



USDA Matrix

Revised 5/3/2022

Rental Income

Repayment Income

- Rents received for 24 months or more: 1) positive net rental income received may be included in the repayment income. 2) Negative net rental income is treated as a recurring liability in the debt ratios 3) Corresponding mortgage liabilities may be omitted from the debt ratios
- Rents received less than 24 months: 1) No rental income may be included for repayment purposes 2) corresponding mortgage liabilities MUST be included in the debt ratios

Annual Income

- Include positive net rental income that will be received in the ensuing 12 months
- Negative net rental income is counted as zero in the annual income calculation