

Fannie Mae SMBS-240

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

Report Date : 4/16/13 10:51 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	31364HC54		0.00000	31,262,830.50	0.00	N/AP	604,716.00	30,658,114.50	604,716.00	
IO2	31364HC62		7.00000	31,262,830.50	182,366.51	N/AP	0.00	30,658,114.50	182,366.51	
IP10*	31364HV79		8.00000	27,354,976.69	182,366.51	N/AP	529,126.50	26,825,850.19	711,493.01	
IP11*	31364HV87		9.00000	24,315,534.83	182,366.51	N/AP	470,334.67	23,845,200.17	652,701.18	
IP12*	31364HV95		10.00000	21,883,981.35	182,366.51	N/AP	423,301.20	21,460,680.15	605,667.71	
IP13*	31364HW29		11.00000	19,894,528.50	182,366.51	N/AP	384,819.27	19,509,709.23	567,185.78	
IP14*	31364HW37		12.00000	18,236,651.13	182,366.51	N/AP	352,751.00	17,883,900.13	535,117.51	
IP15*	31364HW45		13.00000	16,833,831.81	182,366.51	N/AP	325,616.31	16,508,215.50	507,982.82	
IP16*	31364HW52		14.00000	15,631,415.25	182,366.51	N/AP	302,358.00	15,329,057.25	484,724.51	
PI3*	31364HW60		1.00000	31,262,830.50	26,052.36	N/AP	604,716.00	30,658,114.50	630,768.36	
PI4*	31364HW78		2.00000	31,262,830.50	52,104.72	N/AP	604,716.00	30,658,114.50	656,820.72	
PI5*	31364HW86		3.00000	31,262,830.50	78,157.08	N/AP	604,716.00	30,658,114.50	682,873.08	
PI6*	31364HW94		4.00000	31,262,830.50	104,209.44	N/AP	604,716.00	30,658,114.50	708,925.44	
PI7*	31364HX28		5.00000	31,262,830.50	130,261.79	N/AP	604,716.00	30,658,114.50	734,977.79	
PI8*	31364HX36		6.00000	31,262,830.50	156,314.15	N/AP	604,716.00	30,658,114.50	761,030.15	
PI9*	31364HX44		7.00000	31,262,830.50	182,366.51	N/AP	604,716.00	30,658,114.50	787,082.51	
Totals				31,262,830.50	182,366.51	N/AP	604,716.00	30,658,114.50	787,082.51	

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

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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	3,450,000,000.00		31,262,830.50	604,716.00	N/AP	30,658,114.50	
IO2	3,450,000,000.00		31,262,830.50	0.00	N/AP	30,658,114.50	
IP10*	3,018,750,000.00		27,354,976.69	529,126.50	N/AP	26,825,850.19	
IP11*	2,683,333,333.00		24,315,534.83	470,334.67	N/AP	23,845,200.17	
IP12*	2,415,000,000.00		21,883,981.35	423,301.20	N/AP	21,460,680.15	
IP13*	2,195,454,545.00		19,894,528.50	384,819.27	N/AP	19,509,709.23	
IP14*	2,012,500,000.00		18,236,651.13	352,751.00	N/AP	17,883,900.13	
IP15*	1,857,692,307.00		16,833,831.81	325,616.31	N/AP	16,508,215.50	
IP16*	1,725,000,000.00		15,631,415.25	302,358.00	N/AP	15,329,057.25	
PI3*	3,450,000,000.00		31,262,830.50	604,716.00	N/AP	30,658,114.50	
PI4*	3,450,000,000.00		31,262,830.50	604,716.00	N/AP	30,658,114.50	
PI5*	3,450,000,000.00		31,262,830.50	604,716.00	N/AP	30,658,114.50	
PI6*	3,450,000,000.00		31,262,830.50	604,716.00	N/AP	30,658,114.50	
PI7*	3,450,000,000.00		31,262,830.50	604,716.00	N/AP	30,658,114.50	
PI8*	3,450,000,000.00		31,262,830.50	604,716.00	N/AP	30,658,114.50	
PI9*	3,450,000,000.00		31,262,830.50	604,716.00	N/AP	30,658,114.50	
Totals	3,450,000,000.00		31,262,830.50	604,716.00	N/AP	30,658,114.50	

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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	3,450,000,000.00		0.00906169	0.00017528	N/AP	0.00888641	
IO2	3,450,000,000.00		0.00906169	0.00000000	N/AP	0.00888641	
IP10*	3,018,750,000.00		0.00906169	0.00017528	N/AP	0.00888641	
IP11*	2,683,333,333.00		0.00906169	0.00017528	N/AP	0.00888641	
IP12*	2,415,000,000.00		0.00906169	0.00017528	N/AP	0.00888641	
IP13*	2,195,454,545.00		0.00906169	0.00017528	N/AP	0.00888641	
IP14*	2,012,500,000.00		0.00906169	0.00017528	N/AP	0.00888641	
IP15*	1,857,692,307.00		0.00906169	0.00017528	N/AP	0.00888641	
IP16*	1,725,000,000.00		0.00906169	0.00017528	N/AP	0.00888641	
PI3*	3,450,000,000.00		0.00906169	0.00017528	N/AP	0.00888641	
PI4*	3,450,000,000.00		0.00906169	0.00017528	N/AP	0.00888641	
PI5*	3,450,000,000.00		0.00906169	0.00017528	N/AP	0.00888641	
PI6*	3,450,000,000.00		0.00906169	0.00017528	N/AP	0.00888641	
PI7*	3,450,000,000.00		0.00906169	0.00017528	N/AP	0.00888641	
PI8*	3,450,000,000.00		0.00906169	0.00017528	N/AP	0.00888641	
PI9*	3,450,000,000.00		0.00906169	0.00017528	N/AP	0.00888641	

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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		3,450,000,000.00	0.00000	31,262,830.50	0.00	N/AP	N/AP	30,658,114.50	
IO2	30/360	DELAY		3,450,000,000.00	7.00000	31,262,830.50	182,366.51	N/AP	N/AP	30,658,114.50	
IP10*	30/360	DELAY		3,018,750,000.00	8.00000	27,354,976.69	182,366.51	N/AP	N/AP	26,825,850.19	
IP11*	30/360	DELAY		2,683,333,333.00	9.00000	24,315,534.83	182,366.51	N/AP	N/AP	23,845,200.17	
IP12*	30/360	DELAY		2,415,000,000.00	10.00000	21,883,981.35	182,366.51	N/AP	N/AP	21,460,680.15	
IP13*	30/360	DELAY		2,195,454,545.00	11.00000	19,894,528.50	182,366.51	N/AP	N/AP	19,509,709.23	
IP14*	30/360	DELAY		2,012,500,000.00	12.00000	18,236,651.13	182,366.51	N/AP	N/AP	17,883,900.13	
IP15*	30/360	DELAY		1,857,692,307.00	13.00000	16,833,831.81	182,366.51	N/AP	N/AP	16,508,215.50	
IP16*	30/360	DELAY		1,725,000,000.00	14.00000	15,631,415.25	182,366.51	N/AP	N/AP	15,329,057.25	
PI3*	30/360	DELAY		3,450,000,000.00	1.00000	31,262,830.50	26,052.36	N/AP	N/AP	30,658,114.50	
PI4*	30/360	DELAY		3,450,000,000.00	2.00000	31,262,830.50	52,104.72	N/AP	N/AP	30,658,114.50	
PI5*	30/360	DELAY		3,450,000,000.00	3.00000	31,262,830.50	78,157.08	N/AP	N/AP	30,658,114.50	
PI6*	30/360	DELAY		3,450,000,000.00	4.00000	31,262,830.50	104,209.44	N/AP	N/AP	30,658,114.50	
PI7*	30/360	DELAY		3,450,000,000.00	5.00000	31,262,830.50	130,261.79	N/AP	N/AP	30,658,114.50	
PI8*	30/360	DELAY		3,450,000,000.00	6.00000	31,262,830.50	156,314.15	N/AP	N/AP	30,658,114.50	
PI9*	30/360	DELAY		3,450,000,000.00	7.00000	31,262,830.50	182,366.51	N/AP	N/AP	30,658,114.50	
Totals				3,450,000,000.00		31,262,830.50	182,366.51	N/AP	N/AP	30,658,114.50	

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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		3,450,000,000.00	0.000000000	0.00906169	0.00000000	N/AP	N/AP	0.00888641	
IO2	30/360	DELAY		3,450,000,000.00	5.833333333	0.00906169	0.00005286	N/AP	N/AP	0.00888641	
IP10*	30/360	DELAY		3,018,750,000.00	6.666666667	0.00906169	0.00006041	N/AP	N/AP	0.00888641	
IP11*	30/360	DELAY		2,683,333,333.00	7.500000000	0.00906169	0.00006796	N/AP	N/AP	0.00888641	
IP12*	30/360	DELAY		2,415,000,000.00	8.333333333	0.00906169	0.00007551	N/AP	N/AP	0.00888641	
IP13*	30/360	DELAY		2,195,454,545.00	9.166666667	0.00906169	0.00008307	N/AP	N/AP	0.00888641	
IP14*	30/360	DELAY		2,012,500,000.00	10.000000000	0.00906169	0.00009062	N/AP	N/AP	0.00888641	
IP15*	30/360	DELAY		1,857,692,307.00	10.833333333	0.00906169	0.00009817	N/AP	N/AP	0.00888641	
IP16*	30/360	DELAY		1,725,000,000.00	11.666666667	0.00906169	0.00010572	N/AP	N/AP	0.00888641	
PI3*	30/360	DELAY		3,450,000,000.00	0.833333333	0.00906169	0.00000755	N/AP	N/AP	0.00888641	
PI4*	30/360	DELAY		3,450,000,000.00	1.666666667	0.00906169	0.00001510	N/AP	N/AP	0.00888641	
PI5*	30/360	DELAY		3,450,000,000.00	2.500000000	0.00906169	0.00002265	N/AP	N/AP	0.00888641	
PI6*	30/360	DELAY		3,450,000,000.00	3.333333333	0.00906169	0.00003021	N/AP	N/AP	0.00888641	
PI7*	30/360	DELAY		3,450,000,000.00	4.166666667	0.00906169	0.00003776	N/AP	N/AP	0.00888641	
PI8*	30/360	DELAY		3,450,000,000.00	5.000000000	0.00906169	0.00004531	N/AP	N/AP	0.00888641	
PI9*	30/360	DELAY		3,450,000,000.00	5.833333333	0.00906169	0.00005286	N/AP	N/AP	0.00888641	

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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	7.49503	7.00000	111	1	1	31,262,830.50	30,658,114.50	182,366.51	N/AP

NOTE: N/AV - Not Available. N/AP - Not Applicable.

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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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