

Fannie Mae SMBS-243

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	31364HD38		0.00000	592,842.00	0.00	N/AP	36,728.00	556,114.00	36,728.00	
IO2	31364HD46		8.50000	592,842.00	4,199.30	N/AP	0.00	556,114.00	4,199.30	
Totals				592,842.00	4,199.30	N/AP	36,728.00	556,114.00	40,927.30	

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		592,842.00	36,728.00	N/AP	556,114.00	
IO2	200,000,000.00		592,842.00	0.00	N/AP	556,114.00	
Totals	200,000,000.00		592,842.00	36,728.00	N/AP	556,114.00	

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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		0.00296421	0.00018364	N/AP	0.00278057	
IO2	200,000,000.00		0.00296421	0.00000000	N/AP	0.00278057	

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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	592,842.00	0.00	N/AP	N/AP	556,114.00	
IO2	30/360	DELAY		200,000,000.00	8.50000	592,842.00	4,199.30	N/AP	N/AP	556,114.00	
Totals				200,000,000.00		592,842.00	4,199.30	N/AP	N/AP	556,114.00	

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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	0.00296421	0.00000000	N/AP	N/AP	0.00278057	
IO2	30/360	DELAY		200,000,000.00	7.083333333	0.00296421	0.00002100	N/AP	N/AP	0.00278057	

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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	8.95581	8.50000	104	1	1	592,842.00	556,114.00	4,199.30	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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