



For Arch MI and Arch MI For Credit Unions

Income Fundamentals 201 The Components of Paystubs and W-2s

an INCOME ANALYSIS course





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Objectives



Documentation Requirements.

Components of Paystubs.

- Required information.
- Pay frequencies and formulas.

Components of W-2s.







Documentation Requirements



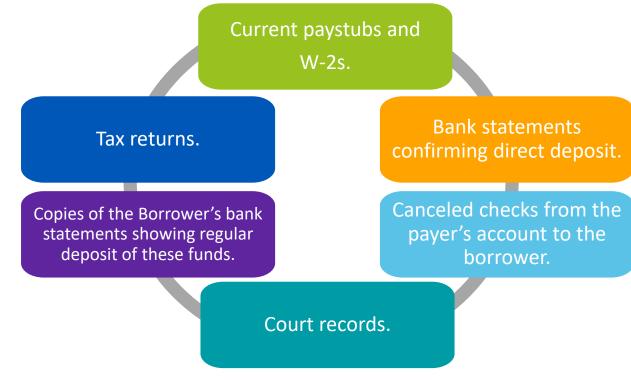


Documentation Requirements for Current Receipt of Income



- Income documentation must support:
 - History of receipt.
 - Amount.
 - Frequency.
 - Duration.
- Documentation supporting income must generally be dated within four months of closing date.

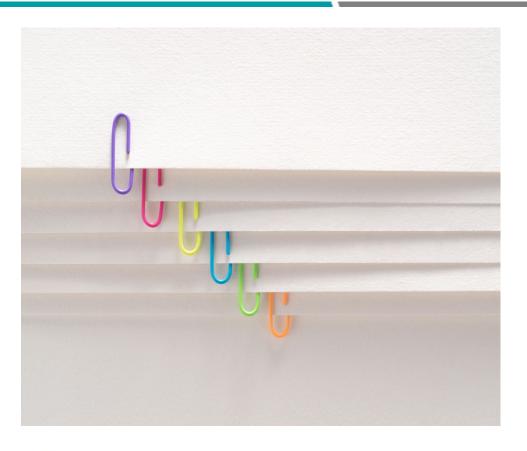
Current receipt may be documented by various means, depending on the income type. Examples include, but are not limited to:





Income Documentation





- The type of documentation required depends on the nature of the income.
- Be sure to check your AUS Findings and Feedback as well as your Investor Guidelines and Agency Guidelines.



Employed Borrower Documentation with Automated Underwriting



 Validate base salary, per your Automated Underwriting System (AUS).

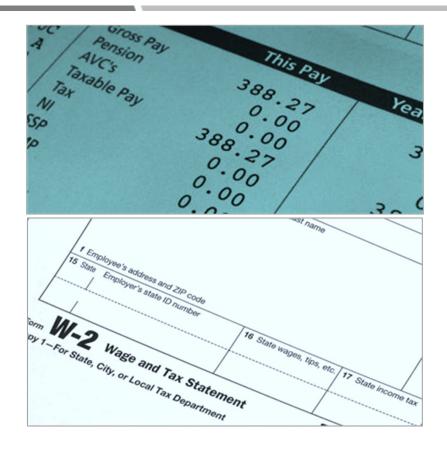


As least one paystub with 30 days of year-to-date earnings.

— OR —



One or two years of W-2s.





Employed Borrower Documentation Non-Conforming or Non-AUS



Non-conforming (jumbo) loans or non-AUS loans normally require "full" income documentation.

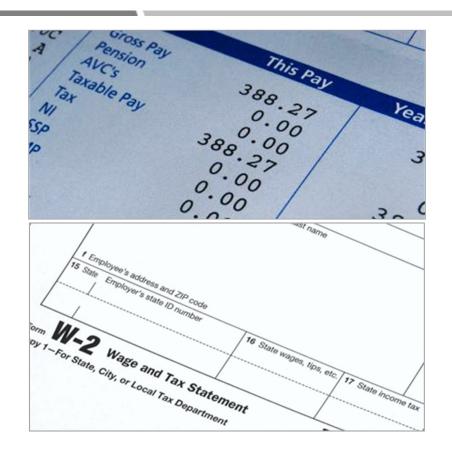


At least two consecutive paystubs.

- AND -



Two years of W-2s.

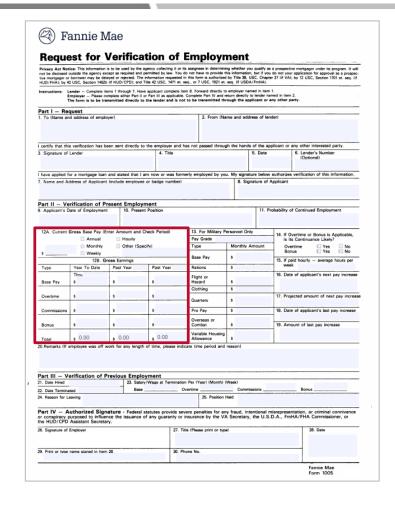




Employed Borrower Documentation — Other



- Written verification of employment (WVOE) can be used to verify salaried borrower income.
- WVOE or third-party verification (e.g., The Work Number) showing a breakdown of various income sources, is required for borrowers with variable income.

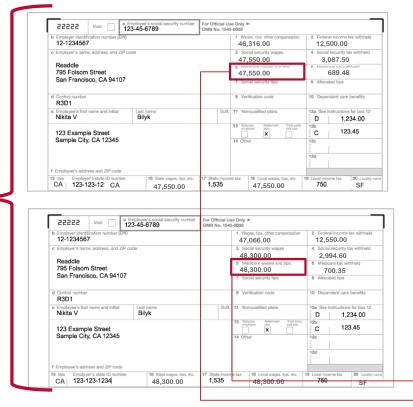




Breakdown of Variable Income Example



W-2s show total.



WVOEs show breakdown AND total.

	est for \							_
not be disclosed tive mortgagor of	outside the agency exc	ept as required and pe yed or rejected. The in	rmitted by law. You do formation requested in	not have to provide the this form is authorized	is information, but by Title 38, USC, I	if you do not yo Chapter 37 (if Vi	tive mortgagor under its program. It will but application for approval as a prospec- Al; by 12 USC, Section 1701 et. seq. lif	
	Lender — Complete ite Employer — Please co The form is to be tran	mplete either Part II or	Part III as applicable, (Complete Part IV and re	sturn directly to lens	der named in ite	m 2. party.	
Part I — Re								
. To (Name a	ind address of employ	yer)		2. From (Na	me and address	of lender)		
	som Street			Your N	lortgage Co	ompany		
-San Francerury that the	ncisco, CA 94	l107 en sent directly to t	me employer and ha	is not passed throug	h the hands of the	he applicant o	r any other interested party.	
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Knowledge Check One



Is the following True or False?

■ The income documentation must support the history of receipt, if applicable, and the amount, frequency and duration of the income.



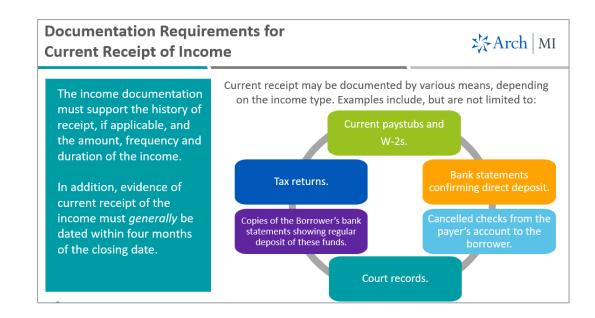


Check Your Understanding One



The correct answer is *True*.

- The income documentation must support the history of receipt of the income, if applicable, as well as the amount, frequency and duration of the income.
- In addition, evidence of current receipt of the income must generally be dated within four months of the closing date.







Components of Paystubs and W-2s





Paystub Components

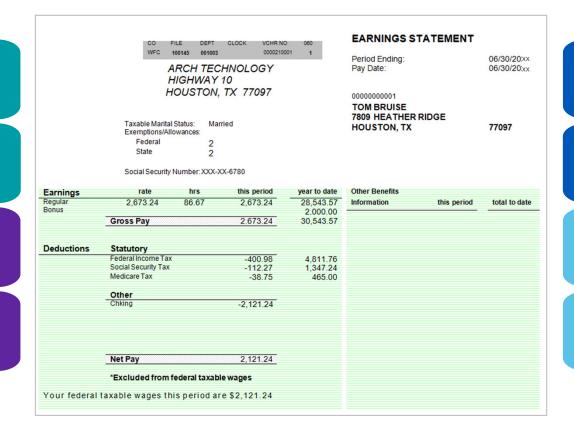


Borrower Identification

Employer Identification

Year-To-Date Earnings

Pay Rate



Pay Frequency

Deductions

Period Ending Date

Pay Date



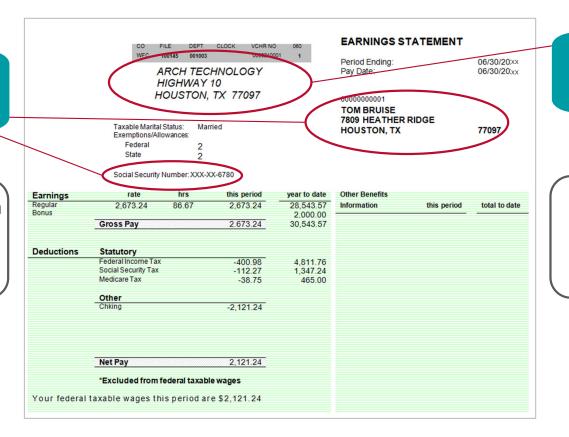
Paystub Components — Borrower Identification





Identifies to whom the paystub belongs.

Identification may not always be the borrower's name.



Employer Identification

Identifies the employer.

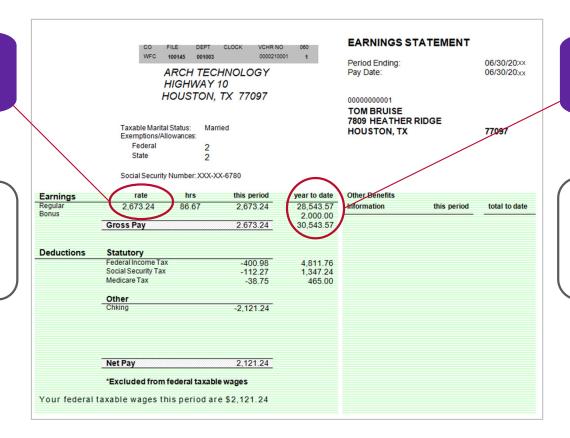


Paystub Components — Borrower Wages



Pay Rate

Identifies the borrower's base pay rate.



Year-To-Date Earnings

Identifies all year-to-date earnings. There is a total.

Each pay type is separate; then total for all types.



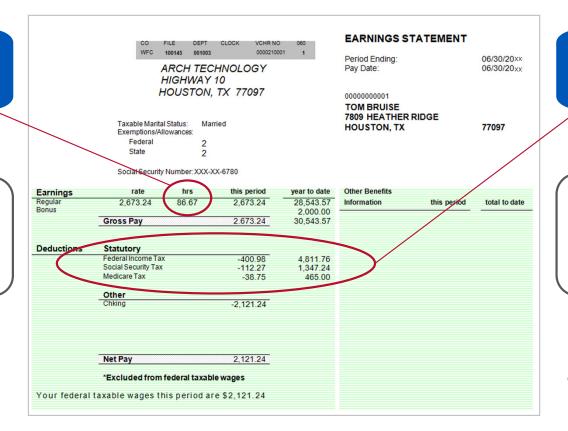
Paystub Components — Pay Cycle



Pay Frequency

Identifies the pay cycle or frequency of the pay.

Sometimes, two paystubs are required.



Deductions

Identifies payroll deductions.

Check for accuracy. Look for garnishments.



Pay Cycle/Frequencies — Things to Look For

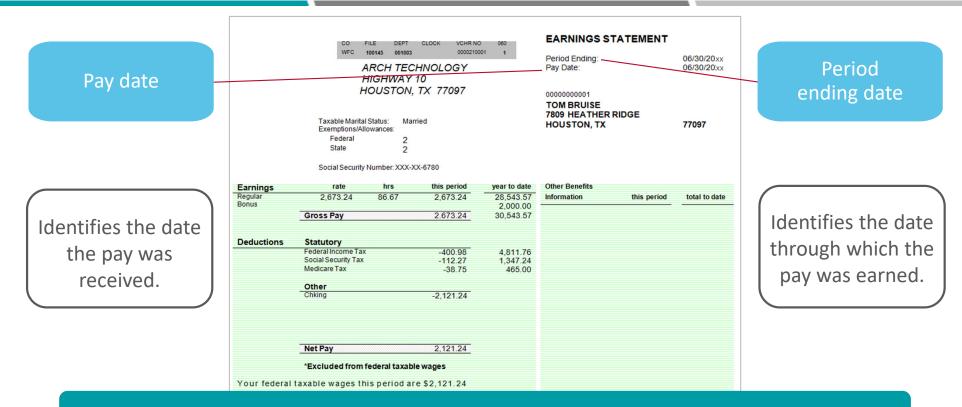


Pay Cycle/Frequency	Things to Look For
Hourly	 Determine average number of hours worked.
Weekly	Typical 40-hour paycheck = one week.
Biweekly	Typical 80-hour paycheck = two weeks.Pay date is often Friday.
Semimonthly	Typical paycheck is 86.67 hours.Pay date is often the 15th and 30th/31st.
Monthly	Period covered is one month.



Paystub Components — Pay Date, Period Ending Date





Period Ending date is the date used for income calculation.



Pay Cycle/Frequency and Formulas



Pay Cycle/Frequency	Formula
Hourly	Hourly Rate x Average Weekly Hours x 52/12.
Weekly	Weekly Rate x 52/12.
Biweekly	Biweekly Rate x 26/12.
Semimonthly	Semimonthly Rate x 2 or Semimonthly Rate x 24/12.
Monthly	Monthly Rate.



Frequency Example



\$5,000

Weekly Rate

5,000 x 4 weeks per month = \$20,000/month



U.S. Bureau of Labor Statistics — Fun Facts



Table 1. Frequency of pay period in the CES survey, February 2023

Length of pay period	Percentage
Weekly	27.0
Biweekly	43.0
Semimonthly	19.8
Monthly	10.3
Source: U.S. Bureau of Labor Statistics, Current Employment Statistics survey.	

Table 2. Frequency of pay periods by size class in the CES survey, February 2023

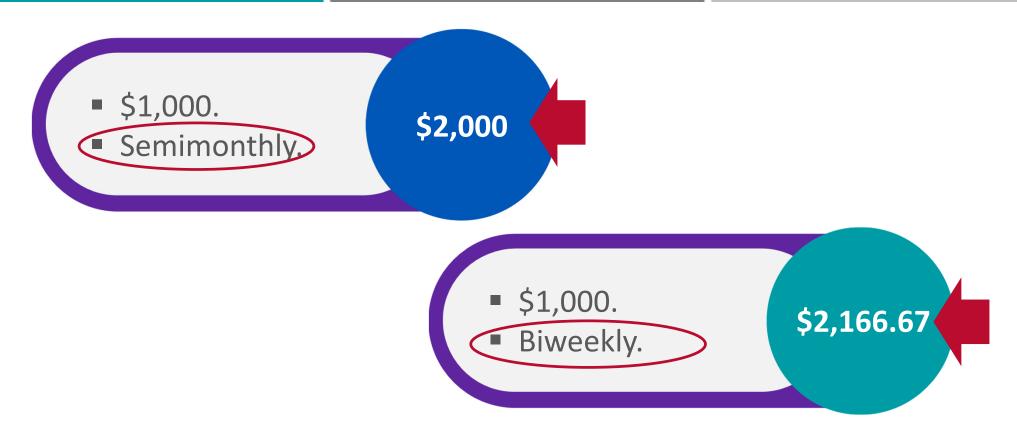
Size	Weekly	Biweekly	Semimonthly	Monthly
1-9	24.1%	39.0%	22.5%	14.5%
10-19	34.0	46.5	15.9	3.7
20-49	32.8	51.1	14.7	1.4
50-99	31.6	54.0	13.4	1.0
100-249	27.3	59.4	12.5	0.7
250-499	24.7	63.4	11.4	0.5
500-999	25.4	63.8	10.1	0.7
1,000+	26.3	66.6	5.6	1.5

Source: U.S. Bureau of Labor Statistics, Current Employment Statistics survey.



Pay Cycle/Frequency — Semimonthly, Biweekly Example One

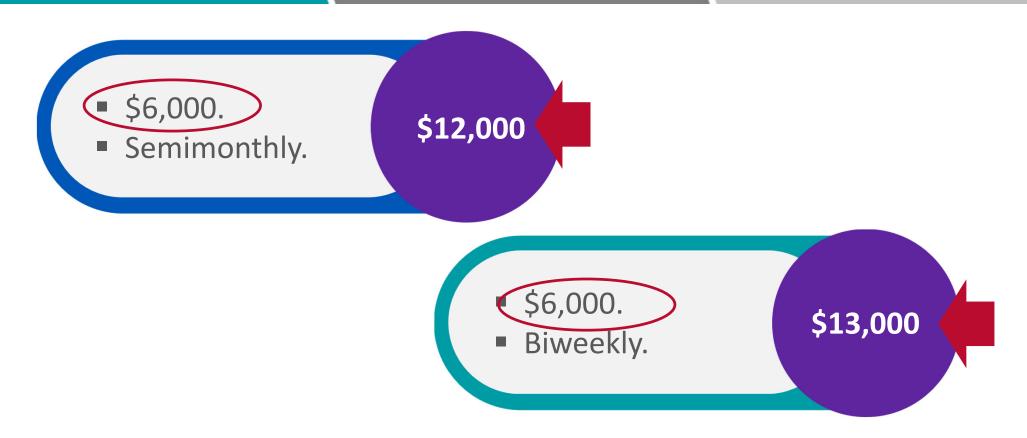






Pay Cycle/Frequency — Semimonthly, Biweekly Example Two



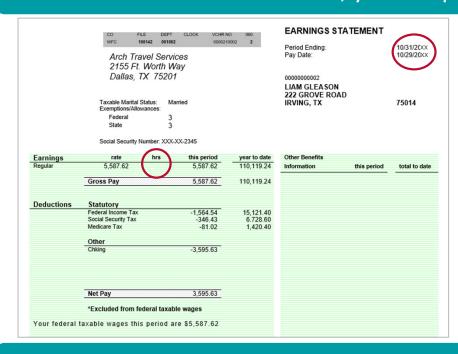




Paystub Example — No Frequency Indicated



Sometimes, you can piece it together.



October 20XX

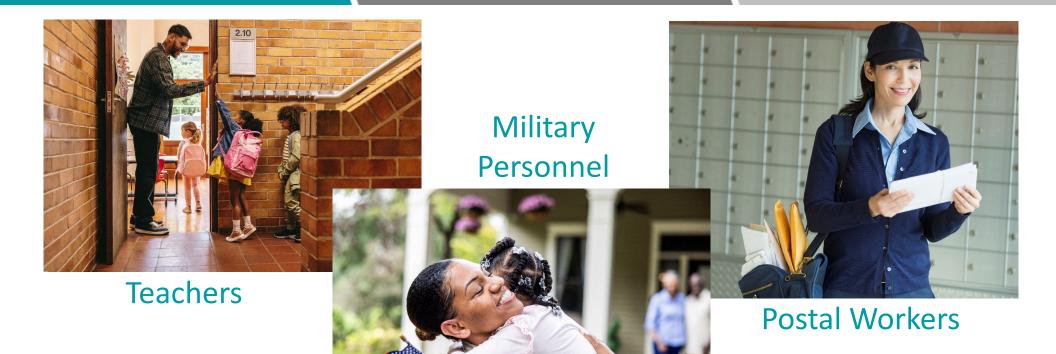
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2
4	5	6	7	8	9
11	12	13	14	15	16
18	19	20	21	22	23
25	26	27	28	29	30
	11 18	4 5 11 12 18 19	4 5 6 11 12 13 18 19 20	4 5 6 7 11 12 13 14 18 19 20 21	1 1 4 5 6 7 8 11 12 13 14 15 18 19 20 21 22

At other times, you may need two consecutive paystubs.



Paystubs with Unique Considerations







Teachers



 Many teachers are paid biweekly on a 10-month schedule instead of a 12-month schedule.

 Teacher income must be annualized and divided out.



IMPORTANT!

You must determine the actual number of pay periods before calculating the income.



Pay Cycle/Frequency — Teacher Example



- **\$2,600**.
- Biweekly.

\$5,633.33

 $$2,600 \times 26 = $67,600$

\$2,600 x 20 = \$52,000

- **\$2,600**.
- Biweekly (20 pay periods)

\$4,333.33



United States Postal Service (USPS) — Earnings Statement



Borrower
Identification:
Name and Social
Security Number.

Pay Rate: Annual or Hourly.

Pay Frequency: Biweekly.

Pay Period: Pay number followed by year.

EXHIBIT PURPOSES ONLY 98765432109876543210 123-45-6789 03-XX XX PAYLOC FINANCE NO. SOCIAL SECURITY NO. PAY PERIOD SERIAL NUMBER DETAIL EARNINGS GROSS TO NE LEAVE STATUS WK RSC/LEW RATE CODE YEAR-TO-DATE ANNUAL LEAVE 2 0 01 44042 677 57 6169 58 ~ 134 W 32 00 FROM PREV YR 0 01 8 84 280 77 FED TAXSO1 1094 06 THIS YR 0 01 134 W 24 00 508 18 ST TAXVA801 70 15 210 25 2 69 85 44 RETHRE 118 57 355 71 USED MEDICARE 28 44 85 | 33 THIS PP INSZI 33 80 BALANCE LOT FROM PREV YR TSP \$ CARRIED THIS YR TSPLE USED 38 | 46 FSAHC THIS PP C005 BALANCE LEAVE WITHOUT PAY HP105 60 14 CUMULATIVE 40 84 USPS RETIREMENT 1208.76 NT BK NET PAY

USPS Earnings Statement

For information about earnings and deductions abbreviations, go to https://local333.org/paystubs.htm.

Source: postalemployeenetwork.com

Employer
Identification: USPS
(United States Postal
Service).

Year-To-Date Earnings.

Deductions.

Period Ending Date: See USPS Chart (next slide).



USPS 2023 Pay Dates and Leave Year



2023 Pay **Period Inclusive Dates**

Pay Period	Week One	Week Two	Pay Date	Holidays
01	12-17 to 12-23	12-24 to 12-30	01-06	12-25
02	12-31 to 01-06	01-07 to 01-13	01-20	01-01
03	01-14 to 01-20	01-21 to 01-27	02-03	01-16
04	01-28 to 02-03	02-04 to 02-10	02-17	
05	02-11 to 02-17	02-18 to 02-24	03-03	02-20
06	02-25 to 03-03	03-04 to 03-10	03-17	
07	03-11 to 03-17	03-18 to 03-24	03-31	
08	03-25 to 03-31	04-01 to 04-07	04-14	
09	04-08 to 04-14	04-15 to 04-21	04-28	
10	04-22 to 04-28	04-29 to 05-05	05-12	
11	05-06 to 05-12	05-13 to 05-19	05-26	
12	05-20 to 05-26	05-27 to 06-02	06-09	05-29
13	06-03 to 06-09	06-10 to 06-16	06-23	
14	06-17 to 06-23	06-24 to 06-30	07-07	06-19
15	07-01 to 07-07	07-08 to 07-14	07-21	07-04
16	07-15 to 07-21	07-22 to 07-28	08-04	
17	07-29 to 08-04	08-05 to 08-11	08-18	
18	08-12 to 08-18	08-19 to 08-25	09-01	
19	08-26 to 09-01	09-02 to 09-08	09-15	09-04
20	09-09 to 09-15	09-16 to 09-22	09-29	
21	09-23 to 09-29	09-30 to 10-06	10-13	
22	10-07 to 10-13	10-14 to 10-20	10-27	10-09
23	10-21 to 10-27	10-28 to 11-03	11-10	
24	11-04 to 11-10	11-11 to 11-17	11-24	11-11
25	11-18 to 11-24	11-25 to 12-01	12-08	11-23
26	12-02 to 12-08	12-09 to 12-15	12-22	

2024 Pay **Periods** Begin

Source: https://about.usps.com/postal-bulletin/2022/pb22613/html/info 003.htm

Pay Period	Week One	Week Two	Pay Date	Holidays
01	12-16 to 12-22	12-23 to 12-29	01-05	12-25
02	12-30 to 01-05	01-06 to 01-12	01-19	01-01

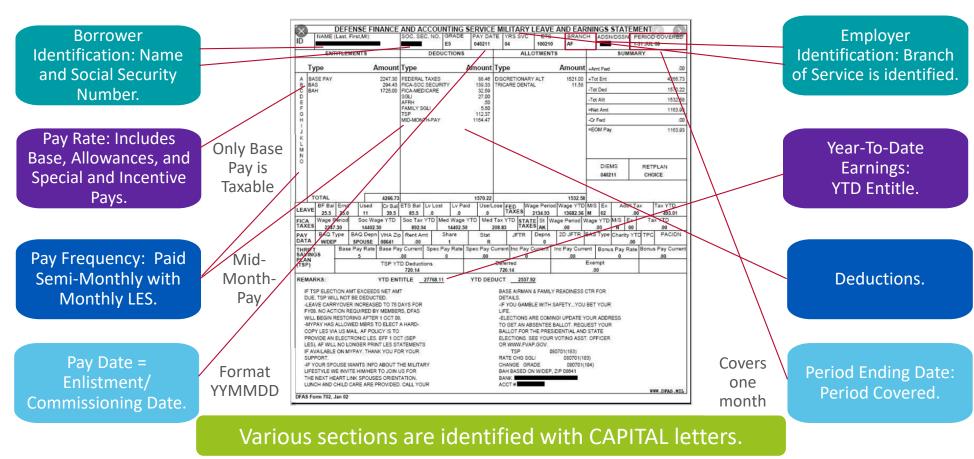
Example on Previous Slide

- Third pay period of 2023.
- Period ending date of 01/27/23.
- Pay date of 02/03/23.



Leave and Earnings Statement (LES) — Military



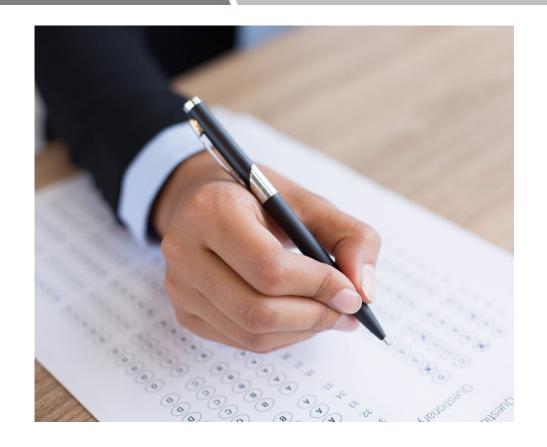


Knowledge Check Two



When calculating qualifying income, which date is more significant?

- 1. Period Ending Date.
- 2. Pay Date.
- 3. They have equal importance.



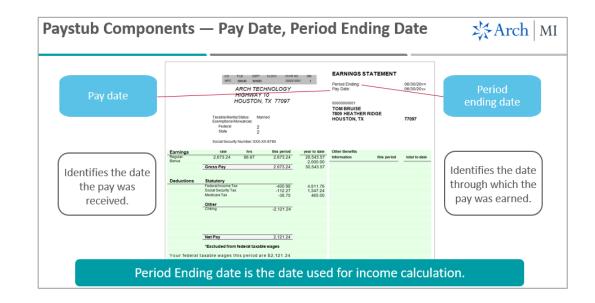


Check Your Understanding Two



The correct answer is 1. Period Ending Date.

■ This is the date through which the borrower has EARNED their income. Pay date is simply the date they receive the pay.





W-2 Components



Lettered boxes include all identifying information.

Employer identification number (EIN)		OMB No. 1545	1 wages, tips, other compensa	return, a negligence penalty or other sanction if this income is taxable and you fail to report in ation 2 Federal income tax withheld
Employer radiamoutor names (Em)			Tragos, upo, outor componer	2 rodotal moonio tax manolo
Employer's name, address, and ZIP code		Y	3 Social security wages	4 Social security tax withheld
			5 Medicare wages and tips	6 Medicare tax withheld
			7 Social security tips	8 Allocated tips
Control number			9	10 Dependent care benefits
Employee's first name and initial La	st name	Suñ.	11 Nonqualified plans 13 Statutory employee Plan sick 14 Other	12a See instructions for box 12 dispary 12b 12c 12c 12d 12d
Employee's address and ZIP code				G a a
State Employer's state ID number	16 State wages, tips, etc.	17 State incom	ne tax 18 Local wages, tips,	, etc. 19 Local income tax 20 Locality na

Numbered boxes record the taxpayer's financial information.



Employer Identification Number (EIN)



Format = Nine digits with a dash between the second and third digits.

Campus	Code
Andover	10, 12
Atlanta	60, 67
Austin	50, 53
Brookhaven	01,02,03,04,05,06,11,13,14,16,21,22,23,25,34,51,52,54,55,56,57,58,59,65
Cincinnati	30, 32, 35, 36, 37, 38, 61
Fresno	15, 24
Kansas City	40, 44
Memphis	94, 95
Ogden	80, 90
Philadelphia	33, 39, 41, 42, 43, 48, 62, 63, 64, 66, 68, 71, 72, 73, 74, 75, 76, 77, 82, 83, 84, 85, 86, 87, 88, 91, 92, 93, 98, 99
Internet	20, 26, 27, 45, 46, 47, 81
Small Business Administration (SBA)	31





Payroll Deductions



Deductions



- FICA tax.
- Federal income tax.
- State and local income taxes.

Mandatory

Voluntary

- Health insurance premiums.
- Retirement plans.
- Life insurance premiums.
- Job-related expenses.

- Garnishments.
- Child support.
- Alimony/spousal support.

For Unpaid Debt or Obligations



State Income Tax



Nine states do not have income tax:

- 1. Alaska.
- 2. Florida.
- 3. Nevada.
- 4. New Hampshire.
- 5. South Dakota.
- 6. Tennessee.
- 7. Texas.
- 8. Washington.
- 9. Wyoming.





OASDI Deductions



OASDI

Old-Age, Survivors, and Disability Insurance Program

- More commonly known as Social Security.
- FICA (Federal Insurance Contributions Act) payroll taxes fund this program.

HI Hospital Insurance

- More commonly known as **Medicare**.
- FICA (Federal Insurance Contributions Act)
 payroll taxes fund this program.



Individual FICA Rates and Maximums — OASDI (Social Security)





Employee and employer contribute the same amount to the OASDI program.



Individual FICA Rates and Maximums — Medicare Hospital Insurance



Medicare Hospital

Insurance tax rate for self-employment income = 2.970.

Medicare

1.45% Tax Rate

No limit on taxable earnings.

An additional 0.9% Medicare Tax applies to earnings over \$200,000 (single filers), \$250,000 (joint filers).

Total FICA Deductions for Social Security and Medicare = 7.65%.

Employee and employer contribute the same amount for Medicare



Social Security Wage Base



Contribution and benefit bases, 1937-2024

Year	Amount	Year	Amount	Year	Amount	
1937-50	\$3,000	1986	\$42,000	2006	\$94,200	
1951-54	3,600	1987	43,800	2007	97,500	
1955-58	4,200	1988	45,000	2008	102,000	
1959-65	4,800	1989	48,000	2009	106,800	
1966-67	6,600	1990	51,300	2010	106,800	
1968-71	7,800	1991	53,400	2011	106,800	
1972	9,000	1992	55,500	2012	110,100	
1973	10,800	1993	57,600	2013	113,700	
1974	13,200	1994	60,600	2014	117,000	
1975	14,100	1995	61,200	2015	118,500	
1976	15,300	1996	62,700	2016	118,500	
1977	16,500	1997	65,400	2017	127,200	
1978	17,700	1998	68,400	2018	128,400	
1979	22,900	1999	72,600	2019	132,900	
1980	25,900	2000	76,200	2020	137,700	
1981	29,700	2001	80,400	2021	142,800	
1982	32,400	2002	84,900	2022	147,000	
1983	35,700	2003	87,000	2023	160,200	
1984	37,800	2004	87,900	2024	168,600	
1985	39,600	2005	90,000			

Note: Amounts for 1937-74 and for 1979-81 were set by statute; all other amounts were determined under automatic adjustment provisions of the Social Security Act.

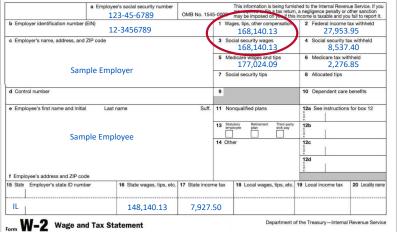
Social Security and Medicare



2023

	a Employee's social security number	1		This information is being furnis are required to file a tax return.	hed to the Internal Rever a negligence penalty or	nue Service. If you other sanction
	123-45-6789	OMB No. 1545		are required to file a tax return, may be imposed on you if this		
b Employer identification number (EIN) 12-3456789			1 Wages, tips, other compensation		2 Federal income tax withheld	
			168,140.13		27,953.95	
c Employer's name, address, and ZIP code				cial security wages	4 Social security tax withheld	
				160,200.00	8	,537.40
		Ī	5 Me	edicare wages and tips	6 Medicare tax w	thheld
Sample Employer				177,024.09	2,276.85 8 Allocated tips	
				cial security tips		
d Control number					10 Dependent care benefits	
e Employee's first name and initial Last name Suff.			11 Nonqualified plans		12a See instructions for box 12 12b 12b 12c 12c 12c 12d 12d	
Sample Employee				tutory Retirement Third-party sick pay		
				ner		
f Employee's address and ZIP cod	е				0	
5 State Employer's state ID numb	er 16 State wages, tips, etc	. 17 State incom	e tax	18 Local wages, tips, etc.	19 Local income tax	20 Locality nan
		7,927.5	.0			
	148,140.13					







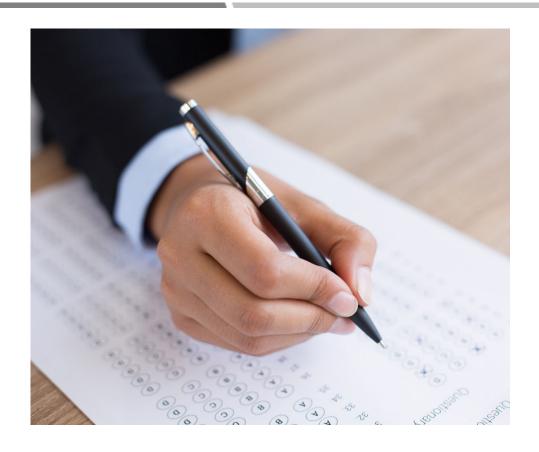


Knowledge Check Three



Is the following True or False?

 Both Social Security and Medicare have a wage cap.



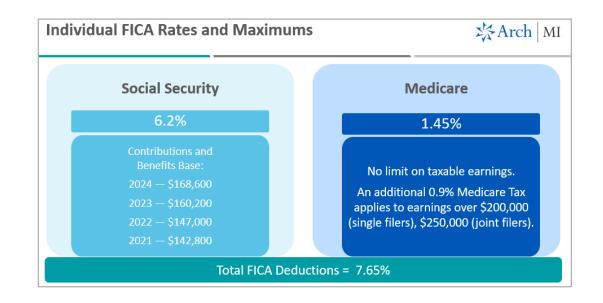


Check Your Understanding Three



The correct answer is *False*

- Social Security wage base changes every year.
- There is no limit to the amount of wages that are subject to Medicare tax.







Tools and Resources



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