



Resource Material

Helpful Hints - Rental Income Matrix

Related Policies

[Chapter 08 | Employment and Income | Conventional Lending Guide](#)

Use the following matrix as a resource for Fannie Mae and Freddie Mac Conventional Products to determine when rental income can be used for qualification purposes.

Loan Applications Dated on or after January 1st, 2024

Transaction		Borrower Primary Residence Housing Expense	Borrower has a 1-year history of investment property management	Rental income may be used to qualify?	
				Fannie Mae	Freddie Mac
Subject Property 1-4 Unit Investment	Purchase	Own Yes	Yes	Yes	Yes
			No	Offset PITIA only	Offset PITIA only
		Rent Yes	Yes	Yes	No
			No	Offset PITIA only	No
		Own / Rent No	Yes	No	No
			No	No	No
	Refinance <small>(Purchased or converted in the current calendar year)</small>	Own Yes	Yes	Yes	Yes
			No	Offset PITIA only	Offset PITIA only
		Rent Yes	Yes	Yes	No
			No	Offset PITIA only	No
		Own / Rent No	Yes	No	No
			No	No	No
	Refinance <small>Seasoned (Schedule E > 12 months)</small>	Own Yes	Yes	Yes	Yes
		Rent Yes	Yes	Yes	Yes
		Own / Rent No	Yes	No	Yes

Note: Please reference [Chapter 8 | Employment and Income | Conventional Lending Guide](#) for full guidelines and requirements for **documenting** rental income.

Note: Additional Freddie Mac Resource [Rental Income Matrix](#)

Loan Applications Dated on or after January 1st, 2024

Transaction		Borrower Primary Residence Housing Expense	Borrower has a 1-year history of investment property management	Rental income may be used to qualify?	
				Fannie Mae	Freddie Mac
Subject Property 2-4 Unit Primary	Purchase	Own Yes	Yes	Yes	Yes
			No	Offset PITIA only	Yes
		Rent Yes	Yes	Yes	Yes
			No	Offset PITIA only	Yes
		Own / Rent No	Yes	No	Yes
			No	No	Yes
	Refinance <small>(Purchased or converted in the current calendar year)</small>	Own Yes	Yes	Yes	Yes
			No	Offset PITIA only	Yes
	Refinance <small>Seasoned (Schedule E > 12 months)</small>	Own Yes	Yes	Yes	Yes

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Loan Applications Dated on or after January 1st, 2024

Transaction		Borrower Primary Residence Housing Expense	Borrower has a 1-year history of investment property management	Rental income may be used to qualify?	
				Fannie Mae	Freddie Mac
Non-Subject Property	New Rental Income <small>(Purchased or converted in the current calendar year)</small>	Own Yes	Yes	Yes	Yes
			No	Offset PITIA only	Offset PITIA only
		Rent Yes	Yes	Yes	Yes
			No	Offset PITIA only	Offset PITIA only
		Own / Rent No	Yes	No	Yes
			No	No	Offset PITIA only
	Departure Residence	Own Yes	Yes	Yes	Yes
			No	Offset PITIA only	Offset PITIA only
	Seasoned Rental <small>(Schedule E > 12 months)</small>	Own Yes	Yes	Yes	Yes
		Own No	Yes	Yes	Yes

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Loan Applications Dated *Prior* to January 1st, 2024

Transaction		Borrower Primary Residence Housing Expense	Borrower has a 1-year history of investment property management	Rental income may be used to qualify?	
				Fannie Mae	Freddie Mac
Subject Property 1-4 Unit Investment	Purchase	Own Yes	Yes	Yes	Yes
			No	Offset PITIA only	Offset PITIA only
		Rent Yes	Yes	Yes	No
			No	Offset PITIA only	No
		Own / Rent No	Yes	No	No
			No	No	No
	Refinance <small>(Purchased or converted in the current calendar year)</small>	Own Yes	Yes	Yes	Yes
			No	Offset PITIA only	Offset PITIA only
		Rent Yes	Yes	Yes	No
			No	Offset PITIA only	No
		Own / Rent No	Yes	No	No
			No	No	No
	Refinance Seasoned <small>(Schedule E > 12 months)</small>	Own Yes	Yes	Yes	Yes
		Rent Yes	Yes	Yes	Yes
		Own / Rent No	Yes	No	Yes

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Note: Additional Freddie Mac Resource [Rental Income Matrix](#)

Loan Applications Dated *Prior to January 1st, 2024*

Transaction		Borrower Primary Residence Housing Expense	Borrower has a 1-year history of investment property management	Rental income may be used to qualify?	
				Fannie Mae	Freddie Mac
Subject Property 2-4 Unit Primary	Purchase	Own Yes	Yes	Yes	Yes
			No	Offset PITIA only	Yes
		Rent Yes	Yes	Yes	Yes
			No	Offset PITIA only	Yes
		Own / Rent No	Yes	Yes	Yes
			No	No	Yes
	Refinance <small>(Purchased or converted in the current calendar year)</small>	Own Yes	Yes	Yes	Yes
			No	Offset PITIA only	Yes
	Refinance <small>Seasoned (Schedule E > 12 months)</small>	Own Yes	Yes	Yes	Yes

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Loan Applications Dated *Prior to January 1st, 2024*

Transaction		Borrower Primary Residence Housing Expense	Borrower has a 1-year history of investment property management	Rental income may be used to qualify?	
				Fannie Mae	Freddie Mac
Non-Subject Property	New Rental Income <small>(Purchased or converted in the current calendar year)</small>	Own Yes	Yes	Yes	Yes
			No	Yes	Offset PITIA only
		Rent Yes	Yes	Yes	Yes
			No	Yes	Offset PITIA only
		Own / Rent No	Yes	Yes	Yes
			No	Yes	Offset PITIA only
	Departure Residence	Own Yes	Yes	Yes	Yes
			No	Yes	Offset PITIA only
	Seasoned Rental <small>(Schedule E > 12 months)</small>	Own Yes	Yes	Yes	Yes
		Own No	Yes	Yes	Yes

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