

Fannie Mae SMBS-028

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

Report Date : 9/16/13 10:38 PM

Distribution Summary - 09/2013

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	31364HDG9		0.00000	163,652.53	0.00	N/AP	3,762.01	159,890.52	3,762.01	
IO2	31364HDH7		8.50000	163,652.53	1,159.21	N/AP	0.00	159,890.52	1,159.21	
Totals				163,652.53	1,159.21	N/AP	3,762.01	159,890.52	4,921.22	

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 - 09/2013

Class	Original Class Balance	Group	Beginning/Notional Class Balance	Principal Distribution	Accretion	Ending/Notional Class Balance	Paid Off Date
PO1	200,000,647.00		163,652.53	3,762.01	N/AP	159,890.52	
IO2	200,000,647.00		163,652.53	0.00	N/AP	159,890.52	
Totals	200,000,647.00		163,652.53	3,762.01	N/AP	159,890.52	

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Principal Distribution Factors Statement - 09/2013

Class	Original Class Balance	Group	Beginning/Notional Class Balance	Principal Distribution	Accretion	Ending/Notional Class Balance	Paid Off Date
PO1	200,000,647.00		0.00081826	0.00001881	N/AP	0.00079945	
IO2	200,000,647.00		0.00081826	0.00000000	N/AP	0.00079945	

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Interest Distribution Statement - 09/2013

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		200,000,647.00	0.00000	163,652.53	0.00	N/AP	N/AP	159,890.52	
IO2	30/360	DELAY		200,000,647.00	8.50000	163,652.53	1,159.21	N/AP	N/AP	159,890.52	
Totals				200,000,647.00		163,652.53	1,159.21	N/AP	N/AP	159,890.52	

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Interest Distribution Factors Statement - 09/2013

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		200,000,647.00	0.000000000	0.00081826	0.000000000	N/AP	N/AP	0.00079945	
IO2	30/360	DELAY		200,000,647.00	7.083333333	0.00081826	0.00000580	N/AP	N/AP	0.00079945	

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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 - 09/2013

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	9.24400	8.50000	41	1	1	163,652.53	159,890.52	1,159.21	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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