

**Fannie Mae SMBS-256**

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	31364HG50		0.00000	6,540,969.50	0.00	N/AP	182,969.64	6,357,999.86	182,969.64	
IO2	31364HG68		7.50000	6,540,969.50	40,881.06	N/AP	0.00	6,357,999.86	40,881.06	
Totals				6,540,969.50	40,881.06	N/AP	182,969.64	6,357,999.86	223,850.70	

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	850,000,000.00		6,540,969.50	182,969.64	N/AP	6,357,999.86	
IO2	850,000,000.00		6,540,969.50	0.00	N/AP	6,357,999.86	
Totals	850,000,000.00		6,540,969.50	182,969.64	N/AP	6,357,999.86	

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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	850,000,000.00		0.00769526	0.00021526	N/AP	0.00748000	
IO2	850,000,000.00		0.00769526	0.00000000	N/AP	0.00748000	

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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		850,000,000.00	0.00000	6,540,969.50	0.00	N/AP	N/AP	6,357,999.86	
IO2	30/360	DELAY		850,000,000.00	7.50000	6,540,969.50	40,881.06	N/AP	N/AP	6,357,999.86	
Totals				850,000,000.00		6,540,969.50	40,881.06	N/AP	N/AP	6,357,999.86	

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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		850,000,000.00	0.000000000	0.00769526	0.000000000	N/AP	N/AP	0.00748000	
IO2	30/360	DELAY		850,000,000.00	6.250000000	0.00769526	0.00004810	N/AP	N/AP	0.00748000	

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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/RBR	7.92888	7.50000	105	66	65	6,540,972.21	6,358,002.57	40,881.05	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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