

2015 Schedule E Income Worksheet for 2-4 Unit Owner Occupied Properties

PRIMARY RESIDENCE – 2-4 Unit Owner Occupied Properties

Property Address: _____

		yr 20 _____		yr 20 _____
1. GROSS RENT RECEIVED	Line 3 (applicable columns)	_____	1	_____
2. TOTAL EXPENSES	Line 20	(_____)	2	(_____)
3. DEPRECIATION EXPENSE	Line 18	_____	3	_____
4. AMORTIZATION/ CASUALTY LOSS/ ONE-TIME EXPENSES	Line 19 (as itemized), Line 14 (if applicable)	_____	4	_____
5. INSURANCE ★	Line 9	_____	5	_____
6. MORTGAGE INTEREST	Line 12	_____	6	_____
7. TAXES ★	Line 16	_____	7	_____
8. TOTAL ADJUSTED GROSS	Total lines 1 thru 7 (above)	_____	8	_____
9. TOTAL ADJUSTED GROSS INCOME (LOSS) BOTH YEARS	◆ Add Totals (both columns) line 8 (above)	_____		_____
10. # OF MONTHS RENTAL INCOME & EXPENSES REVIEWED	◆ Months of information in tax returns	_____		_____
11. TOTAL AVERAGE INCOME (LOSS) FOR THIS PROPERTY	◆ Divide line 9 by line 10 (above)	_____		_____

- ★ Add back insurance & taxes to expenses ONLY if you are certain they are included in the monthly payment from the credit report or mortgage statement
- ◆ Assume 12 months of rental income/expenses for each tax year, unless other documentation (i.e. HUD-1) proving date of property acquisition has been provided
- ▲ If the Average Monthly Figure is Positive, include it in the borrower's monthly qualifying income. If the Average Monthly Figure is Negative, include it in the borrower's monthly obligations
- For a 2-4 unit primary residence, the FULL amount of the mortgage payment MUST be included in the borrower's monthly housing obligation when calculating the debt-to-income ratios