

Fannie Mae SMBS-264

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

Report Date : 4/16/13 11:06 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	31364HJ57		0.00000	5,607,714.00	0.00	N/AP	139,429.50	5,468,284.50	139,429.50	
IO2	31364HJ65		8.00000	5,607,714.00	37,384.76	N/AP	0.00	5,468,284.50	37,384.76	
PI3*	31364H7Q4		1.00000	5,607,714.00	4,673.10	N/AP	139,429.50	5,468,284.50	144,102.60	
PI4*	31364H7R2		2.00000	5,607,714.00	9,346.19	N/AP	139,429.50	5,468,284.50	148,775.69	
PI5*	31364H7S0		3.00000	5,607,714.00	14,019.29	N/AP	139,429.50	5,468,284.50	153,448.79	
PI6*	31364H7T8		4.00000	5,607,714.00	18,692.38	N/AP	139,429.50	5,468,284.50	158,121.88	
PI7*	31364H7U5		5.00000	5,607,714.00	23,365.48	N/AP	139,429.50	5,468,284.50	162,794.98	
PI8*	31364H7V3		6.00000	5,607,714.00	28,038.57	N/AP	139,429.50	5,468,284.50	167,468.07	
PI9*	31364H7W1		7.00000	5,607,714.00	32,711.67	N/AP	139,429.50	5,468,284.50	172,141.17	
PI10*	31364H7X9		8.00000	5,607,714.00	37,384.76	N/AP	139,429.50	5,468,284.50	176,814.26	
IP11*	31364H7Y7		9.00000	4,984,634.67	37,384.76	N/AP	123,937.33	4,860,697.33	161,322.09	
IP12*	31364H7Z4		10.00000	4,486,171.20	37,384.76	N/AP	111,543.60	4,374,627.60	148,928.36	
IP13*	31364H8A8		11.00000	4,078,337.45	37,384.76	N/AP	101,403.27	3,976,934.18	138,788.03	
IP14*	31364H8B6		12.00000	3,738,476.00	37,384.76	N/AP	92,953.00	3,645,523.00	130,337.76	
IP15*	31364H8C4		13.00000	3,450,900.92	37,384.76	N/AP	85,802.77	3,365,098.15	123,187.53	
IP16*	31364H8D2		14.00000	3,204,408.00	37,384.76	N/AP	79,674.00	3,124,734.00	117,058.76	
IP17*	31364H8E0		15.00000	2,990,780.80	37,384.76	N/AP	74,362.40	2,916,418.40	111,747.16	
IP18*	31364H8F7		16.00000	2,803,857.00	37,384.76	N/AP	69,714.75	2,734,142.25	107,099.51	
Totals				5,607,714.00	37,384.76	N/AP	139,429.50	5,468,284.50	176,814.26	

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	1,050,000,000.00		5,607,714.00	139,429.50	N/AP	5,468,284.50	
IO2	1,050,000,000.00		5,607,714.00	0.00	N/AP	5,468,284.50	
PI3*	1,050,000,000.00		5,607,714.00	139,429.50	N/AP	5,468,284.50	
PI4*	1,050,000,000.00		5,607,714.00	139,429.50	N/AP	5,468,284.50	
PI5*	1,050,000,000.00		5,607,714.00	139,429.50	N/AP	5,468,284.50	
PI6*	1,050,000,000.00		5,607,714.00	139,429.50	N/AP	5,468,284.50	
PI7*	1,050,000,000.00		5,607,714.00	139,429.50	N/AP	5,468,284.50	
PI8*	1,050,000,000.00		5,607,714.00	139,429.50	N/AP	5,468,284.50	
PI9*	1,050,000,000.00		5,607,714.00	139,429.50	N/AP	5,468,284.50	
PI10*	1,050,000,000.00		5,607,714.00	139,429.50	N/AP	5,468,284.50	
IP11*	933,333,333.00		4,984,634.67	123,937.33	N/AP	4,860,697.33	
IP12*	840,000,000.00		4,486,171.20	111,543.60	N/AP	4,374,627.60	
IP13*	763,636,363.00		4,078,337.45	101,403.27	N/AP	3,976,934.18	
IP14*	700,000,000.00		3,738,476.00	92,953.00	N/AP	3,645,523.00	
IP15*	646,153,846.00		3,450,900.92	85,802.77	N/AP	3,365,098.15	
IP16*	600,000,000.00		3,204,408.00	79,674.00	N/AP	3,124,734.00	
IP17*	560,000,000.00		2,990,780.80	74,362.40	N/AP	2,916,418.40	
IP18*	525,000,000.00		2,803,857.00	69,714.75	N/AP	2,734,142.25	
Totals	1,050,000,000.00		5,607,714.00	139,429.50	N/AP	5,468,284.50	

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	1,050,000,000.00		0.00534068	0.00013279	N/AP	0.00520789	
IO2	1,050,000,000.00		0.00534068	0.00000000	N/AP	0.00520789	
PI3*	1,050,000,000.00		0.00534068	0.00013279	N/AP	0.00520789	
PI4*	1,050,000,000.00		0.00534068	0.00013279	N/AP	0.00520789	
PI5*	1,050,000,000.00		0.00534068	0.00013279	N/AP	0.00520789	
PI6*	1,050,000,000.00		0.00534068	0.00013279	N/AP	0.00520789	
PI7*	1,050,000,000.00		0.00534068	0.00013279	N/AP	0.00520789	
PI8*	1,050,000,000.00		0.00534068	0.00013279	N/AP	0.00520789	
PI9*	1,050,000,000.00		0.00534068	0.00013279	N/AP	0.00520789	
PI10*	1,050,000,000.00		0.00534068	0.00013279	N/AP	0.00520789	
IP11*	933,333,333.00		0.00534068	0.00013279	N/AP	0.00520789	
IP12*	840,000,000.00		0.00534068	0.00013279	N/AP	0.00520789	
IP13*	763,636,363.00		0.00534068	0.00013279	N/AP	0.00520789	
IP14*	700,000,000.00		0.00534068	0.00013279	N/AP	0.00520789	
IP15*	646,153,846.00		0.00534068	0.00013279	N/AP	0.00520789	
IP16*	600,000,000.00		0.00534068	0.00013279	N/AP	0.00520789	
IP17*	560,000,000.00		0.00534068	0.00013279	N/AP	0.00520789	
IP18*	525,000,000.00		0.00534068	0.00013279	N/AP	0.00520789	

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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		1,050,000,000.00	0.00000	5,607,714.00	0.00	N/AP	N/AP	5,468,284.50	
IO2	30/360	DELAY		1,050,000,000.00	8.00000	5,607,714.00	37,384.76	N/AP	N/AP	5,468,284.50	
PI3*	30/360	DELAY		1,050,000,000.00	1.00000	5,607,714.00	4,673.10	N/AP	N/AP	5,468,284.50	
PI4*	30/360	DELAY		1,050,000,000.00	2.00000	5,607,714.00	9,346.19	N/AP	N/AP	5,468,284.50	
PI5*	30/360	DELAY		1,050,000,000.00	3.00000	5,607,714.00	14,019.29	N/AP	N/AP	5,468,284.50	
PI6*	30/360	DELAY		1,050,000,000.00	4.00000	5,607,714.00	18,692.38	N/AP	N/AP	5,468,284.50	
PI7*	30/360	DELAY		1,050,000,000.00	5.00000	5,607,714.00	23,365.48	N/AP	N/AP	5,468,284.50	
PI8*	30/360	DELAY		1,050,000,000.00	6.00000	5,607,714.00	28,038.57	N/AP	N/AP	5,468,284.50	
PI9*	30/360	DELAY		1,050,000,000.00	7.00000	5,607,714.00	32,711.67	N/AP	N/AP	5,468,284.50	
PI10*	30/360	DELAY		1,050,000,000.00	8.00000	5,607,714.00	37,384.76	N/AP	N/AP	5,468,284.50	
IP11*	30/360	DELAY		933,333,333.00	9.00000	4,984,634.67	37,384.76	N/AP	N/AP	4,860,697.33	
IP12*	30/360	DELAY		840,000,000.00	10.00000	4,486,171.20	37,384.76	N/AP	N/AP	4,374,627.60	
IP13*	30/360	DELAY		763,636,363.00	11.00000	4,078,337.45	37,384.76	N/AP	N/AP	3,976,934.18	
IP14*	30/360	DELAY		700,000,000.00	12.00000	3,738,476.00	37,384.76	N/AP	N/AP	3,645,523.00	
IP15*	30/360	DELAY		646,153,846.00	13.00000	3,450,900.92	37,384.76	N/AP	N/AP	3,365,098.15	
IP16*	30/360	DELAY		600,000,000.00	14.00000	3,204,408.00	37,384.76	N/AP	N/AP	3,124,734.00	
IP17*	30/360	DELAY		560,000,000.00	15.00000	2,990,780.80	37,384.76	N/AP	N/AP	2,916,418.40	
IP18*	30/360	DELAY		525,000,000.00	16.00000	2,803,857.00	37,384.76	N/AP	N/AP	2,734,142.25	
Totals				1,050,000,000.00		5,607,714.00	37,384.76	N/AP	N/AP	5,468,284.50	

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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		1,050,000,000.00	0.000000000	0.00534068	0.00000000	N/AP	N/AP	0.00520789	
IO2	30/360	DELAY		1,050,000,000.00	6.666666667	0.00534068	0.00003560	N/AP	N/AP	0.00520789	
PI3*	30/360	DELAY		1,050,000,000.00	0.833333333	0.00534068	0.00000445	N/AP	N/AP	0.00520789	
PI4*	30/360	DELAY		1,050,000,000.00	1.666666667	0.00534068	0.00000890	N/AP	N/AP	0.00520789	
PI5*	30/360	DELAY		1,050,000,000.00	2.500000000	0.00534068	0.00001335	N/AP	N/AP	0.00520789	
PI6*	30/360	DELAY		1,050,000,000.00	3.333333333	0.00534068	0.00001780	N/AP	N/AP	0.00520789	
PI7*	30/360	DELAY		1,050,000,000.00	4.166666667	0.00534068	0.00002225	N/AP	N/AP	0.00520789	
PI8*	30/360	DELAY		1,050,000,000.00	5.000000000	0.00534068	0.00002670	N/AP	N/AP	0.00520789	
PI9*	30/360	DELAY		1,050,000,000.00	5.833333333	0.00534068	0.00003115	N/AP	N/AP	0.00520789	
PI10*	30/360	DELAY		1,050,000,000.00	6.666666667	0.00534068	0.00003560	N/AP	N/AP	0.00520789	
IP11*	30/360	DELAY		933,333,333.00	7.500000000	0.00534068	0.00004006	N/AP	N/AP	0.00520789	
IP12*	30/360	DELAY		840,000,000.00	8.333333333	0.00534068	0.00004451	N/AP	N/AP	0.00520789	
IP13*	30/360	DELAY		763,636,363.00	9.166666667	0.00534068	0.00004896	N/AP	N/AP	0.00520789	
IP14*	30/360	DELAY		700,000,000.00	10.000000000	0.00534068	0.00005341	N/AP	N/AP	0.00520789	
IP15*	30/360	DELAY		646,153,846.00	10.833333333	0.00534068	0.00005786	N/AP	N/AP	0.00520789	
IP16*	30/360	DELAY		600,000,000.00	11.666666667	0.00534068	0.00006231	N/AP	N/AP	0.00520789	
IP17*	30/360	DELAY		560,000,000.00	12.500000000	0.00534068	0.00006676	N/AP	N/AP	0.00520789	
IP18*	30/360	DELAY		525,000,000.00	13.333333333	0.00534068	0.00007121	N/AP	N/AP	0.00520789	

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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	8.50248	8.00000	119	1	1	5,607,714.00	5,468,284.50	37,384.76	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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