

1

Subtract the monthly payment (PITI) from the monthly net rental income of the subject property.

Note: Calculate the monthly net rental by taking the gross rents, and subtracting the 25 percent reduction for vacancies and repairs.

2

Does the calculation in Step 1 yield a positive number?

- If *yes*, add the number to the consumer's monthly gross income.
- If *no*, and the calculation yields a negative number, consider it a recurring monthly obligation.