



Planet Home Lending Quality Spotlight – January 2026

Income calculation remains one of the **top five significant defects** we see in both **pre- and post-purchase audits**. Missteps in calculating base pay, incentive income, self-employment income or rental income can lead to repurchase risk and funding delays.

To help sellers reduce these issues, we are spotlighting a tool that is already available to you: **Fannie Mae's Income Calculator**.

Why use the web-based Income Calculator?

Fannie Mae developed this tool to address some of the most common friction points in origination-paper-heavy processes, long cycle times, and inconsistent income documentation.

Using the Income Calculator can help streamline your file flow, reduce defects, and improve the borrower experience by providing a clear and consistent method for calculating qualifying income from:

- Self-employment
- Business ownership
- Rental properties

In addition, using the tool can provide **representation and warranty relief** on the income calculation for conventional loans, as outlined in the Selling Guide.

Coming Soon

Fannie Mae has announced upcoming support for:

- **Wage-earner income** (pay stubs/W-2s), including variable income such as hourly, bonus, overtime, and commission
- **Farm income**

Get started and stay audit-ready

Fannie Mae offers a full suite of resources to support adoption and training:

- [📖 Tips & Tricks](#)
- [📄 FAQs](#)

-
- [🔗 Launch the web interface](#)

We strongly recommend training processors and underwriters to use this tool, particularly on loans with variable income or manual underwriting.

As always, your Regional Sales Manager is available to assist with any questions.
