

## 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<br>(DU/LPA indicates number of years required)                                | 2025 W-2 and/or 1099 | <ul style="list-style-type: none"> <li>2025 W-2/1099, and</li> <li>2024 W-2/1099</li> </ul>                              |
| FHA/VA/USDA  | N/A                  | <ul style="list-style-type: none"> <li>2025 W-2/1099 and 2024 W-2/1099</li> </ul>  |
| Jumbo Gold, Jumbo Elite, Access, Elite Access<br>(Access/Elite Access: Full Doc & 1099 Only options) | N/A                  | <ul style="list-style-type: none"> <li>2025 W-2/1099, and</li> <li>2024 W-2/1099 and 2024 W-2/1099 transcript</li> </ul> |

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

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

## 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 <b>lowest</b> 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 <b>highest</b> 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