



# WHOLESALE ANNOUNCEMENT 2026-18

February 26, 2026  
 Freddie Mac Update

## Effective Date

Effective March 1, 2026

## Update:

### **AIM for Income Using Tax Data (Rental Income)**

Rental Income – New and revised messages will support a new policy that recognizes rental income as an eligible income type for the LPA assessment and the Freddie Mac Income Calculator.

### New Messages:

Message Code	New Message Text	Feedback Certificate, Error Page
FEI0348	Rental Income for <<SubmittedPropertyAddress>> was assessed based on Fair Rental Days of <<FairRentalDays>>. To retain income representation and warranty relief, provide documentation to support that the property was out of service due to significant repairs or renovation and confirm the repair expense is reported on the Schedule E, and/or that the property was purchased or converted to a rental property in the prior calendar year, in accordance with Section 5306.2. [<<ThirdPartyServiceProviderName>>: <<ThirdPartyReportIdentifier>>] report dated <<ThirdPartyReportDate>>.	Feedback Certificate
FEI0349	The submitted rental income/loss result for <<SubmittedPropertyAddress>> of \$<<SubmittedIncomeAmount>> is relieved of income representation and warranty for the accuracy of the income calculation and integrity of the tax data. To retain representation and warranty relief, confirm that only one rental property was reported on the Schedule E. Income assessment based on the [<<ThirdPartyServiceProviderName>>: <<ThirdPartyReportIdentifier>>] report dated <<ThirdPartyReportDate>>. Provide the Income Calculation Report and tax data.	Feedback Certificate
FEI0350	The submitted rental income/loss result for <<SubmittedPropertyAddress>> of \$<<SubmittedIncomeAmount>> is relieved of income representation and warranty for the accuracy of the income calculation. Income assessment based on tax data submitted to the Freddie Mac Income Calculator [Identification Number: <<ThirdPartyReportIdentifier>>]. Provide the Freddie Mac Income Calculator Certificate and tax data.	Feedback Certificate

### Revised Messages:

Message Code	Existing Message Text	New Message Text	Feedback Certificate, Error Page
FEI0066	Rental income being used to qualify must be documented in accordance with Chapter 5306 of the Freddie Mac Single-Family Seller/Service Guide.	Rental income being used to qualify that did not receive income representation and warranty relief must be documented in accordance with Section 5306.1.	Feedback Certificate





# WHOLESALE ANNOUNCEMENT 2026-18

February 26, 2026  
Freddie Mac Update



a Mortgage Boutique is a division of first community mortgage

<p><b>FEI0271</b></p>	<p>Unable to assess rental income on the properties below because match was not made with Schedule E data. Please reconcile submitted address with Schedule E data (Income Calculation Report #&lt;&lt;ReportID&gt;&gt; dated &lt;&lt;ReportDateTime&gt;&gt;): &lt;&lt;SubmittedPropertyAddress1&gt;&gt;, &lt;&lt;SubmittedPropertyAddress2&gt;&gt;.</p>	<p>Unable to match the below submitted addresses to a Schedule E property. Please reconcile the Schedule E data with submitted addresses [&lt;&lt;ThirdPartyServiceProviderName&gt;&gt;: &lt;&lt;ThirdPartyReportIdentifier&gt;&gt;] report dated &lt;&lt;ThirdPartyReportDate&gt;&gt;: &lt;&lt;Submitted Property Address 1&gt;&gt;, &lt;&lt;Submitted Property Address 2&gt;&gt;.</p>	<p>Feedback Certificate</p>
<p><b>FEI0272</b></p>	<p>Unable to match the below Schedule E addresses to a submitted property. Please reconcile the Schedule E data with submitted addresses and provide evidence to support omission, if applicable (Income Calculation Report #~ReportID~ dated ~ReportDateTime~): ~Schedule E Address 1~, ~Schedule E Address 2~.</p>	<p>Unable to match the below Schedule E addresses to a submitted property. Please reconcile the Schedule E data with submitted addresses and provide evidence to support omission, if applicable [&lt;&lt;ThirdPartyServiceProviderName&gt;&gt;: &lt;&lt;ThirdPartyReportIdentifier&gt;&gt;] report dated &lt;&lt;ThirdPartyReportDate&gt;&gt;: &lt;&lt;Schedule E Address 1&gt;&gt;, &lt;&lt;Schedule E Address 2&gt;&gt;.</p>	<p>Feedback Certificate</p>
<p><b>FEI0273</b></p>	<p>Unable to assess rental income on the properties below because the combination of Property Usage Type and Financed Unit Count is not eligible for assessment at this time (Income Calculation Report #~ReportID~ dated ~ReportDateTime~): ~Submitted Property Address 1~, ~Submitted Property Address 2~.</p>	<p>Unable to assess rental income on the properties below because &lt;&lt;FinancedUnitCount&gt;&gt; unit &lt;&lt;PropertyUsageType&gt;&gt; is not eligible for assessment at this time [&lt;&lt;ThirdPartyServiceProviderName&gt;&gt;: &lt;&lt;ThirdPartyReportIdentifier&gt;&gt;] report dated &lt;&lt;ThirdPartyReportDate&gt;&gt;: &lt;&lt;Submitted Property Address 1&gt;&gt;, &lt;&lt;Submitted Property Address 2&gt;&gt;.</p>	<p>Feedback Certificate</p>
<p><b>FEI0274</b></p>	<p>Unable to assess rental income on the properties below because fair rental days associated with the property were not provided (Income Calculation Report #~ReportID~ dated ~ReportDateTime~): ~Submitted Property Address 1~, ~Submitted Property Address 2~.</p>	<p>Unable to assess rental income on the properties below because fair rental days associated with the property were not provided [&lt;&lt;ThirdPartyServiceProviderName&gt;&gt;: &lt;&lt;ThirdPartyReportIdentifier&gt;&gt;] report dated &lt;&lt;ThirdPartyReportDate&gt;&gt;: &lt;&lt;Submitted Property Address 1&gt;&gt;, &lt;&lt;Submitted Property Address 2&gt;&gt;.</p>	<p>Feedback Certificate</p>
<p><b>FEI0275</b></p>	<p>The submitted rental income/loss result for ~Submitted Property Address~ of ~Final Calculation Result~ is supported by Schedule E income and submitted information (Income Calculation Report #~ReportID~ dated ~ReportDateTime~).</p>	<p>The submitted rental income/loss result for &lt;&lt;SubmittedPropertyAddress&gt;&gt; of \$&lt;&lt;SubmittedIncomeAmount&gt;&gt; is relieved of income representation and warranty for the accuracy of the income calculation. Income assessment based on the [&lt;&lt;ThirdPartyServiceProviderName&gt;&gt;: &lt;&lt;ThirdPartyReportIdentifier&gt;&gt;] report dated &lt;&lt;ThirdPartyReportDate&gt;&gt;. Provide the Income Calculation Report and tax data.</p>	<p>Feedback Certificate</p>





# WHOLESALE ANNOUNCEMENT 2026-18

February 26, 2026  
**Freddie Mac Update**

<p><b>FEI0276</b></p>	<p>The submitted rental income/loss for ~Submitted Property Address~ is not supported by Schedule E income and submitted information; however, a result of ~Final Calculation Result~ is supported based on Schedule E income of ~Schedule E Income Result~ and a submitted monthly payment amount of ~Monthly Housing Expense Amount~ (Income Calculation Report #~ReportID~ dated ~ReportDateTime~).</p>	<p>The submitted rental income/loss for &lt;&lt;SubmittedPropertyAddress&gt;&gt; is not eligible for income representation and warranty relief because the derived income/loss of \$&lt;&lt;FinalCalculationResult&gt;&gt; is insufficient based on Schedule E income/loss of \$&lt;&lt;ScheduleEIncomeResult&gt;&gt; and a submitted monthly payment amount of \$&lt;&lt;MonthlyHousingExpenseAmount&gt;&gt;. [&lt;&lt;ThirdPartyServiceProviderName&gt;&gt;: &lt;&lt;ThirdPartyReportIdentifier&gt;&gt;] report dated &lt;&lt;ThirdPartyReportDate&gt;&gt;.</p>	<p>Feedback Certificate</p>
<p><b>FEI0277</b></p>	<p>The submitted rental income/loss for ~Submitted Property Address~ is not supported by Schedule E income and submitted information; however, a result of ~Final Calculation Result~ is supported based on Schedule E income analysis (Income Calculation Report #~ReportID~ dated ~ReportDateTime~).</p>	<p>The submitted rental income/loss for &lt;&lt;SubmittedPropertyAddress&gt;&gt; is not eligible for income representation and warranty relief because the derived income/loss of \$&lt;&lt;FinalCalculationResult&gt;&gt; is insufficient based on the Schedule E income/loss of \$&lt;&lt;ScheduleEIncomeResult&gt;&gt;. [&lt;&lt;ThirdPartyServiceProviderName&gt;&gt;: &lt;&lt;ThirdPartyReportIdentifier&gt;&gt;] report dated &lt;&lt;ThirdPartyReportDate&gt;&gt;.</p>	<p>Feedback Certificate</p>

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

