

Effective Date

Effective Desktop Underwriting (DU) version 12.1

Update:

Rental Income From ADUs Updates

Fannie Mae amended their rental income policy to allow income from an ADU to be considered towards qualifying income provided all the following requirements are met:

- The property must be a one-unit, principal residence and is limited to purchase and limited cash-out refinance transactions.
- The rental income may only be derived from one ADU even if multiple ADUs exist.
- The amount of rental income used for qualifying purposes from the ADU is limited to 30% of the borrower's total qualifying income.

All other *Selling Guide* requirements for documentation of rental income apply.

Should you have any questions, please reach out to your Account Executive or Client Manager