



WHOLESALE ANNOUNCEMENT 2026-79

September 16, 2026

Fannie Mae Update

Effective Date

Effective immediately

Update:

Rental income

- Rental income policy has become increasingly complex. Previous policy provided comprehensive guidance on using rental income for qualifying purposes, but lenders reported it was difficult to navigate and apply consistently to more specific rental income scenarios. Fannie Mae has revised the rental income policy to simplify its overall structure, improve clarity, address policy gaps, and better align policy with real-world execution. Key policy updates include:
 - new requirements for the use of short-term rental income, including alternative documentation options and conservative qualifying income treatment;
 - standardized requirements for investment properties purchased within 45 days of the subject property to improve consistency in rental income determination;
 - a new framework for departing residences that relies on market-supported rents, reserve requirements, and PITIA offset limitations rather than lease agreements; and
 - strengthened lease agreement standards through minimum lease term requirements, enhanced validation requirements, and restrictions on non-arm's-length lease arrangements.

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