



CASH FLOW ANALYSIS

Self-Employed or Investor (FNMA1084)

Prepared by: Agent _____ Phone _____
Broker _____ Email _____

DATE: _____, 20_____, at _____, California

Borrower's name: _____

The following self-employed income analysis worksheet and accompanying guidelines generally apply to individuals:

- who have 25% or greater interest in a business;
- who are employed by family members;
- who are paid commissions;
- who own rental property;
- who receive variable income, have earnings reported on IRS Form 1099, or income that cannot otherwise be verified by an independent and knowable source.

Form 1040 – Individual Income Tax Return:

Year _____

Year _____

1. Total Income	_____	_____
2. Wages, salaries considered elsewhere (-)	_____	(-) _____
3. Tax-Exempt Interest Income (+)	_____	(+) _____
4. State and Local Tax Refunds (-)	_____	(-) _____
5. Nonrecurring Alimony Received (-)	_____	(-) _____
6. Negate Schedule D (Income) Loss (+/-)	_____	(+/-) _____
7. Pension and/or IRA Distributions (+)	_____	(+) _____
8. Negate Schedule E (Income) Loss (+/-)	_____	(+/-) _____
9. Nonrecurring Unemployment Compensation (-)	_____	(-) _____
10. Social Security Benefit (+)	_____	(+) _____
11. Nonrecurring Other (Income) Loss (+/-)	_____	(+/-) _____
12. Other _____	_____	_____

Form 2106 – Employee Business Expenses:

13. Total Expenses (-)	_____	(-) _____
14. Depreciation (+)	_____	(+) _____

Schedule B – Interest and Dividend Income:

15. Nonrecurring Interest Income (-)	_____	(-) _____
16. Nonrecurring Dividend Income (-)	_____	(-) _____

Schedule C – Profit or Loss from Business – Sole Proprietorship:

17. Nonrecurring Other (Income) Loss/Expenses (+/-)	_____	(+/-) _____
18. Depletion (+)	_____	(+) _____
19. Depreciation (+)	_____	(+) _____
20. Meals and Entertainment Exclusion (-)	_____	(-) _____
21. Business Use of Home (+)	_____	(+) _____
22. Amortization/Casualty Loss (+)	_____	(+) _____

Schedule D – Capital Gains and Losses:

23. Recurring Capital Gains/(Loss) (+/-)	_____	(+/-) _____
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Form 4797 – Sales of Business Property:

24. Recurring Capital Gains/(Loss) (+/-)	_____	(+/-) _____
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Form 6252 – Installment Sale Income:

25. Principal Payments Received (+)	_____	(+) _____
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Schedule E – Supplemental (Passive) Income and Loss:

26. Gross Rents and Royalties Received	(+) _____	(+) _____
27. Total Expenses Before Depreciation	(-) _____	(-) _____
28. Amortization/Casualty Loss/Nonrecurring Expenses	(+) _____	(+) _____
29. Insurance, Mortgage Interest, and Taxes included in PITI payment (Only if using the property's full PITI payment in qualifying ratios)	(+) _____	(+) _____

Schedule F – Profit or Loss from Farming:

30. Non-Tax Portion Ongoing Coop and CCC Payments	(+) _____	(+) _____
31. Nonrecurring Other (Income) Loss	(+/-) _____	(+/-) _____
32. Depreciation	(+) _____	(+) _____
33. Amortization/Casualty Loss/Depletion	(+) _____	(+) _____
34. Business Use of Home	(+) _____	(+) _____

(Consider K-1 income only if the borrower can document ownership and access to income, the business has adequate liquidity to support withdrawal, and the business has positive sales and earnings trends.)

Partnership Schedule K-1 (Form 1065):

35. Ordinary Income (Loss)	(+/-) _____	(+/-) _____
36. Net Income (Loss)	(+/-) _____	(+/-) _____
37. Guaranteed Payments to Partner	(+) _____	(+) _____

S Corporation Schedule K-1 (Form 1120s):

38. Ordinary Income (Loss)	(+/-) _____	(+/-) _____
39. Net Income (Loss)	(+/-) _____	(+/-) _____

1040 Total _____

Partnership, 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. [See **ft** Form 229-2]

Partnership – Form 1065:

Year _____ Year _____

40. Passthrough (Income) Loss from Other Partnerships	(+/-) _____	(+/-) _____
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. <i>Partnership Total</i> (line 47 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. <i>S Corporation Total</i> (line 55 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. <i>Regular Corporation Total</i> (line 68 minus line 69)	_____		_____

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	_____		_____
Net Profit	_____	X	_____ % Ownership = _____
Total Allowable Addbacks	_____	X	_____ % Ownership = _____
Year-to-Date Total	_____		_____

PART II

Form 1040 - Individual Income Tax Return:

For the year _____

- 1. Total Income _____
- 2. Wages, salaries considered elsewhere (-) _____
- 3. Tax-Exempt Interest Income (+) _____
- 4. State and Local Tax Refunds (-) _____
- 5. Nonrecurring Alimony Received (-) _____
- 6. Negate Schedule D (Income) Loss (+/-) _____
- 7. Pension and/or IRA Distributions (+) _____
- 8. Negate Schedule E (Income) Loss (+/-) _____
- 9. Nonrecurring Unemployment Compensation (-) _____
- 10. Social Security Benefit (+) _____
- 11. Nonrecurring Other (Income) Loss (+/-) _____
- 12. Other _____

Form 2106 - Employee Business Expenses:

- 13. Total Expenses (-) _____
- 14. Depreciation (+) _____

Schedule B - Interest and Dividend Income:

- 15. Nonrecurring Interest Income (-) _____
- 16. Nonrecurring Dividend Income (-) _____

Schedule C - Profit or Loss from Business - Sole Proprietorship:

- 17. Nonrecurring Other (Income) Loss/Expenses (+/-) _____
- 18. Depletion (+) _____
- 19. Depreciation (+) _____
- 20. Meals and Entertainment Exclusion (-) _____
- 21. Business Use of Home (+) _____
- 22. Amortization/Casualty Loss (+) _____

Schedule D - Capital Gains and Losses:

- 23. Recurring Capital Gains/(Loss) (+/-) _____

Form 4797 - Sales of Business Property:

- 24. Recurring Capital Gains/(Loss) (+/-) _____

Form 6252 - Installment Sale Income:

- 25. Principal Payments Received (+) _____

Schedule E - Supplemental (Passive) Income and Loss:

- 26. Gross Rents and Royalties Received (+) _____
- 27. Total Expenses Before Depreciation (-) _____
- 28. Amortization/Casualty Loss/Nonrecurring Expenses (+) _____
- 29. Insurance, Mortgage Interest, and Taxes included
in PITI payment (Only if using the property's full
PITI payment in qualifying ratios) (+) _____

Schedule F – Profit or Loss from Farming:

- 30. Non-Tax Portion Ongoing Coop and CCC Payments (+) _____
- 31. Nonrecurring Other (Income) Loss (+/-) _____
- 32. Depreciation (+) _____
- 33. Amortization/Casualty Loss/Depletion (+) _____
- 34. Business Use of Home (+) _____

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- 35. Ordinary Income (Loss) (+/-) _____
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- 37. Guaranteed Payments to Partner (+) _____

S Corporation Schedule K-1 (Form 1120s):

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- 39. Net Income (Loss) (+/-) _____

1040 Total _____

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Partnership – Form 1065:

Year _____

- 40. Passthrough (Income) Loss from Other Partnerships (+/-) _____
- 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* (line 47 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* (line 55 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. Regular corporation income (line 67 multiplied
by _____ % ownership) _____
- 69. Less: Dividends Paid to Borrower..... (-) _____
- 70. *Regular Corporation Total* (line 68 minus line 69)..... _____

Totals:

- 1040 Total _____
- Partnership, S Corporation, and Corporation totals..... (+/-) _____

Grand Total _____

PART III

For the current year _____

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					
Net Profit		X	_____ % Ownership =	_____	
Total Allowable Addbacks		X	_____ % Ownership =	_____	
Year-to-Date Total				_____	