Operating Income Statement

One- to Four-Family Investment Property and Two- to Four-Family Owner-Occupied Property

		,					,				
Property Address		0.						Other	Obsta	71- 6	No. de
General Instruction	ne: This for		reet	ointly by the lean ann	licant th	a appraisor, and th	o londor!	City	State	Zip C	ode
complete the follow	wing schedu	le indicat	ing each ur	ointly by the loan app nit's rental status, leas ne rent for an "unfurni	e expirat	on date, current re					
		urrently Rented		Expiration Date		Current Rent Per Month		Market Rent Per Month	Utility Expense	Paid By Owner	Paid By Tenant
Unit No. 1	Yes	No _	\Box $_$		\$		\$		Electricity		
Unit No. 2	Yes	No _	ш		\$		\$		Gas		
Unit No. 3	Yes	No _	Ц _		_ \$		\$		Fuel Oil		
Unit No. 4	Yes	No _	Ш —		_ \$ \$		\$ \$		Fuel (Other)		
Total					Φ		Φ		Water/Sewer Trash Removal	Н	H
the past two years (f previous operating s applicant's figures (e provide to the apprai financing, and/or am projections. The und projections. The und appear unreasonable annual expense item	for new prop statements the e.g. Applicar iser the afore by other releved derwriter should derwriter should be for the mar on Income should asset the in Income should asset the in Income should asset the statement of the mare of the mare should asset the should asset the in Income should asset the statement of the should asset the in Income should asset the statement of the should asset the statement of the statement of the should asset the statement of the should asset the should asset the statement of the should asset the sho	erties the ne applica nt/Apprais emention ant informuld carefi ould make ket. (Rea nould be b	ant provides ant provides ser 288/30/ ed operating mation as to ully review e any final a d estate tax pased on th	expense projections a s projected income and s must then be sent to 0). If the appraiser is g statements, mortgan the income and expet the applicant s/apprai dijustments that are n es and insurance on t e current rents, but sh harket rents should be	d expense the appropriate the	es must be provid aiser for review, co o complete the for nce premium, HOA he subject propert jections and the ap to more accuratel as of properties are	ed). This comment, m instea dues, le y receive praiser's y reflect a	s Operating Incom and/or adjustmer d of the applicant, easehold payments ed from the applica s comments conce any income or exp d in PITI and not c	e Statement and any its next to the the lender must s, subordinate int to substantiate the erning those iense items that alculated as an		
Annual Income an	nd Expense	Project	ion for Ne	xt 12 months						Adjustmei	ata by
Income (Do not inclu	ude income	for owne	r-occupied	units)				By Appli	cant/Appraiser	Lender's Und	
Gross Annual Rental	I (from unit(s	s) to be re	ented)				\$			\$	
Other Income (include	de sources)						+_			+	
Total Less Vacancy/Rent I	Loop						\$		(%)	\$	(%)
Effective Gross Inco							\$		(/6)	\$	(%)
							-			· 	
Expenses (Do not in	nclude expen	ses for o	wner-occu	pied units)							
Electricity							_				
Gas							_				
Fuel Oil Fuel				(Type -			, –				
Water/Sewer				(Type			′ –				
Trash Removal											
Pest Control											
Other Taxes or Licen	nses						_				
Casual Labor							_				
			-	, snow removal, etc., or such services.	even						
Interior Paint/Decora	ating										
This includes the	he costs of c	contract l	abor and m	aterials that are requir	ed to						
maintain the int		living un	it.								
General Repairs/Mai				aterials that are requir			_				
				mechanical systems,	eu to						
grounds, etc.	abiio 00:11d0	. 0, 0	ayo, 100.0,	moonamour oyotomo,							
Management Expens	ses										
	-		•	sional management							
company would	ld charge to i	manage t	he property								
Supplies This includes the	he costs of it	tems like	light bulbs	janitorial supplies, et	c.		_				
Total Replacement R	Reserves - Se	ee Sched	ule on Pa. 2	2							
Miscellaneous											
							_				
							_				
							_				
Total Operating Exp	enses						\$			\$	
Freddie Mac					This F	orm Must Be Rep	roduced	By Seller		Fanr	nie Mae

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dequate replacement rese		_							-		
rare customary in the loc remaining life of more tha c should be expensed o	an one year	- such as refrigerato									
quipment		Replacement Cost			naining Life				By Applicant/ Appraiser	Ac	Lender Ijustments
Stoves/Ranges	@	\$	ea.		Yrs. x		Unit	:s =	\$	\$	
Refrigerators	@	\$	— ea.	÷ —	Yrs. x			:s =	\$	\$	
Dishwashers	@	\$	ea.	÷ —	Yrs. x		Unit		\$	\$	
/C Units	@	\$	ea.	÷ -	Yrs. x			:s =	\$	\$	
. Washer/Dryers	@	\$	ea.	+	Yrs. x		Unit	s =	\$	\$	
W Heaters	@	\$	ea.	÷ _	Yrs. x		Unit	s =	\$	\$	
urnace(s)	@	\$	ea.	÷	Yrs. x		Unit	s =	\$	\$	
Other)	@	\$	ea.	+ _	Yrs. x		Unit	s =	\$	\$	
oof	@	\$		÷	Yrs. x 0	One Bldg. =			\$	\$	
arpeting (Wall to Wall)						Remainir Life	ng				
Units)	To	otal Sq. Yds. @	\$		Per Sq. Yd.	÷	Yrs. =		\$	\$	
Public Areas)		otal Sq. Yds. @	\$		Per Sq. Yd.	÷	Yrs. =		\$	\$	
·		-			•		-				
otal Replacement Reserv	ves. (Enter	on Pg. 1)							\$	\$	
perating Income Reco	onciliation										
\$	aa la	\$	T-4.15	navati		= \$	Oncort	·	÷ 12 =	\$	evetion to
Effective Gros	ss income		ı otal O	perating Ex	penses	_	Operating Inc	ome		Monthly Op	erating Income
Monthly Operat	tina Incomo	\$	Monthly	/ Housing E	vnense	= \$	Net Cash F	ow			
		hold payments, and	subordir	nate financ	age, hazard insu cing payments.)	rance premium	ns, real estate	taxes,	mortgage		
Inderwriter's instructions t	for 2-4 Fam	ily Owner-Occupied	Propertie	nate finances es s "Net Ren	sing payments.) atal Income" in th	e "Gross Montt	nly Income" se	ection	of		
Jnderwriter's instructions t If Monthly Operations freddie Mac Form liability for qualific	for 2-4 Fam ing Income n 65/Fannie cation purpo	ily Owner-Occupied is a positive number Mae Form 1003. If I	Propertienr, enter as	es "Net Ren Operating	cing payments.) atal Income" in th Income is a nega	e "Gross Montl ttive number, it	nly Income" se must be inclu	ection ded as	of c a		
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 Fannie Mae

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Underwriter Signature

Date

Underwriter Name

SINGLE FAMILY COMPARABLE RENT SCHEDULE

File #

This form is intended to provide the appraiser with a familiar format to estimate the market rent of the subject property. Adjustments should be made only for items of significant difference between the comparables and the subject property.

ITEM	SUBJECT	COMPARABLE N	NO. 1	COMPARAI	BLE NO. 2	COMPARABLE N	10. 3		
Address tester									
Proximity to Subject									
Date Lease Begins Date Lease Expires									
Monthy Rental	If Currently Rented: \$	\$		\$		\$			
Less: Utilities Furniture	\$	\$		\$		\$			
Adjusted Monthly Rent	\$	\$		\$		\$			
Data Source									
RENT ADJUSTMENTS Rent Concessions	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(–)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.		
Location/View									
Design and Appeal									
Age/Condition					1				
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Bat	ths	Total Bdrms Baths			
Room Count		1 1				1 1			
Gross Living Area	Sq. Ft.	Sq. Ft.	 	Sq.	. Ft.	Sq. Ft.			
Other (e.g., basement, etc.)									
Other:					1				
Net Adj. (total)		+ - \$		+ -		+ - \$			
Indicated Monthly		Net %		Net %		Net %			
Market Rent	la distribution the second of	Gross % \$			\$	Gross % \$			
Comments on market data, including the range of rents for single family properties, an estimate of vacancy for single family rental properties, the general trend of rents and vacancy, and support for the above adjustments. (Rent concessions should be adjusted to the market, not to the subject property.)									
Final Reconciliation of Market Rent:									
I (WE) ESTIMATE THE MONTHLY MARKET RENT OF THE SUBJECT AS OF									
Appraiser(s) SIGNAT NAME	URE				GNATURE ME				
Date Property Inspect	ed	Report Signed	[Date Property Inspected	d	Report Signed			
License or Certification		Sta		icense or Certification		_	ate		
Expiration Date of Lice	ense or Certification			Expiration Date of Licen	nse or Certification				
	_		F	Review Appraiser	Did Did Not	Inspect Subject Property			