

Fannie Mae SMBS-254

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

Report Date : 4/16/13 10:58 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	31364HF93		0.00000	19,220,565.84	0.00	N/AP	443,940.21	18,776,625.63	443,940.21	
IO2	31364HG27		7.50000	19,220,565.84	120,128.54	N/AP	0.00	18,776,625.63	120,128.54	
PI3*	31364H3S4		0.50000	19,220,565.84	8,008.57	N/AP	443,940.21	18,776,625.63	451,948.78	
PI4*	31364H3T2		1.50000	19,220,565.84	24,025.71	N/AP	443,940.21	18,776,625.63	467,965.92	
PI5*	31364H3U9		2.50000	19,220,565.84	40,042.85	N/AP	443,940.21	18,776,625.63	483,983.06	
PI6*	31364H3V7		3.50000	19,220,565.84	56,059.98	N/AP	443,940.21	18,776,625.63	500,000.19	
PI7*	31364H3W5		4.50000	19,220,565.84	72,077.12	N/AP	443,940.21	18,776,625.63	516,017.33	
PI8*	31364H3X3		5.50000	19,220,565.84	88,094.26	N/AP	443,940.21	18,776,625.63	532,034.47	
PI9*	31364H3Y1		6.50000	19,220,565.84	104,111.40	N/AP	443,940.21	18,776,625.63	548,051.61	
PI10*	31364H3Z8		7.50000	19,220,565.84	120,128.54	N/AP	443,940.21	18,776,625.63	564,068.75	
IP11*	31364H4A2		8.50000	16,959,322.80	120,128.54	N/AP	391,711.95	16,567,610.85	511,840.49	
IP12*	31364H4B0		9.50000	15,174,130.93	120,128.54	N/AP	350,479.11	14,823,651.81	470,607.65	
IP13*	31364H4C8		10.50000	13,728,975.60	120,128.54	N/AP	317,100.15	13,411,875.45	437,228.69	
IP14*	31364H4D6		11.50000	12,535,151.63	120,128.54	N/AP	289,526.22	12,245,625.41	409,654.76	
IP15*	31364H4E4		12.50000	11,532,339.50	120,128.54	N/AP	266,364.13	11,265,975.38	386,492.67	
IP16*	31364H4F1		13.50000	10,678,092.13	120,128.54	N/AP	246,633.45	10,431,458.68	366,761.99	
IP17*	31364H4G9		14.50000	9,941,671.99	120,128.54	N/AP	229,624.25	9,712,047.74	349,752.79	
IP18*	31364H4H7		15.50000	9,300,273.79	120,128.54	N/AP	214,809.78	9,085,464.01	334,938.32	
Totals				19,220,565.84	120,128.54	N/AP	443,940.21	18,776,625.63	564,068.75	

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	2,359,000,000.00		19,220,565.84	443,940.21	N/AP	18,776,625.63	
IO2	2,359,000,000.00		19,220,565.84	0.00	N/AP	18,776,625.63	
PI3*	2,359,000,000.00		19,220,565.84	443,940.21	N/AP	18,776,625.63	
PI4*	2,359,000,000.00		19,220,565.84	443,940.21	N/AP	18,776,625.63	
PI5*	2,359,000,000.00		19,220,565.84	443,940.21	N/AP	18,776,625.63	
PI6*	2,359,000,000.00		19,220,565.84	443,940.21	N/AP	18,776,625.63	
PI7*	2,359,000,000.00		19,220,565.84	443,940.21	N/AP	18,776,625.63	
PI8*	2,359,000,000.00		19,220,565.84	443,940.21	N/AP	18,776,625.63	
PI9*	2,359,000,000.00		19,220,565.84	443,940.21	N/AP	18,776,625.63	
PI10*	2,359,000,000.00		19,220,565.84	443,940.21	N/AP	18,776,625.63	
IP11*	2,081,470,588.00		16,959,322.80	391,711.95	N/AP	16,567,610.85	
IP12*	1,862,368,421.00		15,174,130.93	350,479.11	N/AP	14,823,651.81	
IP13*	1,685,000,000.00		13,728,975.60	317,100.15	N/AP	13,411,875.45	
IP14*	1,538,478,260.00		12,535,151.63	289,526.22	N/AP	12,245,625.41	
IP15*	1,415,400,000.00		11,532,339.50	266,364.13	N/AP	11,265,975.38	
IP16*	1,310,555,555.00		10,678,092.13	246,633.45	N/AP	10,431,458.68	
IP17*	1,220,172,413.00		9,941,671.99	229,624.25	N/AP	9,712,047.74	
IP18*	1,141,451,612.00		9,300,273.79	214,809.78	N/AP	9,085,464.01	
Totals	2,359,000,000.00		19,220,565.84	443,940.21	N/AP	18,776,625.63	

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

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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	2,359,000,000.00		0.00814776	0.00018819	N/AP	0.00795957	
IO2	2,359,000,000.00		0.00814776	0.00000000	N/AP	0.00795957	
PI3*	2,359,000,000.00		0.00814776	0.00018819	N/AP	0.00795957	
PI4*	2,359,000,000.00		0.00814776	0.00018819	N/AP	0.00795957	
PI5*	2,359,000,000.00		0.00814776	0.00018819	N/AP	0.00795957	
PI6*	2,359,000,000.00		0.00814776	0.00018819	N/AP	0.00795957	
PI7*	2,359,000,000.00		0.00814776	0.00018819	N/AP	0.00795957	
PI8*	2,359,000,000.00		0.00814776	0.00018819	N/AP	0.00795957	
PI9*	2,359,000,000.00		0.00814776	0.00018819	N/AP	0.00795957	
PI10*	2,359,000,000.00		0.00814776	0.00018819	N/AP	0.00795957	
IP11*	2,081,470,588.00		0.00814776	0.00018819	N/AP	0.00795957	
IP12*	1,862,368,421.00		0.00814776	0.00018819	N/AP	0.00795957	
IP13*	1,685,000,000.00		0.00814776	0.00018819	N/AP	0.00795957	
IP14*	1,538,478,260.00		0.00814776	0.00018819	N/AP	0.00795957	
IP15*	1,415,400,000.00		0.00814776	0.00018819	N/AP	0.00795957	
IP16*	1,310,555,555.00		0.00814776	0.00018819	N/AP	0.00795957	
IP17*	1,220,172,413.00		0.00814776	0.00018819	N/AP	0.00795957	
IP18*	1,141,451,612.00		0.00814776	0.00018819	N/AP	0.00795957	

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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		2,359,000,000.00	0.00000	19,220,565.84	0.00	N/AP	N/AP	18,776,625.63	
IO2	30/360	DELAY		2,359,000,000.00	7.50000	19,220,565.84	120,128.54	N/AP	N/AP	18,776,625.63	
PI3*	30/360	DELAY		2,359,000,000.00	0.50000	19,220,565.84	8,008.57	N/AP	N/AP	18,776,625.63	
PI4*	30/360	DELAY		2,359,000,000.00	1.50000	19,220,565.84	24,025.71	N/AP	N/AP	18,776,625.63	
PI5*	30/360	DELAY		2,359,000,000.00	2.50000	19,220,565.84	40,042.85	N/AP	N/AP	18,776,625.63	
PI6*	30/360	DELAY		2,359,000,000.00	3.50000	19,220,565.84	56,059.98	N/AP	N/AP	18,776,625.63	
PI7*	30/360	DELAY		2,359,000,000.00	4.50000	19,220,565.84	72,077.12	N/AP	N/AP	18,776,625.63	
PI8*	30/360	DELAY		2,359,000,000.00	5.50000	19,220,565.84	88,094.26	N/AP	N/AP	18,776,625.63	
PI9*	30/360	DELAY		2,359,000,000.00	6.50000	19,220,565.84	104,111.40	N/AP	N/AP	18,776,625.63	
PI10*	30/360	DELAY		2,359,000,000.00	7.50000	19,220,565.84	120,128.54	N/AP	N/AP	18,776,625.63	
IP11*	30/360	DELAY		2,081,470,588.00	8.50000	16,959,322.80	120,128.54	N/AP	N/AP	16,567,610.85	
IP12*	30/360	DELAY		1,862,368,421.00	9.50000	15,174,130.93	120,128.54	N/AP	N/AP	14,823,651.81	
IP13*	30/360	DELAY		1,685,000,000.00	10.50000	13,728,975.60	120,128.54	N/AP	N/AP	13,411,875.45	
IP14*	30/360	DELAY		1,538,478,260.00	11.50000	12,535,151.63	120,128.54	N/AP	N/AP	12,245,625.41	
IP15*	30/360	DELAY		1,415,400,000.00	12.50000	11,532,339.50	120,128.54	N/AP	N/AP	11,265,975.38	
IP16*	30/360	DELAY		1,310,555,555.00	13.50000	10,678,092.13	120,128.54	N/AP	N/AP	10,431,458.68	
IP17*	30/360	DELAY		1,220,172,413.00	14.50000	9,941,671.99	120,128.54	N/AP	N/AP	9,712,047.74	
IP18*	30/360	DELAY		1,141,451,612.00	15.50000	9,300,273.79	120,128.54	N/AP	N/AP	9,085,464.01	
Totals				2,359,000,000.00		19,220,565.84	120,128.54	N/AP	N/AP	18,776,625.63	

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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		2,359,000,000.00	0.000000000	0.00814776	0.00000000	N/AP	N/AP	0.00795957	
IO2	30/360	DELAY		2,359,000,000.00	6.250000000	0.00814776	0.00005092	N/AP	N/AP	0.00795957	
PI3*	30/360	DELAY		2,359,000,000.00	0.416666667	0.00814776	0.00000339	N/AP	N/AP	0.00795957	
PI4*	30/360	DELAY		2,359,000,000.00	1.250000000	0.00814776	0.00001018	N/AP	N/AP	0.00795957	
PI5*	30/360	DELAY		2,359,000,000.00	2.083333333	0.00814776	0.00001697	N/AP	N/AP	0.00795957	
PI6*	30/360	DELAY		2,359,000,000.00	2.916666667	0.00814776	0.00002376	N/AP	N/AP	0.00795957	
PI7*	30/360	DELAY		2,359,000,000.00	3.750000000	0.00814776	0.00003055	N/AP	N/AP	0.00795957	
PI8*	30/360	DELAY		2,359,000,000.00	4.583333333	0.00814776	0.00003734	N/AP	N/AP	0.00795957	
PI9*	30/360	DELAY		2,359,000,000.00	5.416666667	0.00814776	0.00004413	N/AP	N/AP	0.00795957	
PI10*	30/360	DELAY		2,359,000,000.00	6.250000000	0.00814776	0.00005092	N/AP	N/AP	0.00795957	
IP11*	30/360	DELAY		2,081,470,588.00	7.083333333	0.00814776	0.00005771	N/AP	N/AP	0.00795957	
IP12*	30/360	DELAY		1,862,368,421.00	7.916666667	0.00814776	0.00006450	N/AP	N/AP	0.00795957	
IP13*	30/360	DELAY		1,685,000,000.00	8.750000000	0.00814776	0.00007129	N/AP	N/AP	0.00795957	
IP14*	30/360	DELAY		1,538,478,260.00	9.583333333	0.00814776	0.00007808	N/AP	N/AP	0.00795957	
IP15*	30/360	DELAY		1,415,400,000.00	10.416666667	0.00814776	0.00008487	N/AP	N/AP	0.00795957	
IP16*	30/360	DELAY		1,310,555,555.00	11.250000000	0.00814776	0.00009166	N/AP	N/AP	0.00795957	
IP17*	30/360	DELAY		1,220,172,413.00	12.083333333	0.00814776	0.00009845	N/AP	N/AP	0.00795957	
IP18*	30/360	DELAY		1,141,451,612.00	12.916666667	0.00814776	0.00010524	N/AP	N/AP	0.00795957	

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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	7.90845	7.50000	111	1	1	19,220,565.84	18,776,625.63	120,128.54	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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