09/19/2025 PERIOD BEGINNING: 09/08/2025 PERIOD ENDING: 09/21/2025 PAY FREQUENCY: Bi-Weekly</p> <p>PAY TYPE: Salary</p> <table border="1"> <thead> <tr> <th>INCOME TYPE</th> <th>AUTO-CLASSIFY</th> <th>EARNING DESCRIPTION</th> <th>CURRENT PERIOD AMOUNT</th> <th>YEAR TO DATE AMOUNT</th> </tr> </thead> <tbody> <tr> <td>BASE</td> <td>On</td> <td>Regular</td> <td>\$5,000.00</td> <td>\$100,000.00</td> </tr> <tr> <td>TOTAL BASE</td> <td></td> <td></td> <td>\$5,000.00</td> <td>\$100,000.00</td> </tr> <tr> <td>BONUS</td> <td>On</td> <td>Incentive Payment</td> <td>\$0.00</td> <td>\$10,000.00</td> </tr> <tr> <td>TOTAL BONUS</td> <td></td> <td></td> <td>\$0.00</td> <td>\$10,000.00</td> </tr> <tr> <td>GRAND TOTAL</td> <td></td> <td></td> <td>\$5,000.00</td> <td>\$110,000.00</td> </tr> </tbody> </table> <p>This section displays the employment details entered for each borrower and employer.</p> <p> ACTION: Confirm information submitted is true, complete and accurate.</p> <p>Note: If 'Auto-classify' is on, the column will be present in the calculator input table with the earning description entered.</p>	INCOME TYPE	AUTO-CLASSIFY	EARNING DESCRIPTION	CURRENT PERIOD AMOUNT	YEAR TO DATE AMOUNT	BASE	On	Regular	\$5,000.00	\$100,000.00	TOTAL BASE			\$5,000.00	\$100,000.00	BONUS	On	Incentive Payment	\$0.00	\$10,000.00	TOTAL BONUS			\$0.00	\$10,000.00	GRAND TOTAL			\$5,000.00	\$110,000.00
	INCOME TYPE	AUTO-CLASSIFY	EARNING DESCRIPTION	CURRENT PERIOD AMOUNT	YEAR TO DATE AMOUNT																										
	BASE	On	Regular	\$5,000.00	\$100,000.00																										
	TOTAL BASE			\$5,000.00	\$100,000.00																										
	BONUS	On	Incentive Payment	\$0.00	\$10,000.00																										
	TOTAL BONUS			\$0.00	\$10,000.00																										
	GRAND TOTAL			\$5,000.00	\$110,000.00																										

Reminders:



Email and capture the **Calculator Identification Number** so that you can access and edit the data or access the Freddie Mac Calculator Certificate.



Print or download the **Freddie Mac Calculator Certificate** to retain in the mortgage file.



The income calculator provides eligibility for R&W relief for the accuracy of the income calculation. The calculation amount may not be sufficient for a loan to receive Accept risk class in LPA.

Documenting Representation and Warranty Relief Eligibility

- ➔ **Freddie Mac Income Calculator Certificate:** Eligibility for income representation and warranty relief is returned on the Freddie Mac Income Calculator Certificate. Maintain the certificate in the mortgage file.
- ➔ **Loan Product Advisor Feedback Certificate:** In addition to the Freddie Mac Income Calculator Certificate, you can allow LPA Automatic Retrieval of the calculation, or the **option** to submit the **Calculator Identification Number** to LPA for the income representation and warranty relief eligibility results to be returned right on the LPA Feedback Certificate.

Once you've selected **New Calculation** and entered your business email address(es) to receive an automated email of the Calculator Identification Number, select **Next**, to advance to the Loan Details Metro Stop.

Loan Details Metro Stop

Begin by selecting 'Yes' or 'No' to indicate if LPA Automatic Retrieval is allowed for this calculation, then enter loan details such as the Seller Number, Lender Loan Number, LP Key Number and Broker/Correspondent Number, as applicable.



Tip! Even if you are not using LPA Automatic Retrieval, entering the loan details will make it easier to track your calculation results later.

Select, **Next**, to move to the **Calculator Data Entry** screen to select the type of income data you are using to calculate income, paystub/W-2 data or tax data (tax returns and/or tax transcripts).

NOTE: This chapter focuses on using the tool to calculate income using tax data. Refer to the [New Calculation: Paystub and W-2 Data](#) chapter for steps to enter income using paystub and W-2 data.

Calculator Data Entry Metro Stop

Calculator Identification Number

A **Calculator Identification Number** is assigned by the Freddie Mac Income Calculator. To retrieve an existing calculation, the Calculator Identification Number must be used.

The income calculator will keep results for 18 months from the last submission date.



Calculator entries are only retrievable using the Calculator Identification Number.



ACTION:

Click here for
**Eligible
Income Types**



ACTION:

Enter a **loan
identifier** to
track results



ACTION:

Group
borrowers with
the **same**
income type



Type of Income Data Using to Calculate Income

Select → Tax Data*

*For a self-employed borrower, the calculator user must select tax data.



The tool cannot calculate income if the business filed on a fiscal year, with amended returns, is handwritten, if it's from a U.S. Territory or the business is less than two years old.

Enter the **Application Received Date**. If this is not provided, the tool will use the calculator entry date to determine age of tax data requirements. The age of tax return requirements as described in [Guide Section 5302.4\(b\)](#) must be met.

Borrower Summary Section

The *Borrower Summary* section displays. For each calculation submission, you can calculate income for up to **two** borrowers on the **same** loan. You can create separate calculation submissions for additional borrowers on the same loan. Select ⊕ to add borrowers using the same tax data.

Select **Add Business** to enter the borrower's business details.



Business Details Section

Perform the following steps:

1. Select **'Yes'** qualifying as self-employed.
2. Select **Employment Status** (Current/Previous), as applicable. There must be at least one current entry.
3. Enter **Business Name** and select **Business Start Date**.

Borrower 1 Business Details

Qualifying as self-employed *

☒ Yes ☐ No

Employment Status *

☒ Current ☐ Previous

Business Name *



Type here...

Business Start Date * ⓘ

mm/dd/yyyy

ADD BUSINESS

- ➡ If the business is a sole proprietorship and it does **not have** a business name, enter the business name as "Sole Prop" followed by a number e.g., "Sole Prop 1".
- ➡ If multiple sole proprietorships without a name exist for the loan, enter each business name with a unique number "e.g., Sole Prop 1, Sole Prop 2." If submitting to LPA, confirm that the calculator and LPA name matches.




Tip! If you plan to use the calculator results with an LPA submission, make sure the loan data matches what has or will be provided to LPA.

4. Select **Add Business**. The business information displays.

Borrower 1 Business(es)

ADD BUSINESS

Enterprise LLC

ADD DOCUMENTS **EDIT** 

5. Select **Add Documents**. Choose the applicable business structure in the drop down, then choose the documentation being used to qualify (tax returns or tax transcripts).

Reminder: Tax transcript can only be used with a sole proprietorship (Schedule C).

Business Enterprise LLC

Select a business structure *

Select



6. Answer questions regarding **tax years filed** (e.g., 2024 tax returns filed Yes/No).

Based on your answers, the eligible tax years and documentation will display based on the business structure. Follow the specific prompts for your selections. **Select the applicable documentation being used to calculate income.** All eligible tax years will appear, but minimum requirements vary based on number of years the business has been in existence.

- ➔ For businesses in existence **less than 5 years**, **two years** of tax data is required. In addition, the tax data must reflect at least a two year history of receipt of income and/or losses from the business.
- ➔ For businesses in existence 5 or **more years**, **one year** of tax data is required.

Tax Returns
Application Received Date
04/29/2025
2024 tax returns filed *
☒ Yes ☐ No

Tax Year 2024
☒ 2024 Form 1065
☒ 2024 Form 1065 Schedule K-1
☐ 2024 Form 8825 (If Applicable)

Tax Year 2023
☒ 2023 Form 1065
☒ 2023 Form 1065 Schedule K-1
☐ 2023 Form 8825 (If Applicable)

ADD TO CALCULATION



Ensure that the individual tax return year most recently filed with the IRS corresponds to the business tax return year most recently filed with the IRS for all businesses (e.g., when the most recently filed individual tax return year is 2024, the most recently filed business tax return year must also be 2024).

7. Select **Add to Calculation** to build your documentation tree on the left navigation menu.

Borrower 1
Enterprise LLC
1065(2024)
1065 Schedule K-1(2024)
1065(2023)
1065 Schedule K-1(2023)

Enterprise LLC
2024 1065
2024 1065 Schedule K-1
2023 1065
2023 1065 Schedule K-1

ADD DOCUMENTS
EDIT
EDIT
EDIT
EDIT

You can select **Add Documents** to add data from additional documents. You can use the icon to discard documents.

Note: To add other businesses to the loan, **select the applicable Borrower** and **select the Add Business** button.

8. Select **Edit** per tax document to begin entering data from each tax form.



9. Manually enter the data from the tax form. Once you have completed the fields on the page, select **Add to Calculation**. Repeat for each applicable form.

Example of Form 1065

2024 Form 1065

Line 1a: Gross receipts or sales *

\$ 123456.78

Line 3: Gross profit *


\$ 123456.78

ADD TO CALCULATION



ACTION:

At a minimum enter required data. **Save** often.

10. After completing the data entry for each applicable form, the calculator will return to the *Business Details*, which displays the business name and tax forms. This section provides the option to **Edit** or delete  the data from the tax forms, refer to Step 7.
11. **Select Borrower** on the tree in the left navigation menu and **Add Business** for additional businesses, then repeat above steps.
12. Repeat above steps for each additional borrower using tax data, as applicable.



Tip! While the calculator autosaves when moving from one metro stop to another, make sure you press the Save button in the top right-hand corner to save your data entry progress as you go, especially if you're entering a lot of data.

Once you have added all borrowers and businesses on the loan, and filled out the corresponding tax forms, select the **Next** button at the top right-hand corner to advance to the next metro stop to review your data prior to submitting the data for the tool to calculate the income.

Freddie Mac | Income Calculator

Calculator Identification Number: nfbr2uYrm

LOAN DETAILS CALCULATOR DATA ENTRY REVIEW DATA RESULTS

NEXT



Review Data Metro Stop

The Review Data Metro Stop provides you the opportunity to view your data prior to submitting for calculation.

Calculator Identification Number: iDLgyleb7J

LOAN DETAILS CALCULATOR DATA ENTRY **REVIEW DATA** RESULTS

Loan Details

LPA Automatic Retrieval
Yes

Seller Number Lender Loan Number LP Key Number Application Received Date

 A123456 08/19/2025

Income Calculation Method

What type of income data are you using to calculate income?

Tax Data

Business Details

BORROWER : 1

Enterprise LLC

Qualifying as Self-Employed Employment Status Business Name Business Start Date

Yes **Current** **Enterprise LLC** 01/01/2010

Business Structure Partnership

1. Review the data for accuracy. To edit, simply click the pencil icon next to the applicable section or document.
2. When you are ready to submit the income for calculation, click **Calculate** at the top right-hand corner.
3. A pop-up window displays, select **Calculate**.



ACTION:
Review data
for accuracy

Warning

Are you sure you want to generate the Income Calculator Results? If any input data is changed beyond this point, the results must be regenerated.


CALCULATE CANCEL



Results Metro Stop

When the calculation is complete, the Freddie Mac Income Calculator Certificate is returned within the tool. The **Actions** icons located at the top right-hand corner of the page allow you to:

- **Lock calculator submission** from editing, including the results
Note: The lock is a final lock. The data can **no** longer be edited or unlocked by any user. If you do need to edit the data, you will need to create a new calculation submission.
- **Edit data**, using the pencil icon
- **Clone data**, copying all associated income data and assigning it to a new calculation identification number.
- **Delete calculator submission**, using the trash icon. You will not be able to edit this calculation, and it will not be available for retrieval in LPA if it is deleted.

From the right-hand margin you have the option to **print the certificate or download** as a PDF. You have the option to **share**  the Calculator Identification Number via business email, however, this option does not send the certificate.

Freddie Mac Income Calculator Certificate





The certificate provides the data entered into the calculator, calculated monthly income amounts, R&W relief eligibility, details on how the calculation was derived, the data input into the calculator and actionable feedback.

You must **maintain** the certificate reflecting the calculated monthly income amount for each income source used to underwrite the mortgage in the mortgage file.

The following is a list of sections and the associated subsections on the certificate.





ACTION:
Maintain the certificate in the mortgage file

Section	Results
Header	<div><div><div>Calculator Identification Number iDLgyleb7J</div><div>Transaction Id 1</div><div>Assessment Date/Time 08/19/2025 09:31:13</div><div>Income Calculation Method Tax Data</div></div><div><div>LPA Automatic Retrieval Yes</div><div>Seller Number</div><div>Lender Loan Number ---</div><div>LP Key Number A123456</div><div>Broker/Correspondent Number</div><div>Application Received Date 08/19/2025</div></div></div> <div><div> Confirm the information entered.</div><div><div>ACTION:</div><div> The Assessment Date/Time displays the submission date to the tool. If you plan to use the calculator results with an LPA submission confirm this is the last submission to the tool.</div></div><div><div>ACTION:</div><div>Capture the Calculator Identification Number in your system. This is helpful if you need to edit the information submitted. Use the Email icon in the right-hand margin to send the Calculator Identification Number via business email.</div></div></div>






Freddie Mac Income Calculator Certificate (cont'd)

Section	Results										
Income Calculation and R&W Relief Summary Section	Example: Eligible										
	Income Calculation and R&W Relief Summary										
	Borrower: 1 NOTE DATE REQUIREMENT: Note Date Must Be Before May 31, 2025. APPLICATION RECEIVED DATE: 04/29/2025										
	<table><tr><th>BUSINESS NAME ^</th><th>BUSINESS STRUCTURE ^</th><th>BUSINESS START DATE ^</th><th>CALCULATED MONTHLY INCOME AMOUNT ^</th><th>R&W RELIEF ^</th></tr><tr><td>Enterprise LLC</td><td>Partnership</td><td>01/01/2010</td><td>\$2,750.58</td><td>Eligible</td></tr></table>	BUSINESS NAME ^	BUSINESS STRUCTURE ^	BUSINESS START DATE ^	CALCULATED MONTHLY INCOME AMOUNT ^	R&W RELIEF ^	Enterprise LLC	Partnership	01/01/2010	\$2,750.58	Eligible
	BUSINESS NAME ^	BUSINESS STRUCTURE ^	BUSINESS START DATE ^	CALCULATED MONTHLY INCOME AMOUNT ^	R&W RELIEF ^						
	Enterprise LLC	Partnership	01/01/2010	\$2,750.58	Eligible						
	<div> ACTION:</div> Use this section to quickly identify the calculated monthly income amount and the R&W relief eligibility results. For details on the calculation, refer to the <i>Income Calculation Breakdown</i> section.										
	<p>Reminder: Enter data from the most recent federal individual tax return or transcript that was filed with the IRS by the borrower and, if applicable, the borrower's business that meets the age of tax return requirements based on the application received date and the Note Date. Refer to Section 5302.4(b). An error message will display if the tool is unable to calculate the income due to the age of documentation requirements not being met.</p>										
	<p>✓ Review for income calculation R&W relief eligibility.</p>										
	<p>Eligible → Receive representation and warranty relief for the:</p>										
<div><p>→ accuracy of the income calculation related to eligible self-employed income shown on the Freddie Mac Income Calculator Certificate, and</p><p>→ business review and analysis described in Guide Section 5304.1(d), including the analysis of the eligible self-employed income to support that the business has sufficient liquidity and is financially capable of producing stable monthly income for the borrower.</p></div>											
<p>Note: Income R&W relief eligibility is assessed for each borrower per business.</p>											
<p>✓ If multiple business details were submitted, review income R&W relief eligibility for each submitted business.</p>											
	<p>Confirm the application received date is consistent with Guide Section 5302.4 requirements. Reminder that it is an optional field and if not provided, the calculator will use the calculator submission date as a proxy.</p>										
	<div><p>The Calculated Monthly Income Amount(s) may not be sufficient for the loan to receive an Accept risk class in LPA.</p></div>										
	<div><div></div><p>Reminder: If you plan to use the calculator results with an LPA submission, make sure 'Yes' is selected for LPA to Automatically Retrieve or the Calculator Identification Number is submitted to LPA for R&W relief eligibility to be assessed.</p></div>										



Freddie Mac Income Calculator Certificate (cont'd)

Section	Results																																																																					
Messages Tab Section	<div><div>Messages 4</div><div><table><tr><th>NO</th><th>MESSAGE</th></tr><tr><td>1</td><td>Seller is relieved of representations and warranties for the accuracy of the income calculation and the business review and analysis for Calculated Monthly Income amount(s) identified as Eligible.</td></tr><tr><td>2</td><td>The Calculated Monthly Income amount(s) may not be sufficient for the loan to receive a Risk Class of Accept in Loan Product Advisor.</td></tr><tr><td>3</td><td>The Freddie Mac Income Calculator only assesses eligibility for relief from enforcement of certain representations and warranties and does not assess eligibility for sale to Freddie Mac.</td></tr><tr><td>4</td><td>Calculations different from the amount(s) reflected on this certificate may be used as qualifying income if supported in accordance with the Freddie Mac Single-Family Seller/Service Guide.</td></tr></table></div></div> <div><div>The Messages tab indicates the number of messages returned in the results.</div><div><div>ACTION:</div><div>Review the messages for next steps.</div></div><div><div>✓ Income R&W relief eligibility message (Eligible).</div><div><div>Reminder: Retain the applicable tax returns/transcripts, including all schedules in the mortgage file.</div><div><div>What about Purchase Eligibility?</div><div><div>The Freddie Mac Income Calculator only assesses eligibility for R&W relief and does not assess eligibility for sale to Freddie Mac. You have the option to submit the results to LPA to receive purchase eligibility results.</div></div></div></div></div></div>	NO	MESSAGE	1	Seller is relieved of representations and warranties for the accuracy of the income calculation and the business review and analysis for Calculated Monthly Income amount(s) identified as Eligible.	2	The Calculated Monthly Income amount(s) may not be sufficient for the loan to receive a Risk Class of Accept in Loan Product Advisor.	3	The Freddie Mac Income Calculator only assesses eligibility for relief from enforcement of certain representations and warranties and does not assess eligibility for sale to Freddie Mac.	4	Calculations different from the amount(s) reflected on this certificate may be used as qualifying income if supported in accordance with the Freddie Mac Single-Family Seller/Service Guide.																																																											
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Income Calculation Breakdown Section	<div><div><div>This section displays the breakdown of the calculation method per business structure, based on all data from tax documentation input into the calculator; this includes the calculation steps used to derive the calculated monthly income amount.</div><div><div>1. <i>Subtotal Breakdown:</i> Displays the breakdown and subtotal for entered data for each Form and/or Schedule used in the calculation, and combines the subtotals from each form for a Combined Annual Subtotal from business.</div><div><div><div><div>Borrower: 1</div><div>Business Name: Enterprise LLC</div><div>Subtotal Breakdown</div><div><div>Partnership - Schedule K-1</div><table><tr><th>LINE ITEM</th><th>2023</th><th>2024</th></tr><tr><td>Ordinary business income or loss (+/-)</td><td>\$111,175.00</td><td>\$151,177.00</td></tr><tr><td>Net rental real estate income or loss (+/-)</td><td></td><td></td></tr><tr><td>Other net rental income loss (+)</td><td>\$1,200.00</td><td></td></tr><tr><td>Guaranteed Payments (+)</td><td>\$10,200.00</td><td></td></tr><tr><td>Annual Subtotal from IRS Schedule K-1</td><td>\$122,575.00</td><td>\$151,177.00</td></tr></table></div></div></div><div><div>Partnership - Forms 1065 & 8825</div><table><tr><th>LINE ITEM</th><th>2023</th><th>2024</th></tr><tr><td>Depreciation 1065 (+)</td><td></td><td></td></tr><tr><td>Depreciation 8825 (+)</td><td></td><td></td></tr><tr><td>Depletion (+)</td><td></td><td></td></tr><tr><td>Amortization 1065 (+)</td><td></td><td></td></tr><tr><td>Amortization 8825 (+)</td><td></td><td></td></tr><tr><td>Casualty loss 1065(+)</td><td></td><td></td></tr><tr><td>Casualty loss 8825(+)</td><td></td><td></td></tr><tr><td>Mortgage, notes, bonds, payable in less than one year (-)</td><td>\$0.00</td><td>\$0.00</td></tr><tr><td>Net farm profit (loss) (-)</td><td>\$0.00</td><td>\$0.00</td></tr><tr><td>Net gain (loss) from Form 4797 (-)</td><td>\$0.00</td><td>\$0.00</td></tr><tr><td>Other income (-)</td><td>\$0.00</td><td>\$1,340.00</td></tr><tr><td>Ordinary income (loss) from other partnerships, estates, and trusts (-)</td><td>\$151,177.00</td><td>\$111,175.00</td></tr><tr><td>Nondeductible travel and entertainment (-)</td><td>\$6,383.00</td><td>\$5,350.00</td></tr><tr><td>subtotal prior to application of ownership interest percentage</td><td>-\$157,560.00</td><td>-\$117,865.00</td></tr><tr><td>Multiple of total percentage of ownership (on Schedule K-1) (x)</td><td>75%</td><td>75%</td></tr><tr><td>Annual Subtotal from IRS Form 1065 & Form 8825</td><td>-\$118,170.00</td><td>-\$88,398.75</td></tr></table></div></div></div></div></div>	LINE ITEM	2023	2024	Ordinary business income or loss (+/-)	\$111,175.00	\$151,177.00	Net rental real estate income or loss (+/-)			Other net rental income loss (+)	\$1,200.00		Guaranteed Payments (+)	\$10,200.00		Annual Subtotal from IRS Schedule K-1	\$122,575.00	\$151,177.00	LINE ITEM	2023	2024	Depreciation 1065 (+)			Depreciation 8825 (+)			Depletion (+)			Amortization 1065 (+)			Amortization 8825 (+)			Casualty loss 1065(+)			Casualty loss 8825(+)			Mortgage, notes, bonds, payable in less than one year (-)	\$0.00	\$0.00	Net farm profit (loss) (-)	\$0.00	\$0.00	Net gain (loss) from Form 4797 (-)	\$0.00	\$0.00	Other income (-)	\$0.00	\$1,340.00	Ordinary income (loss) from other partnerships, estates, and trusts (-)	\$151,177.00	\$111,175.00	Nondeductible travel and entertainment (-)	\$6,383.00	\$5,350.00	subtotal prior to application of ownership interest percentage	-\$157,560.00	-\$117,865.00	Multiple of total percentage of ownership (on Schedule K-1) (x)	75%	75%	Annual Subtotal from IRS Form 1065 & Form 8825	-\$118,170.00	-\$88,398.75
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subtotal prior to application of ownership interest percentage	-\$157,560.00	-\$117,865.00																																																																				
Multiple of total percentage of ownership (on Schedule K-1) (x)	75%	75%																																																																				
Annual Subtotal from IRS Form 1065 & Form 8825	-\$118,170.00	-\$88,398.75																																																																				






Freddie Mac Income Calculator Certificate (cont'd)

Section	Results																																																									
Income Calculation Breakdown Section (cont'd)	<div>2. <i>Business Review Analysis Summary Section</i> (Guide Section 5304.1(d),(f)): Displays the breakdown of the applicable reviews used in determining if the business has sufficient liquidity and is financially capable of producing stable monthly income for the borrower. In addition, it shows the final math leading to the calculated monthly income amount.</div> <div><div>Business Review & Analysis Summary</div><div>Partnership - Quick Ratio</div><table><tr><th>LINE ITEM</th><th>DESCRIPTION</th><th>AMOUNT</th></tr><tr><td>ASSETS</td><td>Cash</td><td>\$105,128.00</td></tr><tr><td></td><td>Tradenotes and accounts receivable, not including bad debts</td><td></td></tr><tr><td></td><td>U.S. Government Obligations</td><td></td></tr><tr><td></td><td>Tax Exempt securities</td><td></td></tr><tr><td></td><td>DIVIDED BY</td><td></td></tr><tr><td>LIABILITIES</td><td>Accounts Payable</td><td></td></tr><tr><td></td><td>Mortgages, Notes, or Bonds Payable in Less than 1 year</td><td></td></tr><tr><td></td><td>Other current Liabilities</td><td></td></tr><tr><td colspan="3">Quick Ratio = 105128.00 / 0 = 1.00</td></tr></table><div>Partnership - K-1 Distribution</div><table><tr><th>LINE ITEM</th><th>DESCRIPTION</th><th>AMOUNT</th></tr><tr><td>DISTRIBUTION</td><td>Distribution (Cash only)</td><td>\$7,107.00</td></tr><tr><td></td><td>DIVIDED BY</td><td></td></tr><tr><td>BORROWER INCOME/LOSS</td><td>Ordinary Business Income or Loss</td><td>\$151,177.00</td></tr><tr><td colspan="3">K-1 Distribution = 7107.00 / 151177.00 = 0.04</td></tr></table><div>Partnership - Fluctuation Analysis</div><table><tr><th>LINE ITEM</th><th>2024</th><th>2023</th><th>% CHANGE</th></tr><tr><td>Income Fluctuation</td><td>\$33,007.00</td><td>\$34,176.25</td><td>-3.42%</td></tr></table></div> <div>Calculated Monthly Income Amount: Displays the calculation and the calculated monthly income amount.</div> <div><div>Calculated Monthly Income Amount</div><div>Final Income</div><table><tr><th>LINE ITEM</th><th>CALCULATION</th></tr><tr><td>Calculated Monthly Income Amount</td><td>33007.00 / 12 = \$2750.58</td></tr></table></div>	LINE ITEM	DESCRIPTION	AMOUNT	ASSETS	Cash	\$105,128.00		Tradenotes and accounts receivable, not including bad debts			U.S. Government Obligations			Tax Exempt securities			DIVIDED BY		LIABILITIES	Accounts Payable			Mortgages, Notes, or Bonds Payable in Less than 1 year			Other current Liabilities		Quick Ratio = 105128.00 / 0 = 1.00			LINE ITEM	DESCRIPTION	AMOUNT	DISTRIBUTION	Distribution (Cash only)	\$7,107.00		DIVIDED BY		BORROWER INCOME/LOSS	Ordinary Business Income or Loss	\$151,177.00	K-1 Distribution = 7107.00 / 151177.00 = 0.04			LINE ITEM	2024	2023	% CHANGE	Income Fluctuation	\$33,007.00	\$34,176.25	-3.42%	LINE ITEM	CALCULATION	Calculated Monthly Income Amount	33007.00 / 12 = \$2750.58
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Freddie Mac Income Calculator Certificate (cont'd)

Section	Results				
Income Calculation Breakdown (cont'd)	<p>Messages Tab Section (cont'd)</p> <div><p>Messages 1</p><table><thead><tr><th>NO ^</th><th>MESSAGE ^</th></tr></thead><tbody><tr><td>1</td><td>1 year(s) of tax data used due to -3.42% income fluctuation.</td></tr></tbody></table></div> <p> ACTION: Review the message(s) for an explanation of the calculation, and actionable next steps</p> <p>Example:</p> <p>Message 1: In this scenario the calculator identified the use of one year of tax data in the calculation due to the % income fluctuation.</p> <p> If the tool is unable to calculate a message will be returned on the reason the tool was unable to complete a calculation.</p>	NO ^	MESSAGE ^	1	1 year(s) of tax data used due to -3.42% income fluctuation.
NO ^	MESSAGE ^				
1	1 year(s) of tax data used due to -3.42% income fluctuation.				
Calculator Input	<div><p>Calculator Input</p><p>BORROWER NAME: Borrower 1</p></div> <p>This section displays the business details entered for each borrower and business structure.</p> <p> ACTION:</p> <ul style="list-style-type: none">✓ Confirm data submitted is true, complete and accurate.✓ Retain the calculator certificate and all tax data documentation used in the calculation of income and the 4506-C.				

Reminders:



Email and capture the Calculator Identification Number so that you can access and edit the calculation or access the Freddie Mac Calculator Certificate.



Print or download the Freddie Mac Calculator Certificate to retain in the mortgage file.



The income calculator provides R&W relief for the business review and analysis and the accuracy of the income calculation which, on its own, may not be sufficient for a loan to receive an Accept risk class in LPA.



Documenting Representation and Warranty Relief Eligibility

- ➡ **Freddie Mac Income Calculator Certificate:** Eligibility for income representation and warranty relief is returned on the Freddie Mac Income Calculator Certificate. Maintain the certificate in the mortgage file.
- ➡ **Loan Product Advisor Feedback Certificate:** In addition to receiving the Freddie Mac Income Calculator Certificate, you can receive income representation and warranty relief eligibility results right on the LPA Feedback Certificate by:
 - Using **LPA Automatic Retrieval** of the calculation (**easiest option!**),
or
 - Submitting Calculator Identification Number to LPA

Income calculator results can also be assessed by LPA for R&W relief eligibility (loan-level or partial) and the results will be displayed on the Loan Product Advisor Feedback Certificate. There are two available options:

LPA Automatic Retrieval (easiest option!)

Select 'Yes' so LPA Automatically Retrieves the calculator submission and includes them in the LPA findings to ensure R&W relief eligibility can be assessed on the loan and results returned in the Feedback Certificate.

LPA Automatic Retrieval? ⓘ

☒ Yes ☐ No

Report ID/Reference Number

You can provide the following information for LPA to return the applicable income R&W relief eligibility messages on the LPA Feedback Certificate when you use the Freddie Mac Income Calculator.

For system-to-system (S2S) LPA users that access LPA via your loan origination system (LOS):

- ➡ Provide the Calculator Identification Number from the Freddie Mac Income Calculator in the **Report ID/Reference Number** field.
- ➡ Select 'Freddie Mac' from the drop-down field for the service provider/vendor identifier.

For direct connection users that access LPA via Freddie Mac GatewaySM:

Request Services Metro Stop

- ➡ Provide the Calculator Identification Number from the Freddie Mac Income Calculator in the **Report ID** field.
- ➡ Select the Verification Company: **"FM Vendor"**.

Order Verification

☒ Request Verification Report

Select a Borrower *

Select a Verification company with whom you have an Establishment Relationship *

FM Vendor

Please Enter Report ID *

123456

Best Practices

If you plan to use the calculator results with an LPA submission...



Make sure the loan data (Employer Name, Status, Start Date) match what is provided to LPA. LPA will return messaging based on whether or not the employer(s)/business(es) match.



Maintain the Freddie Mac Income Calculator Certificate in the mortgage file.



Best Practices → The following scenarios are provided to guide you through best practices when using the Calculator Identification Number in LPA.

Scenarios

#Borrowers	Wage Earner/Self-Employed Income	Calculator: Income Type Path	Calculator ID Number	LPA Report ID/Reference#	R&W Documentation	
					LPA Feedback Certificate	Income Calculator Certificate
Multiple Borrowers Can Be Added per Calculator Submission						

Scenario 1 (Up to five borrowers can be included on a single submission using Paystub)

2 Borrowers						
• Borrower 1	Wage Earner	Paystub/W-2 Data	11111	11111*	✓	✓
• Borrower 2	Wage Earner				✓	✓

*If multiple borrowers are using the same Calculator Identification Number, you only need to enter it once for LPA to pull the data or you have the option to provide the same number for both borrowers.

Scenario 2 (Up to two borrowers can be included on a single submission using Tax Data)

3 Borrowers						
• Borrower 1	Self-Employed	Tax Data	1111	1111*	✓	✓
• Borrower 2	Self-Employed					
• Borrower 3	Self-Employed	Tax Data	2222	2222	✓	✓

*If multiple borrowers are using the same Calculator Identification Number, you only need to enter it once for LPA to pull the data or you have the option to provide the same number for both borrowers.

Multiple Submissions Are Required if Using Both Paystub/W-2 Data and Tax Data

Scenario 3

2 Borrowers						
• Borrower 1	Wage Earner	Paystub/W-2 Data	22222	22222	✓	✓
• Borrower 2	Self-Employed	Tax Data	33333	33333	✓	✓

A Borrower with Both Self-Employed Income and Wage Income Is Not Eligible For Income Assessment Using Paystub/W-2 Data In The Calculator

Scenario 4

1 Borrower						
• Borrower 1	Wage Earner	Paystub/W-2 Data	Not eligible for assessment in calculator			
	Self-Employed	Tax Data	33333	33333	✓	✓



Note: LPA will always use the latest transaction submission to the Income Calculator for the associated Calculator Identification Number.



Refer to, [Freddie Mac Income Calculator Loan Product Advisor® LPA® Feedback Message Updates](#) for a list of the messages that will be returned, when applicable, when the Freddie Mac Income Calculator is submitted to LPA.

LPA Feedback Certificate Income R&W Relief Examples

Paystub/W-2 Data

Example: Income Calculator R&W Relief / LPA - Eligible

Loan Product Advisor® Feedback Certificate

Assessment Summary

BORROWER NAME
PATRICK FREDDIE

Affordable Product Information
AREA MEDIAN INCOME
\$81,900.00
AREA MEDIAN INCOME (%)
248.90%

Assessment Summary

RISK CLASS
ACCEPT

PURCHASE ELIGIBILITY
ELIGIBLE

LP KEY NUMBER
[REDACTED]

NUMBER OF SUBMISSIONS
01

Representation & Warranty Relief

COLLATERAL
NOT ELIGIBLE Traditional Appraisal

INCOME
ELIGIBLE Income Details

EMPLOYMENT
NOT ELIGIBLE Employment Details

ASSET
NOT ELIGIBLE Asset Details

Employment and Income Messages

CODE	MESSAGE
FEI0030	The loan is eligible for loan-level income representation and warranty relief.
FEI0336	The loan is not eligible for employment representation and warranty relief.
FEI0344	The following Freddie Mac Income Calculator Identification Number(s) and Transaction ID(s) were used in the LPA assessment: [dQzDUKVoZ_1].
FEI0338	PATRICK FREDDIE's submitted ABC Group, Inc income of \$13,001.00 is relieved of representation and warranty for the accuracy of the income calculation. This income was assessed based on paystub and W-2 data from the Freddie Mac Income Calculator [Identification Number: dQzDUKVoZ_1]. Based on the paystub date of 4/30/2025, the expiration of the paystub is 8/28/2025. Seller is responsible for confirming the paystub is dated no more than 120 calendar days before the note date per Guide Section 5102.4. Paystubs, W-2s and Freddie Mac Income Calculator Certificate are required in the loan file. No further documentation is required for this income.
FEI0102	A 10-day pre-closing verification (10-day PCV) is required for PATRICK FREDDIE's ABC Group, Inc employment income. The 10-day PCV must be dated no more than 10 Business Days prior to the Note Date or after the Note Date but prior to the Delivery Date. The verification must be retained in the loan file.

Next Steps:

- Maintain the paystub and W-2 documentation in the mortgage file and confirm the paystub(s) are dated no more than 120 calendar days of the Note Date and dated within 30 days of the application received date.
- Maintain the Income Calculator Certificate and the LPA Feedback Certificate in the mortgage file.
- Obtain the 10-day PCV.



Tax Data: Eligible

Example: Income Calculator R&W Relief / LPA - Eligible

FreddieMac

Loan Product Advisor® Feedback Certificate

Assessment Summary

BORROWER NAME
JOHN FREDDIE

Affordable Product Information
AREA MEDIAN INCOME
\$ 152,900.00
AREA MEDIAN INCOME (%)
80.68 %

Assessment Summary

RISK CLASS
✓ ACCEPT

PURCHASE ELIGIBILITY
✓ ELIGIBLE

LP KEY NUMBER
[REDACTED]

NUMBER OF SUBMISSIONS
01

Representation & Warranty Relief

COLLATERAL
✗ NOT ELIGIBLE Traditional Appraisal

INCOME
✓ ELIGIBLE [Income Details](#)

EMPLOYMENT
✗ NOT ELIGIBLE [Employment Details](#)

ASSET
✗ NOT ELIGIBLE [Asset Details](#)

Employment and Income Messages	
CODE	MESSAGE
FEI0030	The loan is eligible for loan-level income representation and warranty relief.
FEI0344	The following Freddie Mac Income Calculator Identification Number(s) and Transaction ID(s) were used in the LPA assessment: [NYBDbzUPfE: 1].
FEI0339	JOHN FREDDIE's submitted self-employed income of \$10,179.42 is relieved of representations and warranties for the accuracy of the income calculation and the business review and analysis. This income was assessed based on tax data from the Freddie Mac Income Calculator [Identification Number: NYBDbzUPfE]. The Freddie Mac Income Calculator Certificate, tax data, and all other documentation must be retained in the loan file.
FEI0068	File must contain verification of current existence of each business through a third-party source for JOHN FREDDIE dated no more than 120 days prior to the Note Date or after the Note Date but prior to the Delivery Date.
FEI0034	JOHN FREDDIE is required to sign IRS Form 4506 no later than the Note Date. The form must be retained in the loan file.

Next Steps:

- Maintain all tax data documentation used in the calculation of income. for the calculator data entry.
- Maintain the Income Calculator Certificate and the LPA Feedback Certificate in the mortgage file.
- Obtain the verification of current existence of each business through a third-party source dated no more than 120 days prior to the Note Date and the 4506-C.



Paystub/W-2 Data

Example: Income Calculator R&W Relief - Eligible / LPA – Not Eligible

Loan Product Advisor® Feedback Certificate

Assessment Summary

BORROWER NAME

ALICE FREDDIE PHD

Affordable Product Information

AREA MEDIAN INCOME

\$ 105,700.00

AREA MEDIAN INCOME (%)

165.30 %

Assessment Summary

RISK CLASS

✓ ACCEPT

PURCHASE ELIGIBILITY

✓ ELIGIBLE

LP KEY NUMBER

NUMBER OF SUBMISSIONS

01

Representation & Warranty Relief

COLLATERAL

✗ NOT ELIGIBLE Traditional Appraisal

INCOME

✗ NOT ELIGIBLE [Income Details](#)

EMPLOYMENT

✗ NOT ELIGIBLE [Employment Details](#)

ASSET

✗ NOT ELIGIBLE [Asset Details](#)

Employment and Income Messages	
CODE	MESSAGE
FEI0336	The loan is not eligible for employment representation and warranty relief.
FEI0029	The loan is not eligible for income representation and warranty relief.
FEI0344	The following Freddie Mac Income Calculator Identification Number(s) and Transaction ID(s) were used in the LPA assessment: [zykQm2nOFw: 1, GAum5pQdRa: 1].
FEI0343	LPA could not match the following employer submitted to the Freddie Mac Income Calculator. Verify the information submitted to the income calculator is correct and if any of this income is being used to qualify, update the employer name and start date(s). Identification Number: zykQm2nOFw, Income Calculator: Company1

Next Steps:

- Review the Messages: LPA could not match the employer name submitted to the calculator.
- Verify the correct information in LPA or the calculator.

If,	Then,
Data is correct in LPA,	Update the data in the calculator: <ul style="list-style-type: none">➡ Select Existing Calculation.➡ Enter the Calculator Identification Number.➡ Update the information.➡ Review data, select Calculate, review results.➡ Maintain the updated Income Calculator Certificate in the mortgage file.➡ Resubmit to LPA.
Data is not correct in LPA, but correct in the calculator,	Update the data in LPA and resubmit.

Checklist

PAYSTUB/W-2

☐

Bookmark the Freddie Mac Income Calculator Tool url.

☐

Enter a business email address to receive an automated email of the calculator identification number, so you can retrieve calculation details later. Determine who/how you will share the Calculator Identification Number within your organization.

Note: You can enter up to five business email addresses to share the Calculator Identification Number with others within your organization.

☐

Capture the **Calculator Identification Number** in your system.

☐

At a minimum, enter required fields.

☐

Review the data entered prior to submitting for a calculation.

☐

Freddie Mac Income Calculator Certificate. Review the results:

- ✓ R&W Eligibility Results
- ✓ Messages
- ✓ Income Calculation Breakdown

☐

Confirm:

- ✓ Paystub(s) is dated no more than 120 calendar days before the Note Date.
- ✓ Information on the paystub(s) and W-2 form(s) is for the correct borrower and employer and that all employed income data is in U.S. dollars.

☐

Maintain the Freddie Mac Income Calculator Certificate in the mortgage file and paystub/W-2 documentation used for data entry.

☐

LPA submission (optional):

- ✓ Select 'Yes' for LPA Automatic Retrieval or provide the **Calculator Identification Number**
- ✓ Confirm the loan data (Employer Name, Status, Start Date) matches what is provided to LPA.



Checklist

TAX DATA

- ☐ Bookmark the Freddie Mac Income Calculator Tool url.
- ☐ Enter a business email address to receive an automated email of the Calculator Identification Number, so you can retrieve calculation details later. Determine who/how you will share the Calculator Identification Number within your organization.
Note: You can enter up to five business email addresses to share the Calculator Identification Number with others within your organization.
- ☐ Capture the **Calculator Identification Number** in your system.
- ☐ At a minimum, enter required fields.
- ☐ Meet the documentation requirements applicable to the business structure and how long the business has been in existence.
- ☐ Confirm the age of tax return requirements based on the application received date and the Note Date have been met.
- ☐ Review the data entered prior to submitting for a calculation.
Freddie Mac Income Calculator Certificate. Review the results:
 - ✓ R&W Eligibility Results (income calculation and business review and analysis)
 - ✓ Messages section
 - ✓ Income Calculation Breakdown
- ☐ Maintain the Freddie Mac Income Calculator Certificate, tax returns or tax transcripts used for data entry, and the 4506-C in the mortgage file.
LPA submission (optional):
 - ✓ Select, self-employed.
 - ✓ Select 'Yes' for LPA Automatic Retrieval or provide the **Calculator Identification Number**
 - ✓ Confirm the loan data (Business name, Start Date) matches what is provided to LPA.



Resources:



Check out the resources available on the [Freddie Mac Income Calculator webpage](#).

[FAQs](#)

[Online Help](#)

[Income Calculator Release Notes](#)

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