

Partnerships, S Corporations, and Corporations

Whether or not additional income from a Partnership, S Corporation, or regular corporation is used to qualify an applicant, lenders must still conduct an analysis of the business tax returns to ensure a consistent pattern of profitability. Any loss resulting from this analysis must be deducted from cash flow as it represents a drain on the borrower's income.

The following sources of income may be considered for qualification provided:

- The borrower can document ownership and access to income; The business has adequate liquidity to support withdrawal of earnings; and The business has positive sales and earnings trends

Partnership - Form 1065

40. Passthrough (Income) Loss from Other Partnerships	Yr. _____	Yr. _____
41. Nonrecurring Other (Income) Loss	(+/-) _____	(+/-) _____
42. Depreciation	(+) _____	(+) _____
43. Depletion	(+) _____	(+) _____
44. Amortization/Casualty Loss	(+) _____	(+) _____
45. Mortgage or Notes Payable in Less than 1 Year	(-) _____	(-) _____
46. Meals and Entertainment Exclusion	(-) _____	(-) _____
47. Subtotal	_____	_____
48. Partnership Total (subtotal multiplied by % ownership)	_____	_____

S Corporation - Form 1120S

49. Nonrecurring Other (Income) Loss	(+/-) _____	(+/-) _____
50. Depreciation	(+) _____	(+) _____
51. Depletion	(+) _____	(+) _____
52. Amortization/Casualty Loss	(+) _____	(+) _____
53. Mortgage or Notes Payable in Less than 1 Year	(-) _____	(-) _____
54. Meals and Entertainment Exclusion	(-) _____	(-) _____
55. Subtotal	_____	_____
56. S Corporation Total (subtotal multiplied by % ownership)	_____	_____

Regular Corporation - Form 1120

57. Taxable Income	_____	_____
58. Total Tax	(-) _____	(-) _____
59. Nonrecurring (Gains) Losses	(+/-) _____	(+/-) _____
60. Nonrecurring Other (Income) Loss	(+/-) _____	(+/-) _____
61. Depreciation	(+) _____	(+) _____
62. Depletion	(+) _____	(+) _____
63. Amortization/Casualty Loss	(+) _____	(+) _____
64. Net Operating Loss and Special Deductions	(+) _____	(+) _____
65. Mortgage or Notes Payable in Less than 1 Year	(-) _____	(-) _____
66. Meals and Entertainment Exclusion	(-) _____	(-) _____
67. Subtotal	_____	_____
68. Subtotal Multiplied by Ownership Percentage	_____	_____
69. Less: Dividends Paid to Borrower	(-) _____	(-) _____
70. Corporation Total	_____	_____

Totals

1040 total	_____	_____
Partnership, S Corporation, and Corporation totals	_____	_____

Grand Total

Year-to-Date income from profit and loss statements may only be considered if it is consistent with the previous years' earnings. Allowable addbacks include depreciation, depletion, and other non-cash expenses as identified above.

Year-to-Date Profit and Loss Statement

Salary/Draw to Individual	_____	X	%Ownership =	_____
Net Profit	_____	X	%Ownership =	_____
Total Allowable Addbacks	_____			_____
Year-to-Date Total	_____			_____

Fannie Mae Form 1084 Guide

Didier Musso



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