

Freddie Mac Self Employed Income Worksheet

CASH FLOW ANALYSIS	
Self-Employed or Investor (FNMA1084)	
Prepared by: Agent _____	Phone _____
Broker _____	Email _____
DATE: _____, 20____, at _____, California	
Borrower's name: _____	
The following self-employed income analysis worksheet and accompanying guidelines generally apply to individuals:	
<ul style="list-style-type: none">• who have 25% or greater interest in a business;• who are employed by family members;• who are paid commissions;• who own rental property;• who receive variable income, have earnings reported on IRS Form 1099, or income that cannot otherwise be verified by an independent and knowable source.	
Form 1040 – Individual Income Tax Return:	Year _____
1. Total Income	Year _____
2. Wages, salaries considered elsewhere (-)	(-) _____
3. Tax-Exempt Interest Income (+)	(+) _____
4. State and Local Tax Refunds (-)	(-) _____
5. Nonrecurring Alimony Received (-)	(-) _____
6. Negate Schedule D (Income) Loss (+/-)	(+/-) _____
7. Pension and/or IRA Distributions (+)	(+) _____
8. Negate Schedule E (Income) Loss (+/-)	(+/-) _____
9. Nonrecurring Unemployment Compensation (-)	(-) _____
10. Social Security Benefit (+)	(+) _____
11. Nonrecurring Other (Income) Loss (+/-)	(+/-) _____
12. Other _____	_____
Form 2106 – Employee Business Expenses:	
13. Total Expenses (-)	(-) _____
14. Depreciation (+)	(+) _____
Schedule B – Interest and Dividend Income:	
15. Nonrecurring Interest Income (-)	(-) _____
16. Nonrecurring Dividend Income (-)	(-) _____
Schedule C – Profit or Loss from Business – Sole Proprietorship:	
17. Nonrecurring Other (Income) Loss/Expenses (+/-)	(+/-) _____
18. Depletion (+)	(+) _____
19. Depreciation (+)	(+) _____
20. Meals and Entertainment Exclusion (-)	(-) _____
21. Business Use of Home (+)	(+) _____
22. Amortization/Casualty Loss (+)	(+) _____
Schedule D – Capital Gains and Losses:	
23. Recurring Capital Gains/(Loss) (+/-)	(+/-) _____
Form 4797 – Sales of Business Property:	
24. Recurring Capital Gains/(Loss) (+/-)	(+/-) _____
Form 6252 – Installment Sale Income:	
25. Principal Payments Received (+)	(+) _____

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Freddie Mac Self Employed Income Worksheet is a vital tool designed for lenders and mortgage professionals to assess the income of self-employed individuals applying for a mortgage. Given the unique nature of self-employment income, which can vary significantly from month to month, the worksheet provides a structured approach to evaluate an applicant's financial situation. Understanding how to use this worksheet effectively can make a substantial difference in the mortgage approval process for self-employed borrowers.

Understanding the Freddie Mac Self Employed Income

Worksheet

The Freddie Mac Self Employed Income Worksheet is a standardized form that simplifies the income calculation process for self-employed borrowers. It helps lenders to:

- Verify income consistency over a period.
- Assess the likelihood of continued income.
- Determine the borrower's capacity to repay the mortgage.

This worksheet is particularly important as self-employed individuals may have income sources that are not straightforward, such as freelance work, business profits, or various contracts. The worksheet allows lenders to account for these complexities systematically.

Who Should Use the Freddie Mac Self Employed Income Worksheet?

The worksheet is specifically designed for:

- Self-employed individuals who own a business or work as independent contractors.
- Lenders and mortgage professionals who need to evaluate the income of self-employed borrowers accurately.
- Financial advisors and accountants who assist clients in preparing for mortgage applications.

Eligibility Criteria for Self-Employed Borrowers

Before diving into the worksheet, it's essential to establish who qualifies as a self-employed borrower. The following groups typically fall under this category:

1. Business Owners: Individuals who operate their own business.
2. Freelancers and Contractors: Those who work independently and are not tied to a single employer.
3. Partnerships: Individuals who co-own a business with others.
4. Corporation Shareholders: Owners of corporations who receive income through dividends or salaries.

Components of the Freddie Mac Self Employed Income Worksheet

The worksheet comprises various sections that help in documenting income. Each section plays a crucial role in determining the overall financial health of the borrower.

1. Borrower Information

This section captures essential details about the borrower, including:

- Full name
- Social Security Number
- Contact information
- Business name (if applicable)

2. Business Information

In this section, the borrower must provide information related to their business:

- Type of business structure (e.g., sole proprietorship, partnership, corporation)
- Business address
- Years in operation
- Nature of the business

3. Income Calculation

This is the most critical part of the worksheet. It typically involves:

- Average Monthly Income Calculation: Borrowers must provide details of their income for the last two years, including any seasonal fluctuations.
- Tax Returns: A minimum of two years of personal and business tax returns are usually required to substantiate income claims.
- Profit and Loss Statements: Lenders may also ask for year-to-date profit and loss statements to assess current business performance.

How to Complete the Freddie Mac Self Employed Income Worksheet

Completing the worksheet requires attention to detail and accuracy. Below are steps to guide borrowers through the process:

Step 1: Gather Necessary Documentation

Before filling out the worksheet, borrowers should collect the following:

- Last two years of personal tax returns
- Last two years of business tax returns
- Year-to-date profit and loss statements

- Any additional documentation that reflects income, such as 1099 forms or bank statements

Step 2: Fill Out the Borrower and Business Information Sections

Accurately enter all required information in the designated fields. Ensure that the business structure and operational details reflect the current status.

Step 3: Input Income Data

- Start by listing all income sources, including salary, dividends, and distributions.
- Calculate the average monthly income based on historical data from tax returns and profit/loss statements.
- Be prepared to explain any significant variations in income over the years.

Step 4: Review and Validate Information

Double-check all entries for accuracy. Inconsistencies can lead to delays in the mortgage approval process. It's advisable to consult with a financial advisor or accountant if any uncertainties arise.

Common Challenges for Self-Employed Borrowers

While the Freddie Mac Self Employed Income Worksheet is a powerful tool, self-employed borrowers often encounter specific challenges:

1. Irregular Income

Self-employed individuals may experience fluctuating income levels, making it challenging to demonstrate stable earnings. Lenders typically prefer a consistent income stream and may require additional documentation to support income claims.

2. Deductions and Write-Offs

Many self-employed individuals maximize their deductions, which can lower their reported income significantly. This practice can complicate the income verification process, as lenders are more interested in net income after deductions.

3. Lack of Traditional Employment Verification

Unlike salaried employees, self-employed individuals cannot provide standard pay stubs or employment letters. This situation necessitates a more thorough review of financial documents, which can be time-consuming.

Tips for Self-Employed Borrowers Seeking a Mortgage

To improve their chances of mortgage approval, self-employed borrowers should consider the following tips:

- **Maintain Accurate Records:** Keep organized financial records, including tax returns, profit/loss statements, and bank statements.
- **Increase Income Stability:** If possible, work on stabilizing income before applying for a mortgage. This might involve reducing expenses or diversifying income sources.
- **Consult Professionals:** Engage with a financial advisor or mortgage broker who specializes in self-employed income. They can provide guidance on documentation and the application process.
- **Be Transparent:** Clearly explain any income fluctuations or deductions to the lender. Transparency can build trust and facilitate the mortgage approval process.

Conclusion

The Freddie Mac Self Employed Income Worksheet is an essential resource for lenders and self-employed individuals navigating the mortgage application landscape. By understanding the worksheet's components and the necessary documentation required, self-employed borrowers can present a compelling case for their income. Despite the challenges associated with self-employment, with careful preparation and professional guidance, achieving mortgage approval is possible. By following the outlined steps and tips, self-employed individuals can take the necessary actions to ensure their financial stability and readiness for home ownership.

Frequently Asked Questions

What is the Freddie Mac self-employed income worksheet used for?

The Freddie Mac self-employed income worksheet is used to help lenders assess the income of self-employed borrowers by providing a structured format to report income and expenses, ensuring that all relevant financial information is considered during the mortgage application process.

How do I fill out the Freddie Mac self-employed income

worksheet?

To fill out the Freddie Mac self-employed income worksheet, you'll need to gather your financial documents such as tax returns, profit and loss statements, and balance sheets. Follow the provided sections in the worksheet to detail your income, deductions, and business expenses accurately.

What documents are required to complete the Freddie Mac self-employed income worksheet?

Required documents typically include two years of personal and business tax returns, year-to-date profit and loss statements, balance sheets, and any additional documentation that supports your income claims, such as 1099 forms or bank statements.

Are there specific income calculations I need to be aware of when using the Freddie Mac self-employed income worksheet?

Yes, when using the worksheet, be aware of specific calculations like averaging income over two years, adjusting for non-recurring income or expenses, and ensuring that all reported income aligns with tax documentation to avoid discrepancies.

Can I use the Freddie Mac self-employed income worksheet if I have multiple businesses?

Yes, you can use the Freddie Mac self-employed income worksheet if you have multiple businesses. You will need to complete a separate section for each business, detailing income and expenses for each entity to provide a comprehensive view of your overall financial situation.

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Freddie Mercury - Wikipedia

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Freddie Mercury | Movie, Real Name, Songs, Death, Nationality, ...

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Freddie | Ask Freddie

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Biography - Freddie Mercury

Freddie Mercury, who majored in stardom while giving new meaning to the word showmanship, left

a legacy of songs, which will never lose their stature as classics to live on forever. Some of the most poignant of these were immortalised on the Queen album 'Made In Heaven' released in November 1995.

Unlock your path to homeownership with the Freddie Mac self-employed income worksheet. Learn how to streamline your mortgage application process today!

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