



2019 Schedule E Income Worksheet for Non-Owner Occupied Properties

INVESTMENT PROPERTY – Non Owner Occupied Property

Most Recent Year _____

Prior Year _____

Property Address: _____

1. GROSS RENT RECEIVED	Line 3 (applicable column)	_____		_____
2. TOTAL EXPENSES	Line 20	(_____)	2	(_____)
3. DEPRECIATION EXPENSE	Line 18	_____	3	_____
4. AMORTIZATION/CASUALTY LOSS/ONE-TIME EXPENSES	Line 19 (as itemized), Line 14 (if applicable)	_____	4	_____
5. INSURANCE ★	Line 9	_____	5	_____
6. MORTGAGE INTEREST	Line 12	_____	6	_____
7. TAXES ★	Line 16	_____	7	_____
8. TOTAL ADJUSTED GROSS	Total lines 1 thru 7 (above)	_____	8	_____
9. TOTAL ADJUSTED GROSS INCOME (LOSS) BOTH YEARS	Add Totals (both columns) line 8 (above)	_____		_____
10. # OF MONTHS RENTAL INCOME & EXPENSES REVIEWED	Months of information in tax returns	_____		_____
11. SUBTOTAL AVERAGE INCOME (LOSS) FOR THIS PROPERTY	Divide line 9 by line 10 (above)	_____		_____
12. SUBTRACT FULL PITI PAYMENTS FOR THIS PROPERTY	From Credit Report, Mortgage Stmt or Equivalent	(_____)		_____
13. AVERAGE MONTHLY INCOME (LOSS) FOR THIS PROPERTY	Subtract line 12 from line 11 (above)	_____		_____ ▲

★ Add back insurance & taxes to expenses ONLY if you are certain they are included in the monthly payment from the credit report or mortgage statement

◆ Assume 12 months of rental income/expenses for each tax year, unless other documentation (i.e. Closing Disclosure) proving date of property acquisition has been provided

▲ If the Average Monthly Figure is Positive, include it in the borrower's monthly qualifying income. If the Average Monthly Figure is Negative, include it in the borrower's monthly obligations