

Fannie Mae SMBS-225

Contact: MBS Helpline
BESTMBS@fanniemae.com
1-800-237-8627
1-202-752-5858

Report Date : 4/16/13 10:41 PM

Distribution Summary - 04/2013

Class	CUSIP	Group	Interest Rate	Beginning/Notional Class Balance	Interest Distribution	Prepayment Penalties/Yield Maintenance	Principal Distribution	Ending/Notional Class Balance	Total Distribution	Paid Off Date
PO1	31364HWB9		0.00000	440,776.00	0.00	N/AP	6,910.00	433,866.00	6,910.00	
IO2	31364HWC7		9.00000	440,776.00	3,305.82	N/AP	0.00	433,866.00	3,305.82	
Totals				440,776.00	3,305.82	N/AP	6,910.00	433,866.00	10,215.82	

NOTE: N/AV - Not Available. N/AP - Not Applicable. * RCR Classes.

** Refer to either the Prospectus Supplement or to the Excel file for tranches supported by more than one group.

*** Please contact MBS Helpline for interest rate information.

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Principal Distribution Statement - 04/2013

Class	Original Class Balance	Group	Beginning/Notional Class Balance	Principal Distribution	Accretion	Ending/Notional Class Balance	Paid Off Date
PO1	200,000,000.00		440,776.00	6,910.00	N/AP	433,866.00	
IO2	200,000,000.00		440,776.00	0.00	N/AP	433,866.00	
Totals	200,000,000.00		440,776.00	6,910.00	N/AP	433,866.00	

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Principal Distribution Factors Statement - 04/2013

Class	Original Class Balance	Group	Beginning/Notional Class Balance	Principal Distribution	Accretion	Ending/Notional Class Balance	Paid Off Date
PO1	200,000,000.00		0.00220388	0.00003455	N/AP	0.00216933	
IO2	200,000,000.00		0.00220388	0.00000000	N/AP	0.00216933	

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Interest Distribution Statement - 04/2013

Class	Accrual Basis	Delay/No Delay	Group	Original Class Balance	Current Interest Rate	Beginning/Notional Class Balance	Interest Distribution	Current Interest Shortfall	Cumulative Interest Shortfall	Ending/Notional Class Balance	Paid Off Date
PO1	30/360	DELAY		200,000,000.00	0.00000	440,776.00	0.00	N/AP	N/AP	433,866.00	
IO2	30/360	DELAY		200,000,000.00	9.00000	440,776.00	3,305.82	N/AP	N/AP	433,866.00	
Totals				200,000,000.00		440,776.00	3,305.82	N/AP	N/AP	433,866.00	

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Interest Distribution Factors Statement - 04/2013

Class	Accrual Basis	Delay/No Delay	Group	Original Class Balance	Current Interest	Beginning/Notional Class Balance	Interest Distribution	Current Interest Shortfall	Cumulative Interest Shortfall	Ending/Notional Class Balance	Paid Off Date
PO1	30/360	DELAY		200,000,000.00	0.000000000	0.00220388	0.00000000	N/AP	N/AP	0.00216933	
IO2	30/360	DELAY		200,000,000.00	7.500000000	0.00220388	0.00001653	N/AP	N/AP	0.00216933	

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All Interest factors on the Interest Distribution Factors Statement are expressed in 30/360 regardless of the accrual basis.

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Collateral Statement - 04/2013

Group	Collateral Description	Weighted Average Coupon Rate	Weighted Average Pass-Through Rate	Weighted Average Remaining Term	Beginning Security Count	Ending Security Count	Beginning Scheduled Balance	Ending Scheduled Balance	Scheduled Interest	Prepayment Penalty Paid Amount
	MBS	9.58642	9.00000	81	1	1	440,776.00	433,866.00	3,305.82	N/AP

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Any Group(s) where the underlying collateral is backed by private label securities, please refer to the prospectus and the trustee's remittance report for information on the underlying security.

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