

**Fannie Mae SMBS-054**

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

Report Date : 9/16/13 10:40 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	31364HFL6		0.00000	319,382.00	0.00	N/AP	20,268.00	299,114.00	20,268.00	
IO2	31364HFM4		8.00000	319,382.00	2,129.21	N/AP	0.00	299,114.00	2,129.21	
Totals				319,382.00	2,129.21	N/AP	20,268.00	299,114.00	22,397.21	

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	200,000,001.00		319,382.00	20,268.00	N/AP	299,114.00	
IO2	200,000,001.00		319,382.00	0.00	N/AP	299,114.00	
Totals	200,000,001.00		319,382.00	20,268.00	N/AP	299,114.00	

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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	200,000,001.00		0.00159691	0.00010134	N/AP	0.00149557	
IO2	200,000,001.00		0.00159691	0.00000000	N/AP	0.00149557	

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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		200,000,001.00	0.00000	319,382.00	0.00	N/AP	N/AP	299,114.00	
IO2	30/360	DELAY		200,000,001.00	8.00000	319,382.00	2,129.21	N/AP	N/AP	299,114.00	
Totals				200,000,001.00		319,382.00	2,129.21	N/AP	N/AP	299,114.00	

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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		200,000,001.00	0.000000000	0.00159691	0.00000000	N/AP	N/AP	0.00149557	
IO2	30/360	DELAY		200,000,001.00	6.666666667	0.00159691	0.00001065	N/AP	N/AP	0.00149557	

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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	8.76541	8.00000	38	1	1	319,382.00	299,114.00	2,129.21	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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