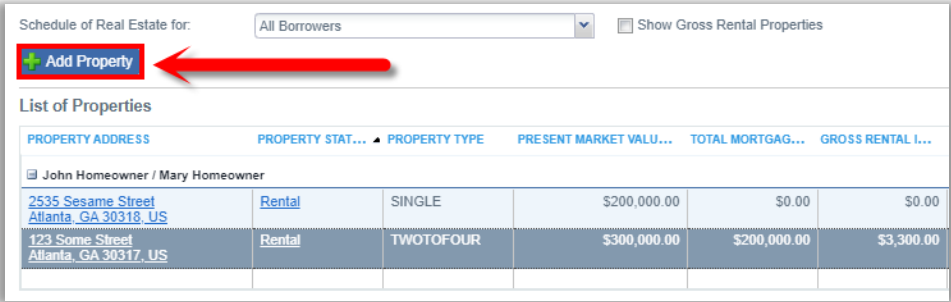
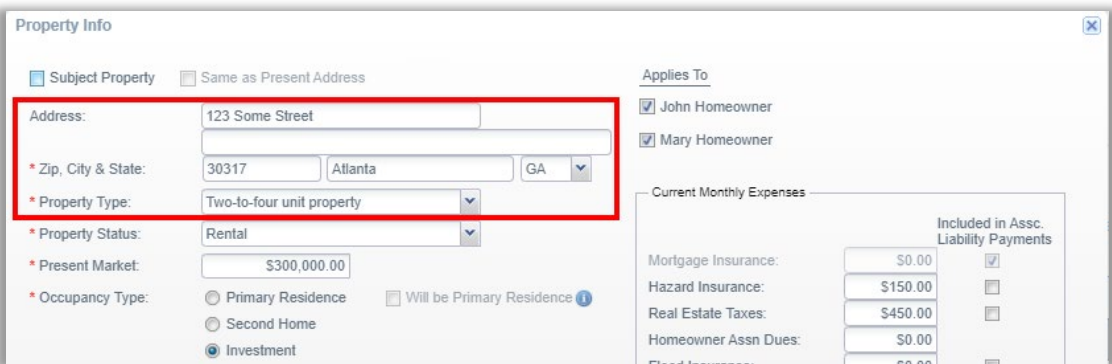
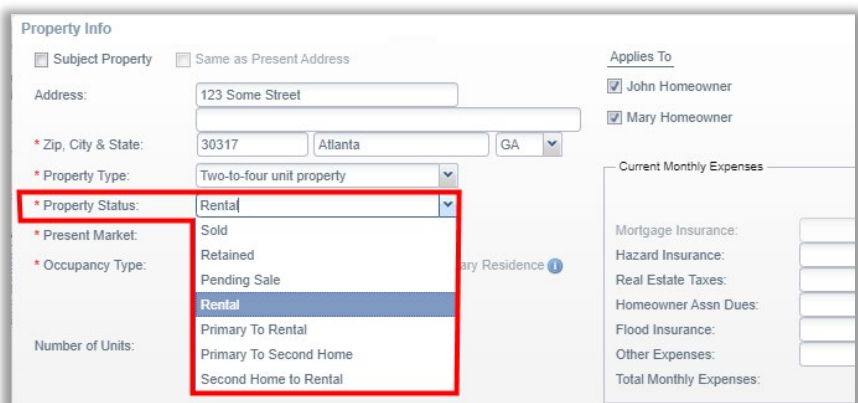
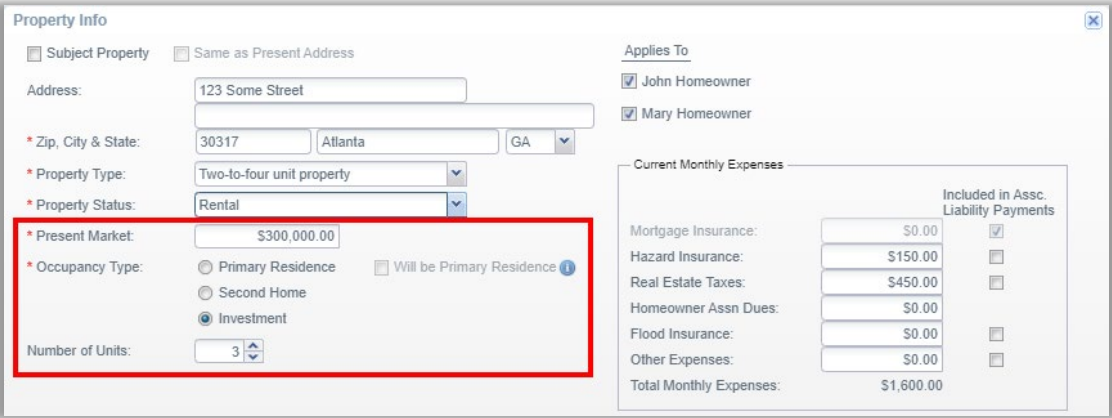
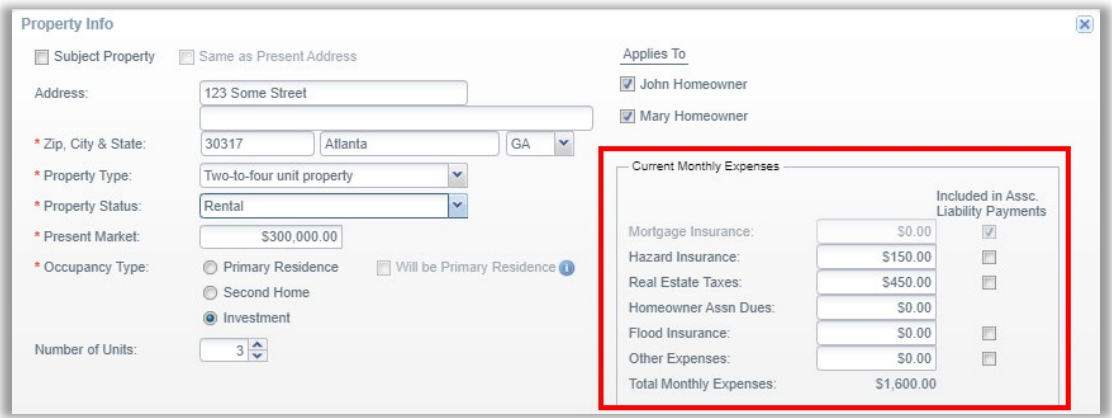
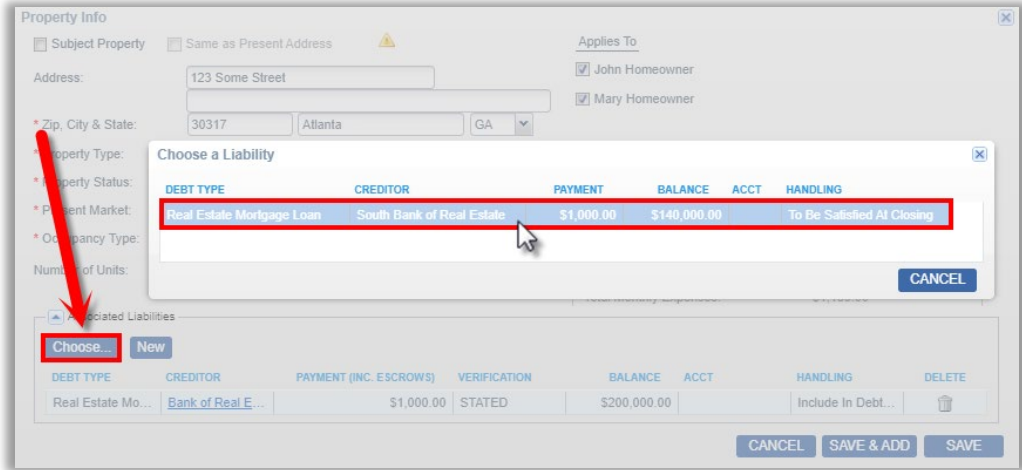


Rental Income

Use this job aid to complete the Real Estate Owned Information and Rental Income in P.A.T.H.

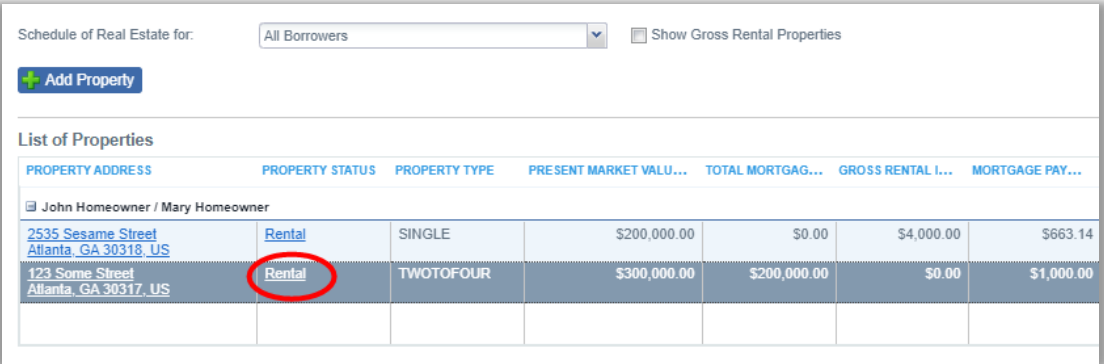
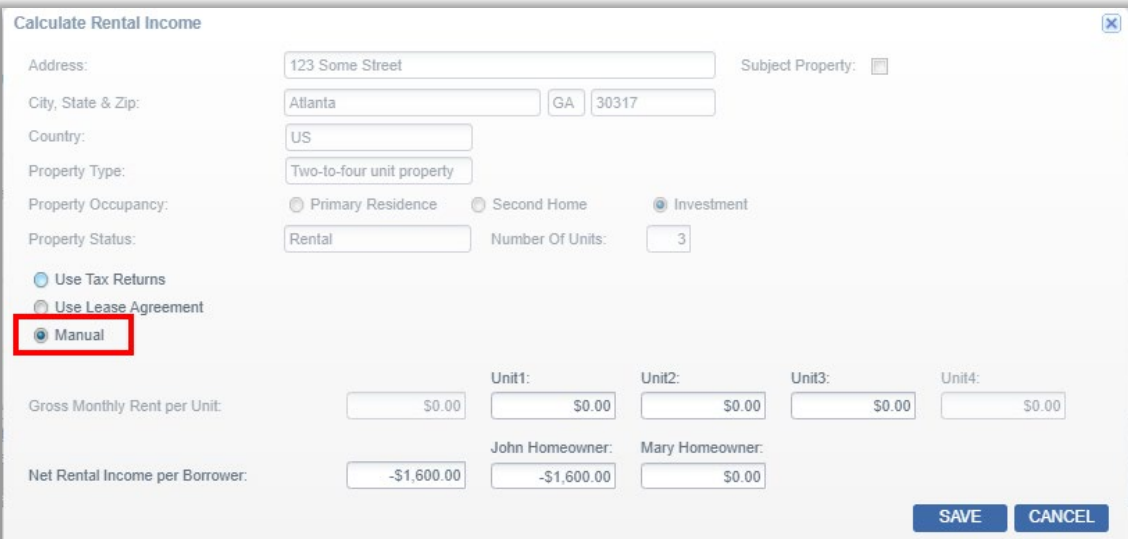
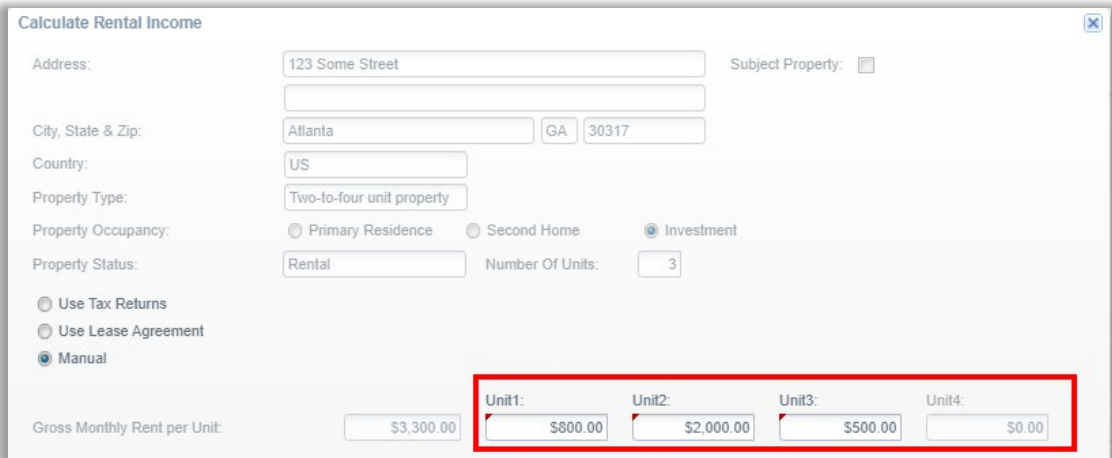
Real Estate Owned (REO) Information

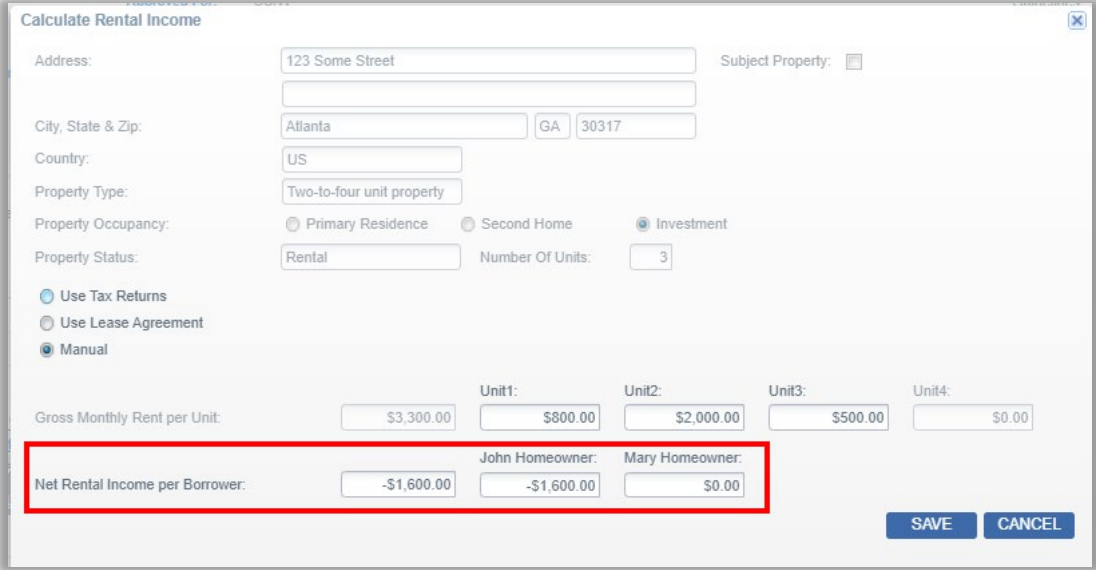
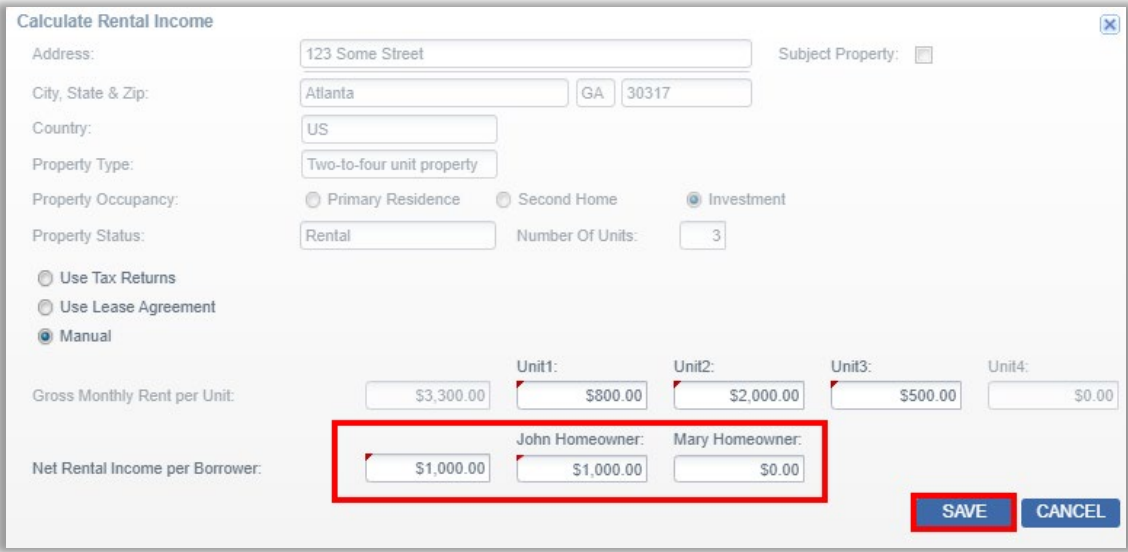
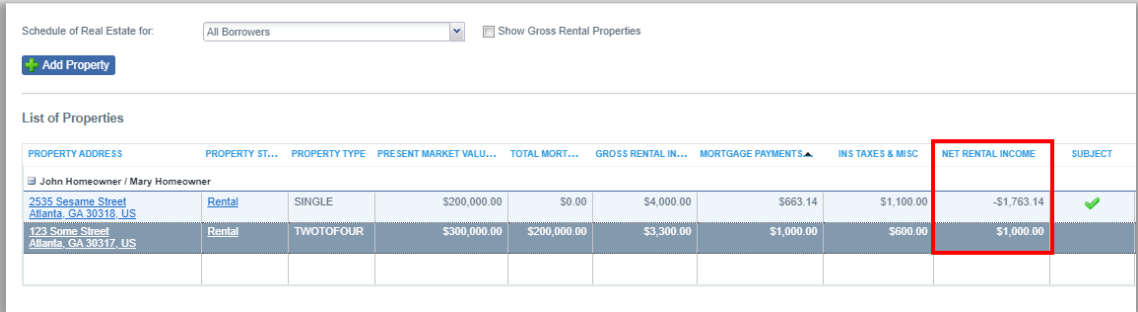
Step	Action																								
1	Go to Full Application → REO Information .																								
2	<ul style="list-style-type: none"> Ensure all properties are listed in the Schedule of Real Estate Owned. Click Add Property to enter REO that is not listed.  <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th>PROPERTY ADDRESS</th> <th>PROPERTY STAT...</th> <th>PROPERTY TYPE</th> <th>PRESENT MARKET VALU...</th> <th>TOTAL MORTGAG...</th> <th>GROSS RENTAL I...</th> </tr> </thead> <tbody> <tr> <td colspan="6">John Homeowner / Mary Homeowner</td> </tr> <tr> <td>2535 Sesame Street Atlanta, GA 30318, US</td> <td>Rental</td> <td>SINGLE</td> <td>\$200,000.00</td> <td>\$0.00</td> <td>\$0.00</td> </tr> <tr> <td>123 Some Street Atlanta, GA 30317, US</td> <td>Rental</td> <td>TWOTOFOUR</td> <td>\$300,000.00</td> <td>\$200,000.00</td> <td>\$3,300.00</td> </tr> </tbody> </table>	PROPERTY ADDRESS	PROPERTY STAT...	PROPERTY TYPE	PRESENT MARKET VALU...	TOTAL MORTGAG...	GROSS RENTAL I...	John Homeowner / Mary Homeowner						2535 Sesame Street Atlanta, GA 30318, US	Rental	SINGLE	\$200,000.00	\$0.00	\$0.00	123 Some Street Atlanta, GA 30317, US	Rental	TWOTOFOUR	\$300,000.00	\$200,000.00	\$3,300.00
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3	<p>Enter the property Address and Property Type.</p> 																								
4	<p>Select the Property Status from dropdown.</p>  <p>Note: If the Current Primary Residence is converting to an Investment property, enter as per the table below to have PATH and AUS consider the conversion calculations.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 20px;"> <thead> <tr style="background-color: #D3D3D3;"> <th>AUS</th> <th>Property Status</th> <th>Occupancy Type</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">DU</td> <td>Primary to Rental</td> <td>Primary Residence</td> </tr> <tr> <td style="text-align: center;">LP</td> <td>Rental</td> <td>Primary Residence</td> </tr> </tbody> </table>	AUS	Property Status	Occupancy Type	DU	Primary to Rental	Primary Residence	LP	Rental	Primary Residence															
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Step	Action
5	<p>Enter or update as necessary:</p> <ul style="list-style-type: none"> • Present Market Value • Occupancy Type <ul style="list-style-type: none"> – Will be Primary Residence checkbox – Use only if the Borrower does not currently occupy the subject property and is refinancing the subject as the primary residence. • Number of Units – Must be entered to complete rental income information on multi-unit rental properties. 
6	<p>Enter or update the Current Monthly Expenses as applicable.</p> <ul style="list-style-type: none"> • Place checkmark next to any housing expense already included in mortgage liability aka "Associated Liability". • Leave unchecked if the housing expenses are NOT included in the liability payment. 
7	<p>Indicate all Associated Liabilities.</p> <ul style="list-style-type: none"> • Click Choose to select from existing liabilities. • Click to associate a liability to the property. 

Note: Click New to enter an associated liability not listed.

Rental Income

Step	Action																												
1	<p>Click the Rental hyperlink under Property Status.</p>  <table border="1" data-bbox="349 497 1421 698"> <thead> <tr> <th>PROPERTY ADDRESS</th> <th>PROPERTY STATUS</th> <th>PROPERTY TYPE</th> <th>PRESENT MARKET VALU...</th> <th>TOTAL MORTGAG...</th> <th>GROSS RENTAL I...</th> <th>MORTGAGE PAY...</th> </tr> </thead> <tbody> <tr> <td colspan="7">John Homeowner / Mary Homeowner</td> </tr> <tr> <td>2535 Sesame Street Atlanta, GA 30318, US</td> <td>Rental</td> <td>SINGLE</td> <td>\$200,000.00</td> <td>\$0.00</td> <td>\$4,000.00</td> <td>\$663.14</td> </tr> <tr> <td>123 Some Street Atlanta, GA 30317, US</td> <td>Rental</td> <td>TWOTOFOUR</td> <td>\$300,000.00</td> <td>\$200,000.00</td> <td>\$0.00</td> <td>\$1,000.00</td> </tr> </tbody> </table>	PROPERTY ADDRESS	PROPERTY STATUS	PROPERTY TYPE	PRESENT MARKET VALU...	TOTAL MORTGAG...	GROSS RENTAL I...	MORTGAGE PAY...	John Homeowner / Mary Homeowner							2535 Sesame Street Atlanta, GA 30318, US	Rental	SINGLE	\$200,000.00	\$0.00	\$4,000.00	\$663.14	123 Some Street Atlanta, GA 30317, US	Rental	TWOTOFOUR	\$300,000.00	\$200,000.00	\$0.00	\$1,000.00
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2	<ul style="list-style-type: none"> The Calculate Rental Income screen will open. Select Manual.  <p>Note: The Net Rental Income per Borrower automatically populates the PITIA expense.</p>																												
3	<p>Enter the Gross Monthly Rental Income per unit.</p>  <p>Notes:</p> <ul style="list-style-type: none"> Unit 1 will be grayed out for owner occupied rental properties. Fields for individual units will open based on # of units entered on the Property Info pop up in REO Information. 																												

Step	Action																														
	<p>Net Rental Income per Borrower – P.A.T.H. will automatically populate the PITIA expense. If the Borrower is NOT using rental income to qualify, total PITIA must remain or be re-entered as negative value for Net Rental Income.</p>  <p>Update the Net Rental Income per Borrower (if required).</p> <ul style="list-style-type: none"> The amount entered as Net Rental Income per Borrower will automatically be applied to the primary Borrower (This is the value passed to AUS). <ul style="list-style-type: none"> The total amount may be allocated between multiple borrowers (if applicable). If Net Rental Income is a Loss, enter as negative value. Click Save. 																														
5	<p>Net Rental Income for all properties will display on the REO Information screen.</p>  <table border="1"> <thead> <tr> <th>PROPERTY ADDRESS</th> <th>PROPERTY ST...</th> <th>PROPERTY TYPE</th> <th>PRESENT MARKET VALU...</th> <th>TOTAL MORT...</th> <th>GROSS RENTAL IN...</th> <th>MORTGAGE PAYMENTS</th> <th>INS TAXES & MISC</th> <th>NET RENTAL INCOME</th> <th>SUBJECT</th> </tr> </thead> <tbody> <tr> <td>2535 Sesame Street Atlanta, GA 30318, US</td> <td>Rental</td> <td>SINGLE</td> <td>\$200,000.00</td> <td>\$0.00</td> <td>\$4,000.00</td> <td>\$663.14</td> <td>\$1,100.00</td> <td>-\$1,763.14</td> <td>✓</td> </tr> <tr> <td>123 Some Street Atlanta, GA 30317, US</td> <td>Rental</td> <td>TWOTOFOUR</td> <td>\$300,000.00</td> <td>\$200,000.00</td> <td>\$3,300.00</td> <td>\$1,000.00</td> <td>\$600.00</td> <td>\$1,000.00</td> <td></td> </tr> </tbody> </table>	PROPERTY ADDRESS	PROPERTY ST...	PROPERTY TYPE	PRESENT MARKET VALU...	TOTAL MORT...	GROSS RENTAL IN...	MORTGAGE PAYMENTS	INS TAXES & MISC	NET RENTAL INCOME	SUBJECT	2535 Sesame Street Atlanta, GA 30318, US	Rental	SINGLE	\$200,000.00	\$0.00	\$4,000.00	\$663.14	\$1,100.00	-\$1,763.14	✓	123 Some Street Atlanta, GA 30317, US	Rental	TWOTOFOUR	\$300,000.00	\$200,000.00	\$3,300.00	\$1,000.00	\$600.00	\$1,000.00	
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<p>Results</p>	<ul style="list-style-type: none"> Go to Full Application→Ratios. Positive and negative cash flow will display as below. <div data-bbox="321 344 1437 1102"> <p>Loan Terms</p> <p>Lien Type/Position: First Mortgage 1 Note Rate: 3.375% Qualifying Rate: 3.375% Loan Term: 360 I/O Term: 0 Base Loan Amount: \$150,000.00 Financed MI: \$0.00 Total Loan Amount: \$150,000.00 Purchase Price/Mkt. Value: \$200,000.00 Improvements: \$0.00 Appraised Value Used: \$200,000.00</p> <p>Equity Ratios</p> <p>LTV: 75.00% CLTV: 75.00% HCLTV: 75.00%</p> <p>Other Financing</p> <p>Concurrent Liens: \$0.00 Max Credit: \$0.00 Remaining Closed-End Liens: \$0.00 Remaining HELOC Balance: \$0.00 Max Credit: \$0.00</p> <p>Itemized Income</p> <table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>AMOUNT</th> <th>TYPE</th> </tr> </thead> <tbody> <tr> <td>Borrower# 1</td> <td></td> <td></td> </tr> <tr> <td>Base Employment Income</td> <td>\$15,000.00</td> <td>STATED</td> </tr> <tr> <td>Total (1)</td> <td>\$15,000.00</td> <td></td> </tr> </tbody> </table> <p>Net Rental Income: \$1,000.00</p> <p>Loan Summary</p> <p>Total Income: \$16,000.00 Present Housing Expense: \$3,000.00 Proposed Housing Expense: \$1,763.14 Other Obligations: \$2,570.14 Total Obligations: \$5,570.14</p> <p>Qualifying Ratios</p> <p>Housing Expense (FE): 18.75% Debt Ratio (BE): 34.81%</p> <p>Other Obligations</p> <table border="1"> <thead> <tr> <th>LIABILITY TYPE</th> <th>CREDITOR NAME</th> <th>ACCOUNT NUMBER</th> <th>AMOUNT</th> <th>TYPE</th> </tr> </thead> <tbody> <tr> <td>Installment Loan</td> <td>TOYOTA CREDIT</td> <td>0000000003210989098</td> <td>\$500.00</td> <td>STATED</td> </tr> <tr> <td>Installment Loan</td> <td>CHASE</td> <td>0000000000058652333</td> <td>\$257.00</td> <td>STATED</td> </tr> <tr> <td>Installment Loan</td> <td>SALLIE MAE</td> <td>0000000000950752340</td> <td>\$25.00</td> <td>STATED</td> </tr> <tr> <td>Revolving Charge Account</td> <td>UNIVERSAL VISA</td> <td>00000000006011785239</td> <td>\$25.00</td> <td>STATED</td> </tr> <tr> <td>Total (4)</td> <td></td> <td></td> <td>\$807.00</td> <td></td> </tr> </tbody> </table> <p>Negative Cash Flow(Subject Property): \$1,763.14 Other Rental Loss: \$0.00 Other REO Expenses: \$0.00 Total Other Obligations: \$2,570.14</p> </div>	DESCRIPTION	AMOUNT	TYPE	Borrower# 1			Base Employment Income	\$15,000.00	STATED	Total (1)	\$15,000.00		LIABILITY TYPE	CREDITOR NAME	ACCOUNT NUMBER	AMOUNT	TYPE	Installment Loan	TOYOTA CREDIT	0000000003210989098	\$500.00	STATED	Installment Loan	CHASE	0000000000058652333	\$257.00	STATED	Installment Loan	SALLIE MAE	0000000000950752340	\$25.00	STATED	Revolving Charge Account	UNIVERSAL VISA	00000000006011785239	\$25.00	STATED	Total (4)			\$807.00	
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