

**Fannie Mae SMBS-262**

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

Report Date : 4/16/13 11:04 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	31364HH91		0.00000	2,553,980.00	0.00	N/AP	43,735.00	2,510,245.00	43,735.00	
IO2	31364HJ24		8.00000	2,553,980.00	17,026.53	N/AP	0.00	2,510,245.00	17,026.53	
Totals				2,553,980.00	17,026.53	N/AP	43,735.00	2,510,245.00	60,761.53	

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	500,000,000.00		2,553,980.00	43,735.00	N/AP	2,510,245.00	
IO2	500,000,000.00		2,553,980.00	0.00	N/AP	2,510,245.00	
Totals	500,000,000.00		2,553,980.00	43,735.00	N/AP	2,510,245.00	

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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	500,000,000.00		0.00510796	0.00008747	N/AP	0.00502049	
IO2	500,000,000.00		0.00510796	0.00000000	N/AP	0.00502049	

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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		500,000,000.00	0.00000	2,553,980.00	0.00	N/AP	N/AP	2,510,245.00	
IO2	30/360	DELAY		500,000,000.00	8.00000	2,553,980.00	17,026.53	N/AP	N/AP	2,510,245.00	
Totals				500,000,000.00		2,553,980.00	17,026.53	N/AP	N/AP	2,510,245.00	

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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		500,000,000.00	0.000000000	0.00510796	0.00000000	N/AP	N/AP	0.00502049	
IO2	30/360	DELAY		500,000,000.00	6.666666667	0.00510796	0.00003405	N/AP	N/AP	0.00502049	

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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	8.52428	8.00000	100	1	1	2,553,980.00	2,510,245.00	17,026.53	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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