

Fannie Mae SMBS-273

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

Report Date : 4/16/13 11:17 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 | 31364HL70 | | 0.00000 | 8,853,562.50 | 0.00 | N/AP | 199,548.00 | 8,654,014.50 | 199,548.00 | |
| IO2 | 31364HL88 | | 7.00000 | 8,853,562.50 | 51,645.78 | N/AP | 0.00 | 8,654,014.50 | 51,645.78 | |
| PI3* | 31364JAU7 | | 1.00000 | 8,853,562.50 | 7,377.97 | N/AP | 199,548.00 | 8,654,014.50 | 206,925.97 | |
| PI4* | 31364JAV5 | | 2.00000 | 8,853,562.50 | 14,755.94 | N/AP | 199,548.00 | 8,654,014.50 | 214,303.94 | |
| PI5* | 31364JAW3 | | 3.00000 | 8,853,562.50 | 22,133.91 | N/AP | 199,548.00 | 8,654,014.50 | 221,681.91 | |
| PI6* | 31364JAX1 | | 4.00000 | 8,853,562.50 | 29,511.88 | N/AP | 199,548.00 | 8,654,014.50 | 229,059.88 | |
| PI7* | 31364JAY9 | | 4.50000 | 8,853,562.50 | 33,200.86 | N/AP | 199,548.00 | 8,654,014.50 | 232,748.86 | |
| PI8* | 31364JAZ6 | | 5.00000 | 8,853,562.50 | 36,889.84 | N/AP | 199,548.00 | 8,654,014.50 | 236,437.84 | |
| PI9* | 31364JBA0 | | 5.50000 | 8,853,562.50 | 40,578.83 | N/AP | 199,548.00 | 8,654,014.50 | 240,126.83 | |
| PI10* | 31364JBB8 | | 6.00000 | 8,853,562.50 | 44,267.81 | N/AP | 199,548.00 | 8,654,014.50 | 243,815.81 | |
| PI11* | 31364JBC6 | | 6.50000 | 8,853,562.50 | 47,956.80 | N/AP | 199,548.00 | 8,654,014.50 | 247,504.80 | |
| PI12* | 31364JBD4 | | 7.00000 | 8,853,562.50 | 51,645.78 | N/AP | 199,548.00 | 8,654,014.50 | 251,193.78 | |
| IP13* | 31364JBE2 | | 7.50000 | 8,263,325.00 | 51,645.78 | N/AP | 186,244.80 | 8,077,080.20 | 237,890.58 | |
| IP14* | 31364JBF9 | | 8.00000 | 7,746,867.19 | 51,645.78 | N/AP | 174,604.50 | 7,572,262.69 | 226,250.28 | |
| IP15* | 31364JBG7 | | 8.50000 | 7,291,169.12 | 51,645.78 | N/AP | 164,333.65 | 7,126,835.47 | 215,979.43 | |
| IP16* | 31364JBH5 | | 9.00000 | 6,886,104.17 | 51,645.78 | N/AP | 155,204.00 | 6,730,900.17 | 206,849.78 | |
| IP17* | 31364JBJ1 | | 9.50000 | 6,523,677.63 | 51,645.78 | N/AP | 147,035.37 | 6,376,642.26 | 198,681.15 | |
| IP18* | 31364JBK8 | | 10.00000 | 6,197,493.75 | 51,645.78 | N/AP | 139,683.60 | 6,057,810.15 | 191,329.38 | |
| IP19* | 31364JBL6 | | 10.50000 | 5,902,375.00 | 51,645.78 | N/AP | 133,032.00 | 5,769,343.00 | 184,677.78 | |
| IP20* | 31364JBM4 | | 11.00000 | 5,634,085.23 | 51,645.78 | N/AP | 126,985.09 | 5,507,100.14 | 178,630.87 | |
| IP21* | 31364JBN2 | | 12.00000 | 5,164,578.13 | 51,645.78 | N/AP | 116,403.00 | 5,048,175.13 | 168,048.78 | |
| IP22* | 31364JBP7 | | 13.00000 | 4,767,302.88 | 51,645.78 | N/AP | 107,448.92 | 4,659,853.96 | 159,094.70 | |
| IP23* | 31364JBQ5 | | 14.00000 | 4,426,781.25 | 51,645.78 | N/AP | 99,774.00 | 4,327,007.25 | 151,419.78 | |
| Totals | | | | 8,853,562.50 | 51,645.78 | N/AP | 199,548.00 | 8,654,014.50 | 251,193.78 | |

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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Report Date : 4/16/13 11:17 PM

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 | 1,150,000,000.00 | | 8,853,562.50 | 199,548.00 | N/AP | 8,654,014.50 | |
| IO2 | 1,150,000,000.00 | | 8,853,562.50 | 0.00 | N/AP | 8,654,014.50 | |
| PI3* | 1,150,000,000.00 | | 8,853,562.50 | 199,548.00 | N/AP | 8,654,014.50 | |
| PI4* | 1,150,000,000.00 | | 8,853,562.50 | 199,548.00 | N/AP | 8,654,014.50 | |
| PI5* | 1,150,000,000.00 | | 8,853,562.50 | 199,548.00 | N/AP | 8,654,014.50 | |
| PI6* | 1,150,000,000.00 | | 8,853,562.50 | 199,548.00 | N/AP | 8,654,014.50 | |
| PI7* | 1,150,000,000.00 | | 8,853,562.50 | 199,548.00 | N/AP | 8,654,014.50 | |
| PI8* | 1,150,000,000.00 | | 8,853,562.50 | 199,548.00 | N/AP | 8,654,014.50 | |
| PI9* | 1,150,000,000.00 | | 8,853,562.50 | 199,548.00 | N/AP | 8,654,014.50 | |
| PI10* | 1,150,000,000.00 | | 8,853,562.50 | 199,548.00 | N/AP | 8,654,014.50 | |
| PI11* | 1,150,000,000.00 | | 8,853,562.50 | 199,548.00 | N/AP | 8,654,014.50 | |
| PI12* | 1,150,000,000.00 | | 8,853,562.50 | 199,548.00 | N/AP | 8,654,014.50 | |
| IP13* | 1,073,333,333.00 | | 8,263,325.00 | 186,244.80 | N/AP | 8,077,080.20 | |
| IP14* | 1,006,250,000.00 | | 7,746,867.19 | 174,604.50 | N/AP | 7,572,262.69 | |
| IP15* | 947,058,823.00 | | 7,291,169.12 | 164,333.65 | N/AP | 7,126,835.47 | |
| IP16* | 894,444,444.00 | | 6,886,104.17 | 155,204.00 | N/AP | 6,730,900.17 | |
| IP17* | 847,368,421.00 | | 6,523,677.63 | 147,035.37 | N/AP | 6,376,642.26 | |
| IP18* | 805,000,000.00 | | 6,197,493.75 | 139,683.60 | N/AP | 6,057,810.15 | |
| IP19* | 766,666,666.00 | | 5,902,375.00 | 133,032.00 | N/AP | 5,769,343.00 | |
| IP20* | 731,818,181.00 | | 5,634,085.23 | 126,985.09 | N/AP | 5,507,100.14 | |
| IP21* | 670,833,333.00 | | 5,164,578.13 | 116,403.00 | N/AP | 5,048,175.13 | |
| IP22* | 619,230,769.00 | | 4,767,302.88 | 107,448.92 | N/AP | 4,659,853.96 | |
| IP23* | 575,000,000.00 | | 4,426,781.25 | 99,774.00 | N/AP | 4,327,007.25 | |
| Totals | 1,150,000,000.00 | | 8,853,562.50 | 199,548.00 | N/AP | 8,654,014.50 | |

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 | 1,150,000,000.00 | | 0.00769875 | 0.00017352 | N/AP | 0.00752523 | |
| IO2 | 1,150,000,000.00 | | 0.00769875 | 0.00000000 | N/AP | 0.00752523 | |
| PI3* | 1,150,000,000.00 | | 0.00769875 | 0.00017352 | N/AP | 0.00752523 | |
| PI4* | 1,150,000,000.00 | | 0.00769875 | 0.00017352 | N/AP | 0.00752523 | |
| PI5* | 1,150,000,000.00 | | 0.00769875 | 0.00017352 | N/AP | 0.00752523 | |
| PI6* | 1,150,000,000.00 | | 0.00769875 | 0.00017352 | N/AP | 0.00752523 | |
| PI7* | 1,150,000,000.00 | | 0.00769875 | 0.00017352 | N/AP | 0.00752523 | |
| PI8* | 1,150,000,000.00 | | 0.00769875 | 0.00017352 | N/AP | 0.00752523 | |
| PI9* | 1,150,000,000.00 | | 0.00769875 | 0.00017352 | N/AP | 0.00752523 | |
| PI10* | 1,150,000,000.00 | | 0.00769875 | 0.00017352 | N/AP | 0.00752523 | |
| PI11* | 1,150,000,000.00 | | 0.00769875 | 0.00017352 | N/AP | 0.00752523 | |
| PI12* | 1,150,000,000.00 | | 0.00769875 | 0.00017352 | N/AP | 0.00752523 | |
| IP13* | 1,073,333,333.00 | | 0.00769875 | 0.00017352 | N/AP | 0.00752523 | |
| IP14* | 1,006,250,000.00 | | 0.00769875 | 0.00017352 | N/AP | 0.00752523 | |
| IP15* | 947,058,823.00 | | 0.00769875 | 0.00017352 | N/AP | 0.00752523 | |
| IP16* | 894,444,444.00 | | 0.00769875 | 0.00017352 | N/AP | 0.00752523 | |
| IP17* | 847,368,421.00 | | 0.00769875 | 0.00017352 | N/AP | 0.00752523 | |
| IP18* | 805,000,000.00 | | 0.00769875 | 0.00017352 | N/AP | 0.00752523 | |
| IP19* | 766,666,666.00 | | 0.00769875 | 0.00017352 | N/AP | 0.00752523 | |
| IP20* | 731,818,181.00 | | 0.00769875 | 0.00017352 | N/AP | 0.00752523 | |
| IP21* | 670,833,333.00 | | 0.00769875 | 0.00017352 | N/AP | 0.00752523 | |
| IP22* | 619,230,769.00 | | 0.00769875 | 0.00017352 | N/AP | 0.00752523 | |
| IP23* | 575,000,000.00 | | 0.00769875 | 0.00017352 | N/AP | 0.00752523 | |

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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 | | 1,150,000,000.00 | 0.00000 | 8,853,562.50 | 0.00 | N/AP | N/AP | 8,654,014.50 | |
| IO2 | 30/360 | DELAY | | 1,150,000,000.00 | 7.00000 | 8,853,562.50 | 51,645.78 | N/AP | N/AP | 8,654,014.50 | |
| PI3* | 30/360 | DELAY | | 1,150,000,000.00 | 1.00000 | 8,853,562.50 | 7,377.97 | N/AP | N/AP | 8,654,014.50 | |
| PI4* | 30/360 | DELAY | | 1,150,000,000.00 | 2.00000 | 8,853,562.50 | 14,755.94 | N/AP | N/AP | 8,654,014.50 | |
| PI5* | 30/360 | DELAY | | 1,150,000,000.00 | 3.00000 | 8,853,562.50 | 22,133.91 | N/AP | N/AP | 8,654,014.50 | |
| PI6* | 30/360 | DELAY | | 1,150,000,000.00 | 4.00000 | 8,853,562.50 | 29,511.88 | N/AP | N/AP | 8,654,014.50 | |
| PI7* | 30/360 | DELAY | | 1,150,000,000.00 | 4.50000 | 8,853,562.50 | 33,200.86 | N/AP | N/AP | 8,654,014.50 | |
| PI8* | 30/360 | DELAY | | 1,150,000,000.00 | 5.00000 | 8,853,562.50 | 36,889.84 | N/AP | N/AP | 8,654,014.50 | |
| PI9* | 30/360 | DELAY | | 1,150,000,000.00 | 5.50000 | 8,853,562.50 | 40,578.83 | N/AP | N/AP | 8,654,014.50 | |
| PI10* | 30/360 | DELAY | | 1,150,000,000.00 | 6.00000 | 8,853,562.50 | 44,267.81 | N/AP | N/AP | 8,654,014.50 | |
| PI11* | 30/360 | DELAY | | 1,150,000,000.00 | 6.50000 | 8,853,562.50 | 47,956.80 | N/AP | N/AP | 8,654,014.50 | |
| PI12* | 30/360 | DELAY | | 1,150,000,000.00 | 7.00000 | 8,853,562.50 | 51,645.78 | N/AP | N/AP | 8,654,014.50 | |
| IP13* | 30/360 | DELAY | | 1,073,333,333.00 | 7.50000 | 8,263,325.00 | 51,645.78 | N/AP | N/AP | 8,077,080.20 | |
| IP14* | 30/360 | DELAY | | 1,006,250,000.00 | 8.00000 | 7,746,867.19 | 51,645.78 | N/AP | N/AP | 7,572,262.69 | |
| IP15* | 30/360 | DELAY | | 947,058,823.00 | 8.50000 | 7,291,169.12 | 51,645.78 | N/AP | N/AP | 7,126,835.47 | |
| IP16* | 30/360 | DELAY | | 894,444,444.00 | 9.00000 | 6,886,104.17 | 51,645.78 | N/AP | N/AP | 6,730,900.17 | |
| IP17* | 30/360 | DELAY | | 847,368,421.00 | 9.50000 | 6,523,677.63 | 51,645.78 | N/AP | N/AP | 6,376,642.26 | |
| IP18* | 30/360 | DELAY | | 805,000,000.00 | 10.00000 | 6,197,493.75 | 51,645.78 | N/AP | N/AP | 6,057,810.15 | |
| IP19* | 30/360 | DELAY | | 766,666,666.00 | 10.50000 | 5,902,375.00 | 51,645.78 | N/AP | N/AP | 5,769,343.00 | |
| IP20* | 30/360 | DELAY | | 731,818,181.00 | 11.00000 | 5,634,085.23 | 51,645.78 | N/AP | N/AP | 5,507,100.14 | |
| IP21* | 30/360 | DELAY | | 670,833,333.00 | 12.00000 | 5,164,578.13 | 51,645.78 | N/AP | N/AP | 5,048,175.13 | |
| IP22* | 30/360 | DELAY | | 619,230,769.00 | 13.00000 | 4,767,302.88 | 51,645.78 | N/AP | N/AP | 4,659,853.96 | |
| IP23* | 30/360 | DELAY | | 575,000,000.00 | 14.00000 | 4,426,781.25 | 51,645.78 | N/AP | N/AP | 4,327,007.25 | |
| Totals | | | | 1,150,000,000.00 | | 8,853,562.50 | 51,645.78 | N/AP | N/AP | 8,654,014.50 | |

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

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Report Date : 4/16/13 11:17 PM

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 | | 1,150,000,000.00 | 0.000000000 | 0.00769875 | 0.00000000 | N/AP | N/AP | 0.00752523 | |
| IO2 | 30/360 | DELAY | | 1,150,000,000.00 | 5.833333333 | 0.00769875 | 0.00004491 | N/AP | N/AP | 0.00752523 | |
| PI3* | 30/360 | DELAY | | 1,150,000,000.00 | 0.833333333 | 0.00769875 | 0.00000642 | N/AP | N/AP | 0.00752523 | |
| PI4* | 30/360 | DELAY | | 1,150,000,000.00 | 1.666666667 | 0.00769875 | 0.00001283 | N/AP | N/AP | 0.00752523 | |
| PI5* | 30/360 | DELAY | | 1,150,000,000.00 | 2.500000000 | 0.00769875 | 0.00001925 | N/AP | N/AP | 0.00752523 | |
| PI6* | 30/360 | DELAY | | 1,150,000,000.00 | 3.333333333 | 0.00769875 | 0.00002566 | N/AP | N/AP | 0.00752523 | |
| PI7* | 30/360 | DELAY | | 1,150,000,000.00 | 3.750000000 | 0.00769875 | 0.00002887 | N/AP | N/AP | 0.00752523 | |
| PI8* | 30/360 | DELAY | | 1,150,000,000.00 | 4.166666667 | 0.00769875 | 0.00003208 | N/AP | N/AP | 0.00752523 | |
| PI9* | 30/360 | DELAY | | 1,150,000,000.00 | 4.583333333 | 0.00769875 | 0.00003529 | N/AP | N/AP | 0.00752523 | |
| PI10* | 30/360 | DELAY | | 1,150,000,000.00 | 5.000000000 | 0.00769875 | 0.00003849 | N/AP | N/AP | 0.00752523 | |
| PI11* | 30/360 | DELAY | | 1,150,000,000.00 | 5.416666667 | 0.00769875 | 0.00004170 | N/AP | N/AP | 0.00752523 | |
| PI12* | 30/360 | DELAY | | 1,150,000,000.00 | 5.833333333 | 0.00769875 | 0.00004491 | N/AP | N/AP | 0.00752523 | |
| IP13* | 30/360 | DELAY | | 1,073,333,333.00 | 6.250000000 | 0.00769875 | 0.00004812 | N/AP | N/AP | 0.00752523 | |
| IP14* | 30/360 | DELAY | | 1,006,250,000.00 | 6.666666667 | 0.00769875 | 0.00005133 | N/AP | N/AP | 0.00752523 | |
| IP15* | 30/360 | DELAY | | 947,058,823.00 | 7.083333333 | 0.00769875 | 0.00005453 | N/AP | N/AP | 0.00752523 | |
| IP16* | 30/360 | DELAY | | 894,444,444.00 | 7.500000000 | 0.00769875 | 0.00005774 | N/AP | N/AP | 0.00752523 | |
| IP17* | 30/360 | DELAY | | 847,368,421.00 | 7.916666667 | 0.00769875 | 0.00006095 | N/AP | N/AP | 0.00752523 | |
| IP18* | 30/360 | DELAY | | 805,000,000.00 | 8.333333333 | 0.00769875 | 0.00006416 | N/AP | N/AP | 0.00752523 | |
| IP19* | 30/360 | DELAY | | 766,666,666.00 | 8.750000000 | 0.00769875 | 0.00006736 | N/AP | N/AP | 0.00752523 | |
| IP20* | 30/360 | DELAY | | 731,818,181.00 | 9.166666667 | 0.00769875 | 0.00007057 | N/AP | N/AP | 0.00752523 | |
| IP21* | 30/360 | DELAY | | 670,833,333.00 | 10.000000000 | 0.00769875 | 0.00007699 | N/AP | N/AP | 0.00752523 | |
| IP22* | 30/360 | DELAY | | 619,230,769.00 | 10.833333333 | 0.00769875 | 0.00008340 | N/AP | N/AP | 0.00752523 | |
| IP23* | 30/360 | DELAY | | 575,000,000.00 | 11.666666667 | 0.00769875 | 0.00008982 | N/AP | N/AP | 0.00752523 | |

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

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*** Please contact MBS Helpline for interest rate information.

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 | 7.61211 | 7.00000 | 137 | 1 | 1 | 8,853,562.50 | 8,654,014.50 | 51,645.78 | 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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