

# HomeReady® Non-Borrower Household Income Worksheet and Certification

**(Fannie Mae Form 1019)**

**Borrower / Property Information**

Borrower Name(s) (list all): \_\_\_\_\_

\_\_\_\_\_

Subject Property Address: \_\_\_\_\_

City, State, ZIP Code: \_\_\_\_\_

Lender's Loan Number: \_\_\_\_\_

**Non-Borrower Household Income and Certification**

Full Name of Non-Borrower Household Member	Source(s) of Income <sup>1</sup>	Verified Monthly Amount
		\$
		\$
		\$

<sup>1</sup> Alimony, child support, or separate maintenance income need not be revealed if the non-borrower household member does not choose to have it considered.

I, [name of household member] \_\_\_\_\_, certify that I intend to occupy the above-referenced subject property as my principal residence with the above-referenced borrower(s) for a minimum of 12 months. I understand that my income is not being used in qualifying for the mortgage loan, but is being documented as non-borrower household income in support of the borrower's financing. I have provided the documentation requested by the lender to verify this income.

\_\_\_\_\_  
Signature of Household Member

\_\_\_\_\_  
Date

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## INSTRUCTIONS

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### HomeReady® Non-Borrower Household Income Worksheet and Certification (Fannie Mae Form 1019)

Lenders may use this form to document the non-borrower household income used as a compensating factor on a HomeReady mortgage loan.

#### Copies

Original only.

#### Printing Instructions

This form must be printed on letter size paper, using portrait format.

#### Instructions

Under **Borrower/Property Information**, enter the names of all borrowers on the loan application, the subject property address, and the lender's loan number.

Under **Non-Borrower Household Income and Certification**, enter the full name of the non-borrower household member whose income is being used as a compensating factor. Then enter the source(s) of this income and the verified monthly amount(s).

The household member must sign this document to certify that he or she intends to occupy the subject property for a minimum of 12 months, and has provided the required documentation.

#### Note:

If there are multiple non-borrower household members associated with the transaction, each non-borrower household member's information should be documented on a separate form.

The total income for all non-borrower household members that is being used as a compensating factor should be entered into Desktop Underwriter®.

A signed and fully-executed copy of this form (or another document with equivalent information) must be retained in the mortgage file.