

Tax Documentation and Transcript Policy

2025 W-2 and/or 1099 Forms

Loans with a Note Dated On or After February 1, 2026

Loan Program	1-Year	2-Years
Fannie Mae/Freddie Mac (DU/LPA indicates number of years required)	2025 W-2 and/or 1099	<ul style="list-style-type: none">2025 W-2/1099, and2024 W-2/1099
FHA/VA/USDA	N/A	<ul style="list-style-type: none">2025 W-2/1099 and 2024 W-2/1099
Jumbo Gold, Jumbo Elite, Access, Elite Access (Access/Elite Access: Full Doc & 1099 Only options)	N/A	<ul style="list-style-type: none">2025 W-2/1099, and2024 W-2/1099 and 2024 W-2/1099 transcript

2025 W-2 and/or 1099 Transcript Requirements

Transactions that require transcripts or were selected for random processing will require:

Loans funding on or before March 31, 2026: 2025 W-2/1099 transcript **not** required

Loans funding April 1, 2026 through April 30, 2026: The 2025 W-2/1099 transcript **OR** 2025 “No Record Found”

Loans funding on or after May 1, 2026: The 2025 W-2/1099 transcript required

2025 Tax Return Requirements (as applicable)

Loans with a Note Dated On or After January 27, 2026

Individual Tax Returns

- A copy of the borrower’s 2025 tax return **OR** borrower must sign ***Tax Return Affidavit*** stating 2025 returns **not** filed

Partnerships/S-Corps Required to file by March 16, 2026

- A copy of the filed tax returns **OR** evidence an extension was filed is required

Loans Funding On or After April 15, 2026 through October 14, 2026

One Year Tax Return Required (when eligible per DU/LPA)

Fannie Mae/Freddie Mac Transactions

If:	Then:
2025 Tax Return Filed	<ul style="list-style-type: none">A copy of the fully executed 2025 tax return, ANDEvidence any money owed has been paid (cancelled check, credit card, bank statement), OREvidence a refund has been/will be received (bank statement if received) or verify refund at IRS Where's My Refund
2025 Tax Return Not Filed	<ul style="list-style-type: none">Evidence an extension was filed, ANDSigned Tax Return Affidavit, affirming 2025 tax returns not filed, ANDIf payment due, evidence any money owed has been paid (cancelled check, credit card, bank statement), ANDA copy of the 2024 tax return

Two Years’ Tax Returns Required

(All programs unless DU/LPA allows for 1-year on Fannie Mae/Freddie Mac transactions)

If:	Then:
2025 Tax Return Filed	<ul style="list-style-type: none">A copy of the fully executed 2025 tax return, ANDEvidence any money owed has been paid (cancelled check, credit card, bank statement), OREvidence a refund has been/will be received (bank statement if received) or verify refund at IRS Where's My Refund, ANDA copy of the 2024 tax return*
2025 Tax Return Not Filed	<ul style="list-style-type: none">Evidence an extension was filed, ANDSigned Tax Return Affidavit, affirming 2025 tax returns not filed, ANDIf payment due, evidence any money owed has been paid (cancelled check, credit card, bank statement), ANDA copy of the 2024 and 2023 tax returns*

Tax Return Transcripts (if required)

Any transaction that requires transcripts or were selected for random processing will require:

Loans funding prior to April 15, 2026

- No transcript requirement**

Loans funding on or after April 15, 2026

- The 2025 transcript, **OR**
- 2025 “No Record Found” **AND** 2024 transcript and 2023 transcript (2023 transcript **only required** when 2025 return **not** filed **and** transaction requires 2-years tax returns) **REMINDER:** “No Record Found” transactions requiring a transcript must follow requirements above

2025 Tax Returns – Borrower Filed an Extension

Loans with a Note Dated On or After October 15, 2026 (all programs **except** FHLMC): The 2025 tax return required.

Loans with a Note Dated On or After November 1, 2026 (FHLMC ONLY): The 2025 tax return required

2025 Partnership (Form 1065) or S-Corp (Form 1120-S)

Loans Funding On or After September 15, 2026

A copy of the fully executed 2025 tax return will be required

Amended Tax Returns

If:	Then:
Borrower qualifies on the lowest income (from original or amended return):	Loan qualified at the lowest income reported; loan cannot be qualified using the higher amended income
Borrower qualifies on the highest income (from original or amended return):	Evidence the amended return was filed six (6) months prior to the application date to use the higher income on the amended return.

Tax Returns/Extension Not Filed by Due Date or Under the IRS Tax Relief Policy

- If the borrower **did not** file their tax returns or a request for extension by April 15, 2026, the borrower **can only be qualified using the 1040 income if 6 months has passed between the filing date and the loan application date**
- IRS Tax Relief for Taxpayers in Disaster Situations: Jumbo Gold/Jumbo Elite: Not allowed (NO EXCEPTIONS)**
- [IRS Tax Relief for Taxpayers in Disaster Situations](#): FNMA/FHA/VA/USDA/Access/Elite Access:** Refer to the IRS website for details
- [IRS Tax Relief for Taxpayers in Disaster Situations](#): FHLMC:** Eligible for loans with a Note dated **prior to** November 1, 2026 **ONLY**; **Notes dated on or after November 1, 2026 require the 2025 tax returns, no exceptions**

*USDA, Jumbo Gold, Jumbo Elite, and Access/Elite Access (Full Doc & 1099 Only) transactions require tax returns **AND** transcripts