

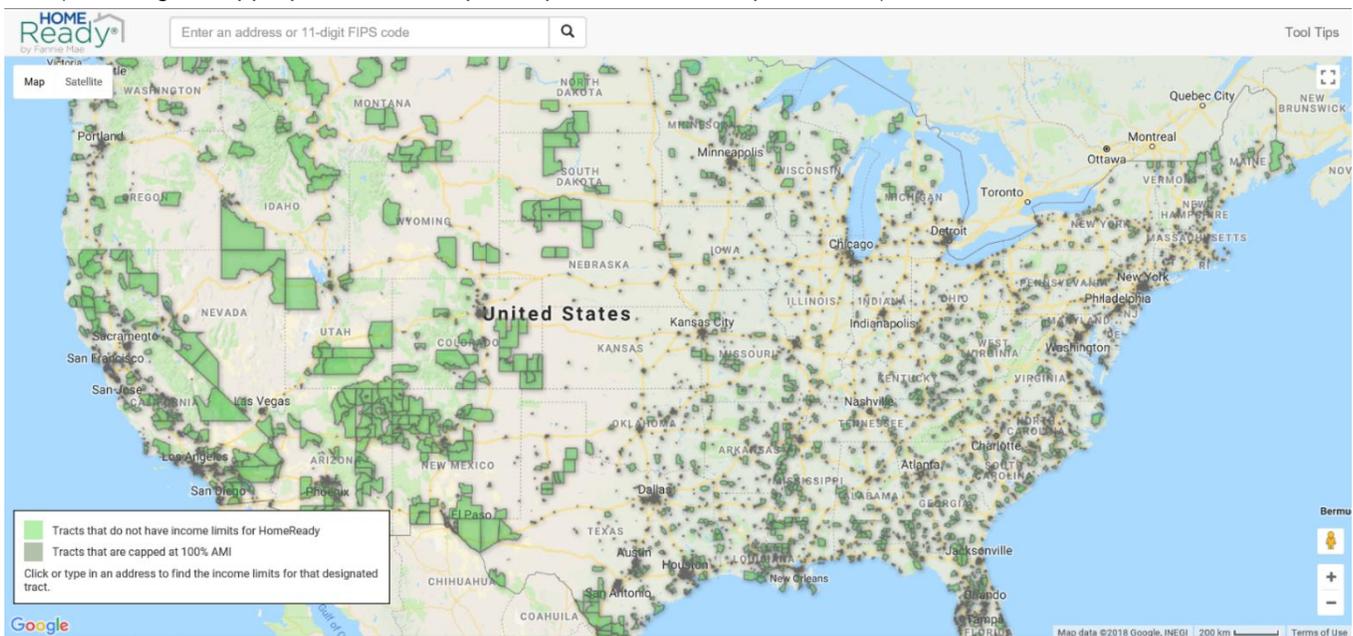


HomeReady® Income Eligibility Lookup Tool Tips

The [HomeReady Income Eligibility Lookup tool](#) provides lenders and other housing professionals with a quick and easy way to look up HomeReady income eligibility by area, property address, or Federal Information Processing Standards (FIPS) code.

Find income limits by area or look up a specific address

- To find the HomeReady income limit for a specific property, you can search by property address (selecting the appropriate autocomplete option from the drop-down list), or search by FIPS code.
- To look up areas you serve and pinpoint tracts that have no income limit, you can search by state, county, or city (selecting the appropriate autocomplete option from the drop-down list).



What’s displayed on the map?

Income Limit: The income limit a borrower must not exceed to be potentially eligible for HomeReady within that census tract. Note: In low-income census tracts, the Income Limit will read “No Income Limit.”

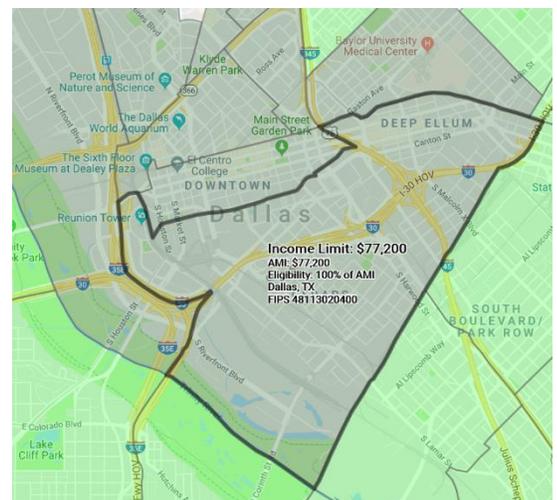
AMI: HomeReady area median income.

Eligibility: Either 100% of AMI or no income limit for low-income census tracts.

City/County, State: City or county and state where the property is located.

FIPS: A unique code assigned to all geographic areas. The first two digits denote the state; the next three, the county; and the last six denote the census tract number. For example, the FIPS code for 11600 American Dream Way, Reston, VA is 51059482202 (State code 51, county code 059, and census tract 482202).

NOTE: The HomeReady Income Eligibility Lookup Tool is provided for the sole purpose of showing potential eligibility for HomeReady loans, and not for any other purpose. The tool and all underlying data are subject to change. Lenders must determine borrower/loan eligibility in accordance with the Selling Guide. In the event of any conflict between the tool results and Desktop Underwriter (DU) findings, the DU findings will govern.

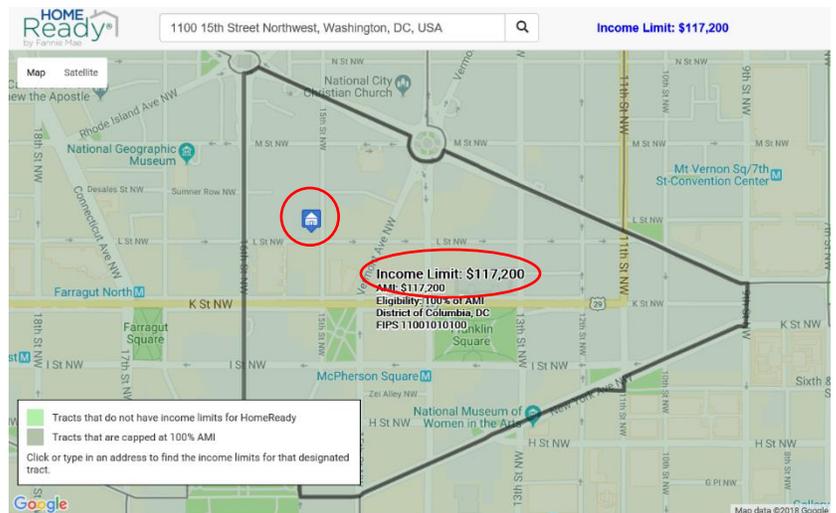




Search by property address or FIPS code

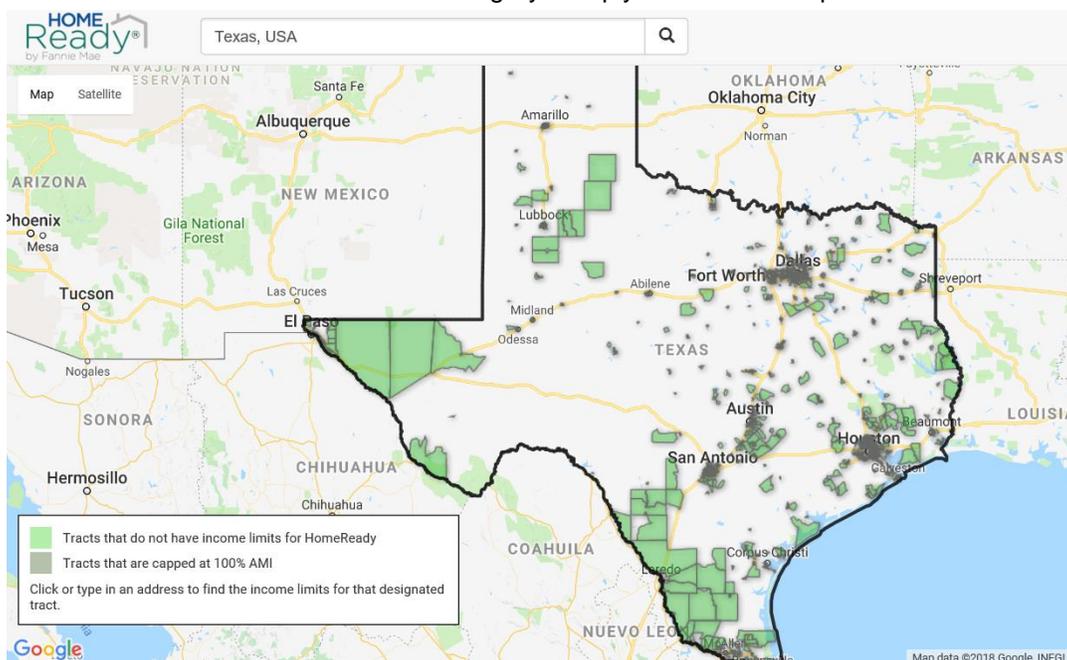
1. In the input box in the upper left side of the screen, type in the complete property address or 11-digit FIPS code.
 - a. When entering a property address, be sure to select the appropriate autocomplete option from the drop-down list. If you do not select the drop-down option, the tool will display a message alerting you to “please select a valid address using the drop-down list of autocomplete options, or enter an 11-digit FIPS code.”
 - b. When entering a FIPS code, do not include periods, spaces, or dashes.

2. Once the exact address is found, a house icon will appear on the map and the income limit will be displayed in blue font next to the input box (and on the map itself). You can use the income limit displayed to determine the borrower’s potential eligibility for HomeReady (i.e., the annual income used to qualify the borrower/evaluate creditworthiness cannot exceed the income limit displayed).



Search by state

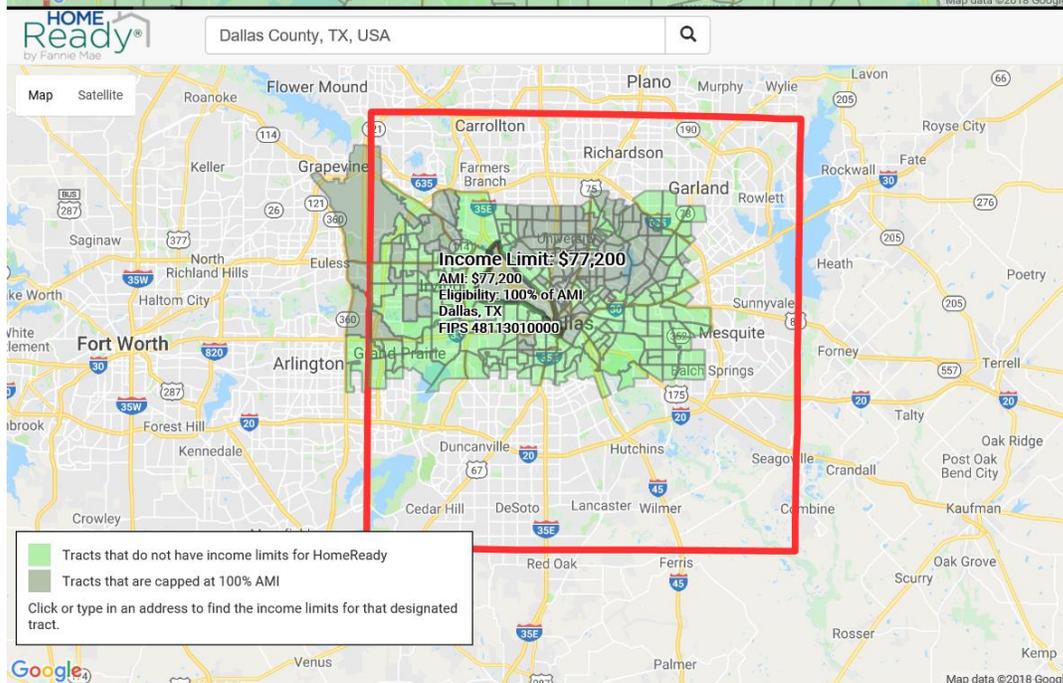
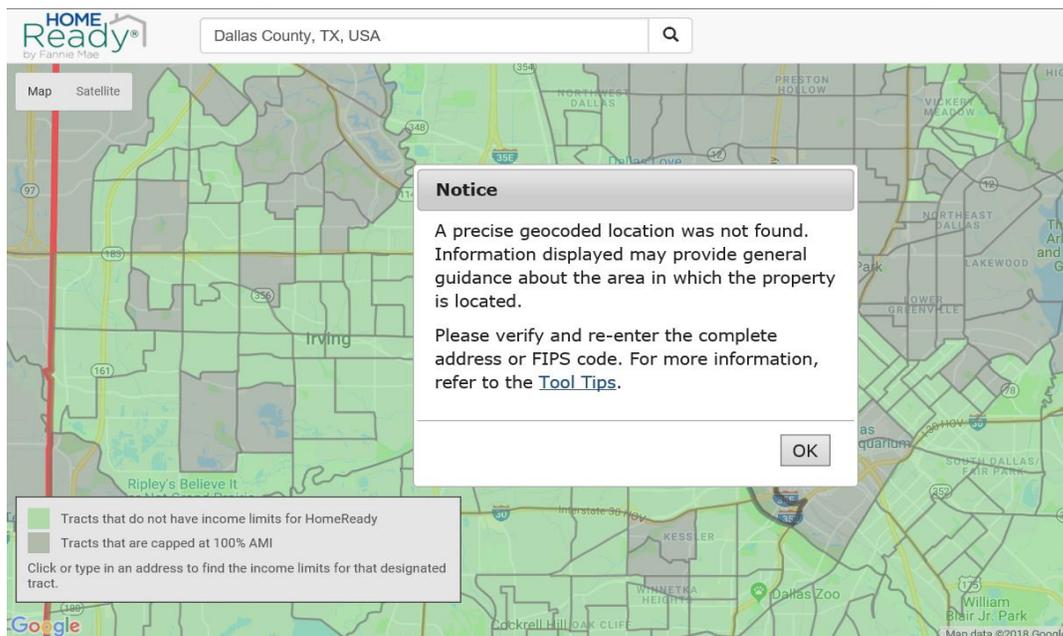
1. In the input box in the upper left side of the screen, type in the state name and select the appropriate autocomplete option from the drop-down list.
2. Once the map brings up the state, you will see all the census tracts with no income limit shaded green and the tracts with income limits at 100% of AMI shaded gray. Simply click on the map to view data for each tract.





Search by county or city

1. In the input box in the upper left side of the screen, type in the city or county name and select the appropriate autocomplete option from the drop-down list.
2. Since this is not a full address, the tool will display a message to alert you that a precise geocoded location was not found. In these cases, the tool will display the map but will NOT display a house icon on the map, nor will it display an income limit in blue next to the input box. The map will show data for census tract(s) in that area, with the census tracts with no income limit shaded green and the tracts with income limits at 100% of AMI shaded gray. However, it is suggested that you enter a complete and valid address for the most accurate results. If you search by county, the county border will be outlined in red, which can be seen when you zoom out.





Good to know

- For optimal browser compatibility, access the [HomeReady Income Eligibility Lookup](#) tool through Microsoft Internet Explorer® version 10 or higher, or through Mozilla Firefox®. The tool may be accessed through web browsers on Apple®, Samsung®, and Android™ mobile devices; functionality is optimized on devices with larger screens.
- If a property address cannot be found in this lookup tool, lenders may document the census tract from another source, such as [FFIEC.gov](#).
- Although not required, lenders may use the “FIPSCodelfentifier” field in Desktop Underwriter® (DU®) to provide the FIPS code. When the FIPS code is provided, DU uses that code to determine the AMI to be used in the income eligibility determination.
- For new construction, results may vary and should be verified.

Learn more

If you have questions about how HomeReady, contact your Fannie Mae customer account team. If you have technology questions about the lookup tool, please call the Customer Contact Center at 800-2FANNIE (800-232-6643). Visit fanniemae.com/homeready to find out how HomeReady can help you grow your business.

