

Freddie Mac Income Calculator

PUBLIC

March 2026 Release Notes

Rental Income Calculations

Effective March 1

We're enhancing the [Freddie Mac Income Calculator](#) by adding the capability to calculate rental income. This supports policy announced in *Single-Family Seller/Service Guide Bulletin 2025-15* that recognizes rental income as an eligible income type for automated income assessments. Tax returns or tax transcripts may be used as source documents. The rental income must be reported on Schedule E of the tax return or tax transcript.

Select Tax Return/Transcript Data as the income data type, then add your borrower's rental properties.

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

Paystub W-2 Data Tax Return/Transcript Data

When Application Received Date is not provided, the Freddie Mac Income Calculator will use calculator entry date to determine age

Application Received Date ⓘ

2025 tax returns filed * Yes No

Borrowers Summary (Max 2)

Borrower 1 | ⓘ

Borrower 1	Businesses	Rental Properties
	<input type="button" value="⊕ ADD BUSINESS"/>	<input type="button" value="⊕ ADD PROPERTY"/>

Select the loan purpose type and documentation being used to qualify.

Rental Properties

Loan Purpose Type * ⓘ

Purchase Refinance

Documentation being used to qualify * ⓘ

Tax Return Tax Transcript



Enter the details of the rental property. Different prompts appear based on answers to prior prompts.

Rental Property

Property Address * ⓘ

Unit #

City * **State *** **Zip Code ***

Is this the subject property? * ⓘ
 Yes No

Intended Occupancy * ⓘ

How many units does this property contain? * ⓘ

Proposed Monthly Mortgage Payment Amount * ⓘ

⊕ ADD PROPERTY

Once you've added the rental property, you'll return to the previous screen and will need to add Schedule E data.

Borrower 1

- Rental Properties
 - 123 Main St
 - Schedule E (2025)

Loan Purpose Type *
 Purchase Refinance

Documentation being used to qualify *
 Tax Return Tax Transcript

Rental Properties **⊕ ADD PROPERTY**

123 Main St **EDIT**

2025 Schedule E **EDIT**



2025 Schedule E

123 Main St
McLean, VA, 22102

Line 2: Fair Rental Days * *i* Blank on tax returns *i*
Type here...

Line 3: Rents received *
\$ Type here...

Line 9: Insurance
\$ Type here...

Line 12: Mortgage interest paid to banks, etc.
\$ Type here...

Line 14: Repairs *i*
\$ Type here...

Line 16: Taxes
\$ Type here...

Line 18: Depreciation expense or depletion
\$ Type here...

SCHEDULE E (Form 1040) Supplemental Income and Loss
(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)
Department of the Treasury Internal Revenue Service
Name(s) shown on return
OMB No. 1545-0074
2025
Attachment Sequence No. 13
Attach to Form 1040, 1040-SR, 1040-NR, or 1041.
Go to www.irs.gov/ScheduleE for instructions and the latest information.
Your social security number

Part I Income or Loss From Rental Real Estate and Royalties
Note: If you are in the business of renting personal property, use Schedule C. See instructions. If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

A Did you make any payments in 2025 that would require you to file Form(s) 1099? See instructions Yes No
B If "Yes," did you or will you file required Form(s) 1099? Yes No

1a Physical address of each property (street, city, state, ZIP code)
A
B
C

1b Type of Property (from list below)	2 For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.	Fair Rental Days		Personal Use Days	QJV
		A	B		<input type="checkbox"/>
A					<input type="checkbox"/>
B					<input type="checkbox"/>
C					<input type="checkbox"/>

Type of Property:
1 Single Family Residence 3 Vacation/Short-Term Rental 5 Land 7 Self-Rental
2 Multi-Family Residence 4 Commercial 6 Royalties 8 Other (describe) _____

Income:		Properties:		
		A	B	C
3 Rents received	3			
4 Royalties received	4			
Expenses:				
5 Advertising	5			
6 Auto and travel (see instructions)	6			
7 Cleaning and maintenance	7			
8 Commissions	8			
9 Insurance	9			

The rental property information that you entered will appear on the Review Data screen.

Rental Property Details

Property Street Address	Unit #	City	State	Zip Code
123 Main St		McLean	VA	12345
Loan purpose type	Subject property	Intended occupancy	Number of units	
Purchase	No	Investment		
Monthly Mortgage Payment Amount	Monthly Maintenance Expense Amount			
\$2,000.00	\$400.00			
2024 Form Schedule E <i>i</i>				
Line 2: Fair rental days	365			
Line 3: Rents received	\$1,000.00			
Line 9: Insurance	\$200.00			
Line 12: Mortgage interest paid to banks, etc.	\$100.00			



Results will be displayed on the Freddie Mac Income Calculator Certificate.

Income Calculation and R&W Relief Summary

RENTAL PROPERTY ADDRESS	CALCULATED MONTHLY RENTAL INCOME AMOUNT	R&W RELIEF
123 Main St	\$645.83	Eligible

Messages 4

NO	MESSAGE
1	Seller is relieved of representations and warranties for the accuracy of the income calculation for Calculated Monthly Rental 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	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.
4	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.

Income Calculation Breakdown

Rental Property Address: 123 Main St

Submitted Monthly Housing Expense Amount

Monthly Housing Expense

LINE ITEM	AMOUNT
Mortgage Monthly Payment Amount	\$3,000.00
Monthly Maintenance Expense Amount	\$500.00
Monthly Housing Expense	\$3,500.00

Subtotal Breakdown

Rental Property - Schedule E

LINE ITEM	2025
Rents received (+)	\$50,000.00
Insurance (+)	\$100.00
Mortgage interest expense paid to banks, etc. (+)	\$250.00
Taxes (+)	\$200.00
Depreciation expense or depletion (+)	\$100.00
Amortization (+)	
Casualty loss (+)	
Homeowners association dues (+)	\$300.00
Total Expenses (-)	\$1,200.00
Annual Subtotal from IRS Schedule E	\$49,750.00

Calculated Monthly Rental Income Amount

Final Income

LINE ITEM	CALCULATION
Calculated Monthly Rental Income Amount	$(49750.00 / 12) - 3500.0 = \645.83



Reminders

2025 Tax Forms Available

2025 tax forms are now available for entry in the calculator.

For wage earners, the 2025 W-2 form is available.

Borrower 1
Aspen Technology

Aspen Technology W-2

Tax Year *

Select

2025

2024

2023

Type here...

ADD TO CALCULATION CANCEL

For self-employed borrowers, the 2025 tax forms are available.*

When Application Received Date is not provided, the Freddie Mac Income Calculator will use calculator entry date to determine age of tax data requirements.

Application Received Date

2025 tax returns filed *
 Yes No

Borrowers Summary (Max 2)
Borrower 1 |

Borrower 1
Aspen Technology

Business Aspen Technology

Select a business structure *
Sole Proprietorship (Schedule C)

Documentation being used to qualify *
 Tax Returns Tax Transcripts

Tax Year 2025
 2025 Form Schedule C

Tax Year 2024
 2024 Form Schedule C

ADD TO CALCULATION

*Note: The business mileage rate has been updated from 30 cents to 33 cents per mile, in accordance with the IRS adjustments for the 2025 tax year.