Calculate income for self-employed borrowers with greater efficiency and confidence

Lenders can benefit from a new process to calculate income for self-employed borrowers through LoanBeam's FNMA SEI 1084 workbook. The new enhancement allows lenders to experience a consistent and reliable process to calculate self-employment income that is aligned with Fannie Mae's Selling Guide.

Key benefits

Lenders who use LoanBeam's FNMA SEI 1084 workbook will benefit from:

- **Rep & Warrant relief** on the accuracy of the calculation of the amount of self-employment income.*
- **Efficiency** through a systematic process that automates the self-employment income calculations leveraging the borrower's tax returns.
- **Confidence** in knowing that the resulting income calculations are aligned with Fannie Mae policy guidelines.

How It Works

1. Leverage LoanBeam's FNMA SEI 1084 workbook to calculate self-employment income using borrower-provided tax returns.

2. Manually enter the non-modified income amount into the base income field in Desktop Underwriter® (DU®).

3. Place the FNMA SEI 1084 worksheet generated by LoanBeam in the loan file in an accessible file format (PDF, Excel) for the purpose of validating enforcement relief.

4. Ensure that the self-employment income is eligible**; comply with all DU messages; and deliver the loan with SFC 777.

Take the first step to serving more self-employed borrowers.

Contact your Fannie Mae Relationship Manager or **LoanBeam** directly to learn how to get started.

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*Rep & Warrant relief is offered when the lender does not make manual overrides to the income amount originally calculated by FNMA SEI 1084 and the non-modified income amount is accurately entered into DU.

**To confirm self-employment income eligibility the lender must confirm minimum history is met; the business is stable (unless the borrower meets the conditions to waive business tax returns); and in the case of business income, the income is distributed to the borrower or the business has adequate liquidity to support withdrawal of business earnings.