

**Fannie Mae SMBS-245**

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	31364HD79		0.00000	747,498.41	0.00	N/AP	47,322.98	700,175.43	47,322.98	
IO2	31364HD87		8.50000	747,498.40	5,294.78	N/AP	0.00	700,175.42	5,294.78	
Totals				747,498.41	5,294.78	N/AP	47,322.98	700,175.43	52,617.76	

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	276,500,000.00		747,498.41	47,322.98	N/AP	700,175.43	
IO2	276,500,000.00		747,498.40	0.00	N/AP	700,175.42	
Totals	276,500,000.00		747,498.41	47,322.98	N/AP	700,175.43	

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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	276,500,000.00		0.00270343	0.00017115	N/AP	0.00253228	
IO2	276,500,000.00		0.00270343	0.00000000	N/AP	0.00253228	

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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		276,500,000.00	0.00000	747,498.41	0.00	N/AP	N/AP	700,175.43	
IO2	30/360	DELAY		276,500,000.00	8.50000	747,498.40	5,294.78	N/AP	N/AP	700,175.42	
Totals				276,500,000.00		747,498.41	5,294.78	N/AP	N/AP	700,175.43	

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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		276,500,000.00	0.000000000	0.00270343	0.00000000	N/AP	N/AP	0.00253228	
IO2	30/360	DELAY		276,500,000.00	7.083333333	0.00270343	0.00001915	N/AP	N/AP	0.00253228	

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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	8.96302	8.50000	103	1	1	747,498.40	700,175.42	5,294.78	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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