

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