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 look up areas you serve and pinpoint tracts that have no income limit, you can search by city or state.
- To find the HomeReady income limit for a specific property, search by property address or by FIPS code.

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 3900 Wisconsin Ave. NW, Washington, DC, is 11001001002 (State code 11, county code 001, and census tract 001002).

**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 area**

1. In the input box in the upper left side of the screen, type in the state name.
2. Once the map brings up the state, you see all the census tracts with no income limit shaded green. When you click on the map, you can view data for each tract; tracts with income limits at 100% of AMI are shaded gray.

3. You can also search by city or by county. The example below shows a larger close up view of the city of Peoria, IL; the smaller image shows the county boundary outlined in red, which can be seen when you zoom out.
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. (When entering a FIPS code, do not include periods, spaces, or dashes.)

2. If Google finds an exact address match, a house icon will appear on the map and the income limit will be displayed in blue 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).

3. If an exact address cannot be found, the tool will display a message to alert you that the address could not be geocoded to an exact location. In these cases, the tool will display the map but will NOT display a house on the map, nor will it display an income limit in blue next to the input box. Although the map will show data for the census tract displayed, the data may not be accurate for the property address entered. That's why users are directed to verify and re-enter the complete address.
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 “FIPSCodentifier” 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 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.