

\$364,140,000
Federal National Mortgage Association



Guaranteed REMIC Pass-Through Certificates
Fannie Mae REMIC Trust 1993-65

The Guaranteed REMIC Pass-Through Certificates offered hereby (the "Certificates") will represent beneficial ownership interests in Fannie Mae REMIC Trust 1993-65 (the "Trust"). The assets of the Trust will consist of (i) a non-interest bearing cash deposit of \$4,038.74 (the "Retail Cash Deposit") to be applied as described herein and (ii) Fannie Mae Guaranteed Mortgage Pass-Through Certificates (the "MBS"), each of which will represent a beneficial interest in a pool (the "Pool") of first lien, single-family, fixed-rate residential mortgage loans with original maturities of up to 20 years (the "Mortgage Loans") having the characteristics described herein. The Certificates will be issued and guaranteed as to timely distribution of principal and interest by Fannie Mae and offered by Fannie Mae pursuant to its Prospectus for Guaranteed Mortgage Pass-Through Certificates (the "MBS Prospectus"), available as described herein, and its Prospectus for Guaranteed REMIC Pass-Through Certificates (the "REMIC Prospectus"), accompanying this Prospectus Supplement.

Prospective investors in the ZZ Class should consider carefully, as should prospective investors in any Class of Certificates, whether such an investment is appropriate for their investment objectives. See "Description of the Certificates—The Retail Certificates" herein.

An election will be made to treat the Trust as a "real estate mortgage investment conduit" ("REMIC") pursuant to the Internal Revenue Code of 1986, as amended (the "Code"). The R Class will be subject to transfer restrictions. See "Description of the Certificates—Characteristics of the R Class" and "Certain Additional Federal Income Tax Consequences" herein, and "Description of the Certificates—Additional Characteristics of Residual Certificates" and "Certain Federal Income Tax Consequences" in the REMIC Prospectus.

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THE CERTIFICATES, TOGETHER WITH ANY INTEREST THEREON, ARE NOT GUARANTEED BY THE UNITED STATES. THE OBLIGATIONS OF FANNIE MAE UNDER ITS GUARANTY OF THE CERTIFICATES ARE OBLIGATIONS SOLELY OF FANNIE MAE AND DO NOT CONSTITUTE AN OBLIGATION OF THE UNITED STATES OR ANY AGENCY OR INSTRUMENTALITY THEREOF OTHER THAN FANNIE MAE. THE CERTIFICATES ARE EXEMPT FROM THE REGISTRATION REQUIREMENTS OF THE SECURITIES ACT OF 1933 AND ARE "EXEMPTED SECURITIES" WITHIN THE MEANING OF THE SECURITIES EXCHANGE ACT OF 1934.

Class	Original Principal Balance	Principal Type(1)	Interest Rate	Interest Type(1)	Final Distribution Date
GA	\$ 3,641,400	LIQ/AD	7.00%	FIX	March 1998
GB	6,640,200	AD	7.00%	FIX	January 2004
GC	6,511,480	AD	7.00%	FIX	February 2008
ZZ	9,425,000	RTL/SEQ	7.00%	Z	June 2013
AB	70,623,801	SEQ	6.50%	FIX	July 2006
A	50,000,000	SEQ	6.50%	FIX	April 2009
AD	71,642,119	SEQ	6.50%	FIX	April 2009
E	40,783,680	SEQ	10.00%	FIX	October 2012
B	42,497,280	SEQ	6.75%	FIX	November 2010
C	35,011,391	SEQ	6.75%	FIX	June 2012
FC	10,000,000	SEQ	(2)	FLT	June 2012
SC	4,854,369	SEQ	(2)	INV	June 2012
D	12,509,280	SEQ	6.75%	FIX	October 2012
R	0	NPR	0	NPR	June 2013

(1) See "Description of the Certificates—Class Definitions and Abbreviations" in the REMIC Prospectus and "Description of the Certificates—Distributions of Interest" and "—Distributions of Principal" herein.

(2) These Classes will bear interest based on "COFI," as described under "Description of the Certificates—Distributions of Interest" herein and "Description of the Certificates—Indices Applicable to Floating Rate and Inverse Floating Rate Classes" in the REMIC Prospectus.

The Certificates will be offered by Prudential Securities Incorporated (the "Dealer") from time to time in negotiated transactions, at varying prices to be determined at the time of sale.

The Certificates are offered by the Dealer, subject to issuance by Fannie Mae and to prior sale or to withdrawal or modification of the offer without notice, when, as and if delivered to and accepted by the Dealer, and subject to approval of certain legal matters by counsel. It is expected that the Certificates, except for the ZZ and R Classes, will be available through the book-entry system of the Federal Reserve Banks on or about June 30, 1993 (the "Settlement Date"). It is expected that the R Class in registered, certificated form will be available for delivery at the offices of the Dealer, 100 Gold Street, New York, New York, on or about the Settlement Date. It is expected that delivery of the ZZ Class will be made through the book-entry facilities of The Depository Trust Company on or about such date.

Prudential Securities Incorporated

March 31, 1993

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THE CERTIFICATES MAY NOT BE SUITABLE INVESTMENTS FOR ALL INVESTORS. NO INVESTOR SHOULD PURCHASE CERTIFICATES UNLESS SUCH INVESTOR UNDERSTANDS AND IS ABLE TO BEAR THE PREPAYMENT, YIELD, LIQUIDITY AND OTHER RISKS ASSOCIATED WITH SUCH CERTIFICATES.

The yield to investors in each Class will be sensitive in varying degrees to the rate of principal payments of the Mortgage Loans, the characteristics of the Mortgage Loans actually included in the Pool, the purchase price paid for the related Class and, in the case of any Floating Rate and Inverse Floating Rate Classes, the level of the applicable Index (as defined herein). Accordingly, investors should consider the following risks:

- The Mortgage Loans generally may be prepaid at any time without penalty, and, accordingly, the rate of principal payments thereon is likely to vary considerably from time to time.
- Slight variations in Mortgage Loan characteristics could substantially affect the weighted average lives and yields of some or all of the Classes.
- In the case of any Certificates purchased at a discount to their principal amounts, a slower than anticipated rate of principal payments is likely to result in a lower than anticipated yield.
- In the case of any Certificates purchased at a premium to their principal amounts, a faster than anticipated rate of principal payments is likely to result in a lower than anticipated yield.
- In the case of any Interest Only Class, a faster than anticipated rate of principal payments is likely to result in a lower than anticipated yield and, in certain cases, an actual loss on the investment.
- The yield on any Floating Rate or Inverse Floating Rate Class will be sensitive to the level of the applicable Index, particularly if the interest rate thereon fluctuates as a multiple of such Index.

See “Description of the Certificates—Yield Considerations” herein.

In addition, investors should purchase Certificates only after considering the following:

- The actual final payment of any Class will likely occur earlier, and could occur much earlier, than the Final Distribution Date for such Class specified on the cover page. See “Description of the Certificates—Weighted Average Lives of the Certificates” herein and “Description of the Certificates—Weighted Average Life and Final Distribution Dates” in the REMIC Prospectus.
- The rate of principal distributions of the Certificates is uncertain and investors may be unable to reinvest the distributions thereon at yields equaling the yields on the Certificates. See “Description of the Certificates—Reinvestment Risk” in the REMIC Prospectus.
- Investors whose investment activities are subject to legal investment laws and regulations or to review by regulatory authorities may be subject to restrictions on investment in certain Classes of the Certificates. Investors should consult their legal advisors to determine whether and to what extent the Certificates constitute legal investments or are subject to restrictions on investment. See “Legal Investment Considerations” in the REMIC Prospectus.

The ZZ Class (the “Retail Certificates”) may not be an appropriate investment for all prospective investors. The Retail Certificates would not be an appropriate investment for any investor requiring a particular distribution of principal on a specific date or an otherwise predictable stream of principal distributions. Any investor who purchases a Retail Certificate at a premium (or a discount) should consider the risk that relatively early (or late) principal distributions following issuance of the Certificates could result in an actual yield that is lower than such investor’s anticipated yield. In addition, although the Dealer intends to make a secondary market in Retail Certificates, it has no obligation to do so, and any such market making may be discontinued at any time. Finally, there can be no assurance that the price at which an investor may be able to sell a Retail Certificate will be the same as the price at which such investor purchased such Certificate. See “Description of the Certificates—The Retail Certificates” herein.

The Dealer intends to make a market for the Certificates but is not obligated to do so. There can be no assurance that such a secondary market will develop or, if developed, that it will continue. Thus, investors may not be able to sell their Certificates readily or at prices that will enable them to realize their anticipated yield. No investor should purchase Certificates unless such investor understands and is able to bear the risk that the value of the Certificates will fluctuate over time and that the Certificates may not be readily salable.

These securities have not been approved or disapproved by the Securities and Exchange Commission or any state securities commission nor has the Securities and Exchange Commission or any state securities commission passed upon the accuracy or adequacy of this Prospectus Supplement, the REMIC Prospectus or the MBS Prospectus. Any representation to the contrary is a criminal offense.

This Prospectus Supplement does not contain complete information about the Certificates. Investors should purchase Certificates only after reading this Prospectus Supplement, the REMIC Prospectus, the MBS Prospectus dated January 1, 1993 and the Fannie Mae Information Statement dated February 16, 1993 and any supplements thereto (the “Information Statement”). The MBS Prospectus and the Information Statement are incorporated herein by reference and may be obtained from Fannie Mae by writing or calling its MBS Helpline at 3900 Wisconsin Avenue, N.W., Area 2H-2N, Washington, D.C. 20016 (telephone 1-800-BEST-MBS or 202-752-6547). Such documents may also be obtained from Prudential Securities Incorporated by writing or calling its Prospectus Department at 315 Hudson Street, 7th Floor, New York, New York 10013 (telephone 212-776-8906).

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DESCRIPTION OF THE CERTIFICATES

The following summaries describing certain provisions of the Certificates do not purport to be complete and are subject to, and are qualified in their entirety by reference to, the REMIC Prospectus, the MBS Prospectus and the provisions of the Trust Agreement (defined below). Capitalized terms used and not otherwise defined in this Prospectus Supplement have the respective meanings assigned to such terms in the REMIC Prospectus (including the Glossary contained therein), the MBS Prospectus or the Trust Agreement (as the context may require).

General

Structure. The Trust will be created pursuant to a trust agreement dated as of September 1, 1987, as supplemented by an issue supplement thereto, dated as of June 1, 1993 (together, the “Trust Agreement”), executed by the Federal National Mortgage Association (“Fannie Mae”) in its corporate capacity and in its capacity as Trustee, and the Certificates in the Classes and aggregate original principal balances set forth on the cover hereof will be issued by Fannie Mae pursuant thereto. A description of Fannie Mae and its business, together with certain financial statements and other financial information, is contained in the Information Statement.

The Certificates (other than the R Class) will be designated as the “regular interests,” and the R Class will be designated as the “residual interest,” in the REMIC constituted by the Trust. The assets of the Trust will consist of the MBS and the Retail Cash Deposit.

MBS Distributions. The MBS will provide that principal and interest on the underlying Mortgage Loans will be passed through monthly, commencing on the 25th day of the month following the month of the initial issuance of the MBS (or, if such 25th day is not a business day, on the first business day next succeeding such 25th day).

Fannie Mae Guaranty. Fannie Mae guarantees to each holder of an MBS the timely payment of scheduled installments of principal of and interest on the underlying Mortgage Loans, whether or not received, together with the full principal balance of any foreclosed Mortgage Loan, whether or not such balance is actually recovered. In addition, Fannie Mae will be obligated to distribute on a timely basis to the Holders of Certificates required installments of principal and interest and to distribute the principal balance of each Class of Certificates in full no later than the applicable Final Distribution Date, whether or not sufficient funds are available in the MBS Account. The guaranties of Fannie Mae are not backed by the full faith and credit of the United States. See “Description of the Certificates—Fannie Mae’s Guaranty” in the REMIC Prospectus and “Description of Certificates—The Corporation’s Guaranty” in the MBS Prospectus.

Characteristics of Certificates. The Certificates, other than the ZZ and R Certificates, will be issued and maintained and may be transferred by Holders only on the book-entry system of the Federal Reserve Banks. The ZZ Certificates will be represented by one or more certificates to be registered at all times in the name of the nominee of the Depository (as defined herein), which Depository will maintain the ZZ Certificates through its book-entry facilities. When used herein, the terms “Holders” and “Certificateholders” refer to (i) such entities whose names appear on the book-entry records of a Federal Reserve Bank as the entities for whose accounts such Certificates (other than the ZZ or R Certificates) have been deposited and (ii) the nominee of the Depository, in the case of the ZZ Certificates. A Holder is not necessarily the beneficial owner of a book-entry Certificate. Beneficial owners will ordinarily hold book-entry Certificates through one or more financial intermediaries, such as banks, brokerage firms and securities clearing organizations. See “Description of the Certificates—Denominations, Book-Entry Form” in the REMIC Prospectus.

The R Certificate will not be issued in book-entry form but will be issued in fully registered, certificated form. As to the R Certificate, “Holder” or “Certificateholder” refers to the registered owner thereof. The R Certificate will be transferable at the corporate trust office of the Transfer Agent, or at the agency of the Transfer Agent in New York, New York. The Transfer Agent initially

will be State Street Bank and Trust Company in Boston, Massachusetts (“State Street”). A service charge may be imposed for any registration of transfer of the R Certificate and Fannie Mae may require payment of a sum sufficient to cover any tax or other governmental charge. See also “Characteristics of the R Class” herein.

The distribution to the Holder of the R Certificate of the proceeds of any remaining assets of the Trust will be made only upon presentation and surrender of such Certificate at the office of the Paying Agent. The Paying Agent initially will be State Street.

Authorized Denominations. The Certificates, other than the ZZ and R Certificates, will be issued in minimum denominations of \$1,000 and integral multiples of \$1 in excess thereof. The ZZ Class will be issued in integral numbers of “ZZ Class Units” (as defined below) having \$1,000 original principal balances and “Compound Values,” as described under “The Retail Certificates—General” herein; and the R Class will be issued as a single certificate and will not have a principal balance.

Distribution Dates. Distributions on the Certificates will be made on the 25th day of each month (or, if such 25th day is not a business day, on the first business day next succeeding such 25th day), commencing in the month following the Settlement Date.

Calculation of Distributions. Interest on the interest-bearing Certificates is calculated on the basis of a 360-day year consisting of twelve 30-day months and is distributable monthly on each Distribution Date, commencing (except with respect to the Accrual Classes, if any) in the month after the Settlement Date. Interest to be distributed or, in the case of any Accrual Class, added to principal on each interest-bearing Certificate on a Distribution Date will consist of one month’s interest on the outstanding principal balance of such Certificate immediately prior to such Distribution Date. Interest to be distributed or, in the case of any Accrual Class, added to principal on a Distribution Date will accrue on the interest-bearing Certificates during the one month periods set forth herein under “Distributions of Interest—Interest Accrual Periods.” Principal on the Certificates will be distributed on each Distribution Date in an amount equal to the sum of the aggregate distributions of principal concurrently made on the MBS and any interest accrued and added on such Distribution Date to the principal balances of the Accrual Classes, if any. See “Distributions of Principal” herein.

Record Date. Each monthly distribution on the Certificates will be made to Holders of record on the last day of the preceding month.

REMIC Trust Factors. As soon as practicable following the eleventh calendar day of each month, Fannie Mae will publish or otherwise make available for each Class of Certificates the factor (carried to eight decimal places) which (i) in the case of each such Class other than the Retail Certificates, when multiplied by the original principal balance of a Certificate of such Class, will equal the amount of principal remaining to be distributed with respect to such Certificate and (ii) in the case of the Retail Certificates, when multiplied by the aggregate original principal balance of such Class, will equal the aggregate amount of principal remaining to be distributed with respect to such Class, in each case after giving effect to the distribution of principal to be made on the following Distribution Date and, in the case of the Retail Certificates, after giving effect to any interest to be added as principal to the principal balance of such Class on such Distribution Date. As a result, the factor for the Retail Certificates will reflect the aggregate principal balance of such Class taken as a whole, and will not reflect the principal balance of the Retail Certificates owned by any particular investor. For purposes of determining the factor for the Retail Certificates, any rounding of the distribution of principal thereof will be disregarded.

Optional Termination. Consistent with its policy described under “Description of Certificates—Termination” in the MBS Prospectus, Fannie Mae will agree not to effect indirectly an early termination of the Trust through the exercise of its right to repurchase the Mortgage Loans underlying any MBS unless only one Mortgage Loan remains in the related Pool or the principal balance of such Pool at the time of repurchase is less than one percent of the original principal balance thereof.

Liquid Assets. The GA Class is intended to qualify as “liquid assets” for purposes of the liquidity requirements applicable to federal savings associations, federal savings banks and state-chartered associations whose deposits are insured by the Federal Deposit Insurance Corporation.

The Retail Certificates

General

The ZZ Class will be Retail Certificates. The Retail Certificates will be represented by one or more certificates to be registered at all times in the name of the nominee of The Depository Trust Company, a New York-chartered limited purpose trust company, or any successor depository selected or approved by Fannie Mae (the “Depository”). The Depository will maintain the Retail Certificates through its book-entry facilities in \$1,000 original principal amount increments (the “ZZ Class Units”). For purposes of calculating principal distributions, each ZZ Class Unit will be deemed to have an initial value of \$1,000, a “Compound Value” as of the Final Distribution Date for the ZZ Class of \$4,038.74 and a “Compound Value” for each Distribution Date prior to such date as set forth in the table beginning on page S-8. In accordance with its normal procedures, the Depository will record the positions held by each Depository participating firm (each, a “Depository Participant”) in the Retail Certificates, whether held for its own account or as a nominee for another person. State Street will act as paying agent for, and perform certain administrative functions with respect to, the Retail Certificates.

No person acquiring a beneficial ownership interest in the Retail Certificates (a “beneficial owner” or an “investor”) will be entitled to receive a physical certificate representing such ownership interest. An investor’s interest in a Retail Certificate will be recorded, in ZZ Class Units, on the records of the brokerage firm, bank, thrift institution or other financial intermediary (a “financial intermediary”) that maintains such investor’s account for such purpose. In turn, the financial intermediary’s record ownership of such Certificate will be recorded, in ZZ Class Units, on the records of the Depository (or of a Depository Participant that acts as agent for the financial intermediary if such intermediary is not a Depository Participant). Therefore, the investor must rely on the foregoing arrangements to evidence its interest in the Retail Certificates. Beneficial ownership of an investor’s interest in a Retail Certificate may be transferred only by compliance with the procedures of an investor’s financial intermediary and of Depository Participants. In general, beneficial ownership of an investor’s interest in a Retail Certificate will be subject to the rules, regulations and procedures governing the Depository and Depository Participants as in effect from time to time.

Method of Distribution

Each distribution on the Retail Certificates will be distributed by the Paying Agent to the Depository in immediately available funds. The Depository will be responsible for crediting the amount of such distributions to the accounts of the Depository Participants entitled thereto, in accordance with the Depository’s normal procedures, which currently provide for distributions in next-day funds settled through the New York Clearing House. Each Depository Participant and each financial intermediary will be responsible for disbursing such distributions to the beneficial owners of the Retail Certificates that it represents.

Retail Interest Distributions

No distributions of interest will be made on the Retail Certificates. Rather, the interest accrued on such Class during each Interest Accrual Period will be added to the principal balance thereof and will be reflected (after rounding to the nearest cent) in the Compound Value of each ZZ Class Unit for the related Distribution Date.

Retail Principal Distributions

General. Distributions of principal of the Retail Certificates on any Distribution Date (collectively, a “Retail Principal Distribution”) will be made in accordance with the priorities and limitations set forth herein. When a distribution of principal is made on the Retail Certificates on any Distribution Date, an integral number of ZZ Class Units will be retired by the payment of an amount equal to the Compound Value of each retired ZZ Class Unit for such Distribution Date.

A total number of 9,425 ZZ Class Units will be created. The ZZ Class Units will have an aggregate initial value of \$9,425,000.

The table below shows the Compound Value of a single ZZ Class Unit as of each Distribution Date through the Final Distribution Date of the Retail Certificates. An investor in the Retail Certificates should be aware that the investor's ZZ Class Units are likely to be retired prior to the Final Distribution Date, although there can be no assurance that such retirement will occur significantly before the Final Distribution Date. The Compound Value for any Distribution Date equals the initial value plus accrued interest at the interest rate set forth on the cover hereof for the ZZ Class for each Distribution Date through (and including) such Distribution Date. The Compound Values are rounded to the nearest cent.

Compound Values

<u>Payment Date</u>	<u>Compound Value</u>	<u>Payment Date</u>	<u>Compound Value</u>	<u>Payment Date</u>	<u>Compound Value</u>
Initial	\$1,000.00	November 1997	\$1,361.07	April 2002	\$1,852.50
July 1993	1,005.83	December 1997	1,369.01	May 2002	1,863.31
August 1993	1,011.70	January 1998	1,376.99	June 2002	1,874.18
September 1993	1,017.60	February 1998	1,385.02	July 2002	1,885.11
October 1993	1,023.54	March 1998	1,393.10	August 2002	1,896.11
November 1993	1,029.51	April 1998	1,401.23	September 2002	1,907.17
December 1993	1,035.51	May 1998	1,409.40	October 2002	1,918.29
January 1994	1,041.55	June 1998	1,417.63	November 2002	1,929.48
February 1994	1,047.63	July 1998	1,425.89	December 2002	1,940.74
March 1994	1,053.74	August 1998	1,434.21	January 2003	1,952.06
April 1994	1,059.89	September 1998	1,442.58	February 2003	1,963.45
May 1994	1,066.07	October 1998	1,450.99	March 2003	1,974.90
June 1994	1,072.29	November 1998	1,459.46	April 2003	1,986.42
July 1994	1,078.55	December 1998	1,467.97	May 2003	1,998.01
August 1994	1,084.84	January 1999	1,476.53	June 2003	2,009.66
September 1994	1,091.16	February 1999	1,485.15	July 2003	2,021.38
October 1994	1,097.53	March 1999	1,493.81	August 2003	2,033.18
November 1994	1,103.93	April 1999	1,502.52	September 2003	2,045.04
December 1994	1,110.37	May 1999	1,511.29	October 2003	2,056.97
January 1995	1,116.85	June 1999	1,520.11	November 2003	2,068.96
February 1995	1,123.36	July 1999	1,528.97	December 2003	2,081.03
March 1995	1,129.92	August 1999	1,537.89	January 2004	2,093.17
April 1995	1,136.51	September 1999	1,546.86	February 2004	2,105.38
May 1995	1,143.14	October 1999	1,555.89	March 2004	2,117.66
June 1995	1,149.81	November 1999	1,564.96	April 2004	2,130.02
July 1995	1,156.51	December 1999	1,574.09	May 2004	2,142.44
August 1995	1,163.26	January 2000	1,583.27	June 2004	2,154.94
September 1995	1,170.05	February 2000	1,592.51	July 2004	2,167.51
October 1995	1,176.87	March 2000	1,601.80	August 2004	2,180.15
November 1995	1,183.74	April 2000	1,611.14	September 2004	2,192.87
December 1995	1,190.64	May 2000	1,620.54	October 2004	2,205.66
January 1996	1,197.59	June 2000	1,629.99	November 2004	2,218.53
February 1996	1,204.57	July 2000	1,639.50	December 2004	2,231.47
March 1996	1,211.60	August 2000	1,649.07	January 2005	2,244.49
April 1996	1,218.67	September 2000	1,658.69	February 2005	2,257.58
May 1996	1,225.78	October 2000	1,668.36	March 2005	2,270.75
June 1996	1,232.93	November 2000	1,678.09	April 2005	2,284.00
July 1996	1,240.12	December 2000	1,687.88	May 2005	2,297.32
August 1996	1,247.35	January 2001	1,697.73	June 2005	2,310.72
September 1996	1,254.63	February 2001	1,707.63	July 2005	2,324.20
October 1996	1,261.95	March 2001	1,717.59	August 2005	2,337.76
November 1996	1,269.31	April 2001	1,727.61	September 2005	2,351.39
December 1996	1,276.71	May 2001	1,737.69	October 2005	2,365.11
January 1997	1,284.16	June 2001	1,747.83	November 2005	2,378.91
February 1997	1,291.65	July 2001	1,758.02	December 2005	2,392.78
March 1997	1,299.19	August 2001	1,768.28	January 2006	2,406.74
April 1997	1,306.76	September 2001	1,778.59	February 2006	2,420.78
May 1997	1,314.39	October 2001	1,788.97	March 2006	2,434.90
June 1997	1,322.05	November 2001	1,799.40	April 2006	2,449.11
July 1997	1,329.77	December 2001	1,809.90	May 2006	2,463.39
August 1997	1,337.52	January 2002	1,820.46	June 2006	2,477.76
September 1997	1,345.33	February 2002	1,831.08	July 2006	2,492.22
October 1997	1,353.17	March 2002	1,841.76	August 2006	2,506.75

<u>Payment Date</u>	<u>Compound Value</u>	<u>Payment Date</u>	<u>Compound Value</u>	<u>Payment Date</u>	<u>Compound Value</u>
September 2006	\$2,521.38	January 2009	\$2,967.33	April 2011	\$3,471.92
October 2006	2,536.09	February 2009	2,984.64	May 2011	3,492.17
November 2006	2,550.88	March 2009	3,002.05	June 2011	3,512.54
December 2006	2,565.76	April 2009	3,019.57	July 2011	3,533.03
January 2007	2,580.73	May 2009	3,037.18	August 2011	3,553.64
February 2007	2,595.78	June 2009	3,054.90	September 2011	3,574.37
March 2007	2,610.92	July 2009	3,072.72	October 2011	3,595.22
April 2007	2,626.15	August 2009	3,090.64	November 2011	3,616.19
May 2007	2,641.47	September 2009	3,108.67	December 2011	3,637.29
June 2007	2,656.88	October 2009	3,126.80	January 2012	3,658.50
July 2007	2,672.38	November 2009	3,145.04	February 2012	3,679.84
August 2007	2,687.97	December 2009	3,163.39	March 2012	3,701.31
September 2007	2,703.65	January 2010	3,181.84	April 2012	3,722.90
October 2007	2,719.42	February 2010	3,200.40	May 2012	3,744.62
November 2007	2,735.28	March 2010	3,219.07	June 2012	3,766.46
December 2007	2,751.24	April 2010	3,237.85	July 2012	3,788.43
January 2008	2,767.29	May 2010	3,256.74	August 2012	3,810.53
February 2008	2,783.43	June 2010	3,275.74	September 2012	3,832.76
March 2008	2,799.67	July 2010	3,294.84	October 2012	3,855.12
April 2008	2,816.00	August 2010	3,314.06	November 2012	3,877.61
May 2008	2,832.42	September 2010	3,333.40	December 2012	3,900.22
June 2008	2,848.95	October 2010	3,352.84	January 2013	3,922.98
July 2008	2,865.57	November 2010	3,372.40	February 2013	3,945.86
August 2008	2,882.28	December 2010	3,392.07	March 2013	3,968.88
September 2008	2,899.09	January 2011	3,411.86	April 2013	3,992.03
October 2008	2,916.01	February 2011	3,431.76	May 2013	4,015.32
November 2008	2,933.02	March 2011	3,451.78	June 2013	4,038.74
December 2008	2,950.13				

Rounding of Retail Principal Distributions. On each Distribution Date on which amounts are available for the distribution of principal of the Retail Certificates (as described under “Distributions of Principal” herein), the amount of such distribution will be rounded, as necessary, to an amount equal to a multiple of the Compound Value of a ZZ Class Unit as of such Distribution Date. Such rounding will be accomplished on the first Distribution Date on which a Retail Principal Distribution is made by withdrawing from the Retail Cash Deposit the amount of funds, if any, needed to round the amount otherwise allocable as principal of the Retail Certificates to the next higher multiple of the Compound Value of a ZZ Class Unit as of such Distribution Date. On each succeeding Distribution Date on which a Retail Principal Distribution is to be made, the aggregate amount allocable to the Retail Certificates will be applied first to repay any funds withdrawn from the Retail Cash Deposit on the preceding Distribution Date, and then the remainder of such allocable amount, if any, will be similarly rounded upward and applied as a Retail Principal Distribution. This procedure will continue on succeeding Distribution Dates until the principal balance of the Retail Certificates has been reduced to zero. Thus, the Retail Principal Distribution on any Distribution Date may be slightly more or less than would be the case in the absence of such rounding procedures, but such difference will in no event exceed \$4,038.74 on any Distribution Date. The aggregate of all Retail Principal Distributions made through any Distribution Date will in no event be less than would have been the case in the absence of such rounding procedures.

Retail Principal Distribution Requests. An investor in the Retail Certificates may request that any or all of such investor’s ZZ Class Units be paid in full on the earliest possible Distribution Date, subject to the priorities and limitations described below (each, a “Retail Principal Distribution Request”). *Any Retail Principal Distribution Request must be submitted to the financial intermediary that maintains the account evidencing the related investor’s interest in the Retail Certificates.* If such financial intermediary is not a Depository Participant, it must notify the related Depository Participant of such request. The related Depository Participant must in turn make the request in writing to the Depository on a form required by the Depository. Upon the receipt of a request, the Depository will date and time stamp such request and forward it to State Street. State Street shall not be deemed

liable for any delay in delivery to State Street of Retail Principal Distribution Requests or the withdrawal of such requests. The exact procedures to be followed by the Depository for purposes of determining the order of receipt will be those established from time to time by the Depository. State Street will maintain a list of those Depository Participants representing investors that have submitted Retail Principal Distribution Requests, together with the order of receipt and the amounts of such requests. State Street will notify the Depository and the appropriate Depository Participants as to which requests should be honored on each Distribution Date. Retail Principal Distribution Requests will be honored by the Depository in accordance with the procedures, and subject to the priorities and limitations, described below. The exact procedures to be followed by State Street and the Depository for purposes of determining such priorities and limitations will be those established from time to time by State Street or the Depository, as the case may be. The decisions of State Street and the Depository concerning such matters will be final and binding on all affected persons.

An investor may withdraw a Retail Principal Distribution Request by notifying the financial intermediary that maintains the account evidencing such investor's Retail Certificates. If such financial intermediary is not a Depository Participant, it must notify the related Depository Participant, which must in turn forward the withdrawal of such request, on a form required by the Depository, to State Street.

In order for a Retail Principal Distribution Request, or a withdrawal of such request, to be honored with respect to a Distribution Date, it must be received by the Depository and forwarded to State Street, in the case of a Retail Principal Distribution Request, or received by the Depository Participant and forwarded to State Street, in the case of a withdrawal of such request, by the last day of the month preceding the month in which such Distribution Date occurs (the "Record Date"), in accordance with the procedures described above. Priority of distribution of principal of the Retail Certificates will be given to investors on whose behalf Retail Principal Distribution Requests have been duly received and not withdrawn. Such requests will be honored by the Depository in the following order of priority:

(i) requests on behalf of Deceased Owners (as defined below) will be honored in the order of their receipt by the Depository until such requests have been honored, with respect to each Deceased Owner on whose behalf such a request has been made, in an initial amount up to \$100,000 of original principal balance (100 ZZ Class Units) per Deceased Owner; and

(ii) requests on behalf of Living Owners (as defined below) will be honored in the order of their receipt by the Depository until such requests have been honored, with respect to each Living Owner on whose behalf such a request has been made, in an initial amount up to \$10,000 of original principal balance (10 ZZ Class Units) per Living Owner.

Thereafter, requests on behalf of Deceased Owners will be honored as provided in clause (i) above up to an additional amount equal to \$100,000 of original principal balance (100 ZZ Class Units), and requests on behalf of Living Owners will be honored as provided in clause (ii) above up to an additional amount equal to \$10,000 of original principal balance (10 ZZ Class Units). This sequence of priorities will be repeated until all Retail Principal Distribution Requests have been honored. Because the foregoing limits are limits on original principal balance and not Compound Value, the dollar amounts distributed under such limits will vary with each Distribution Date.

To the extent that the Retail Principal Distribution Requests exceed the aggregate amount of principal available for distribution on the Retail Certificates on a Distribution Date, such requests will automatically be honored on succeeding Distribution Dates, without the need for any further Retail Principal Distribution Requests, all in accordance with the applicable procedures of State Street. A Retail Principal Distribution Request submitted on behalf of a Living Owner who thereafter becomes a Deceased Owner will become entitled to the priority of a newly submitted request on behalf of a Deceased Owner, provided that, as to any Distribution Date, the Depository has received and forwarded to State Street appropriate evidence of death and any required tax waivers on or before the related Record Date. Upon the transfer of beneficial ownership of any ZZ Class Unit, any Retail

Principal Distribution Request relating thereto will be deemed to have been withdrawn only upon the receipt by State Street of notification of such withdrawal using a form required by the Depository.

Excess Retail Principal Distribution by Random Lot. To the extent the Retail Principal Distribution on any Distribution Date exceeds the amount evidenced by Retail Principal Distribution Requests received by State Street, the ZZ Class Units to be paid will be determined in accordance with the then applicable random lot procedures of the Depository and the established procedures of the Depository Participants and financial intermediaries. Accordingly, a Depository Participant or financial intermediary may elect to allot the remaining portion of the Retail Principal Distribution to the accounts of some investors (which could include such Depository Participant or financial intermediary) without allotting such distributions to the accounts of other investors.

Beneficial Owners. A “Deceased Owner” is a beneficial owner of ZZ Class Units who was living at the time such interest was acquired and whose executor or other authorized representative causes to be furnished to the Depository evidence of death satisfactory to State Street and any tax waivers requested by State Street. A “Living Owner” is any other beneficial owner of ZZ Class Units. ZZ Class Units beneficially owned by tenants by the entirety, joint tenants or tenants in common will be considered to be beneficially owned by a single owner. The death of a tenant by the entirety, joint tenant or tenant in common will be deemed to be the death of the beneficial owner, and the ZZ Class Units so beneficially owned will be eligible for priority in principal distribution, subject to the limitations stated above. ZZ Class Units beneficially owned by a trust will be considered to be beneficially owned by each beneficiary of the trust to the extent of such beneficiary’s beneficial interest therein, but in no event will a trust’s beneficiaries collectively be deemed to be beneficial owners of a number of ZZ Class Units greater than the number of ZZ Class Units of which such trust is the owner. The death of a beneficiary of a trust will be deemed to be the death of a beneficial owner of the ZZ Class Units beneficially owned by the trust to the extent of such beneficiary’s beneficial interest in such trust. The death of an individual who was a tenant by the entirety, joint tenant or tenant in common in a tenancy which is the beneficiary of a trust will be deemed to be the death of the beneficiary of the trust. The death of a person who, during his or her lifetime, was entitled to substantially all of the beneficial ownership interests in ZZ Class Units will be deemed to be the death of the beneficial owner of such ZZ Class Units regardless of the registration of ownership, if such beneficial interest can be established to the satisfaction of State Street. Such beneficial interest will be deemed to exist in typical cases of street name or nominee ownership, ownership by a trustee, ownership under the Uniform Gifts to Minors Act and community property or other joint ownership arrangements between spouses. Beneficial interest will include the power to sell, transfer or otherwise dispose of ZZ Class Units and the right to receive the proceeds therefrom, as well as interest and principal distributable with respect thereto.

Tax Information. Information allowing beneficial owners of the ZZ Class Units to calculate properly the taxable income attributable to the ZZ Class Units will be made available by Fannie Mae to Depository Participants and financial intermediaries as required by federal income tax law. Financial intermediaries, in turn, will be obligated to supply such information to individuals and other beneficial owners who are not “exempt recipients.” Beneficial owners should be aware, however, that generally such information need not be furnished before March 15 of any calendar year following a calendar year in which income accrues on a ZZ Class Unit. Prospective investors in the Retail Certificates also should be aware that beneficial owners of ZZ Class Units should treat any premium, original issue discount or market discount with respect to such ZZ Class Units in the same manner as beneficial owners of other “regular interests” in a REMIC. See “Certain Federal Income Tax Consequences—Taxation of Beneficial Owners of Regular Certificates” in the REMIC Prospectus. Because the ZZ Class Units will not receive payments of principal on a pro rata basis, however, a payment in full of ZZ Class Units may be treated as a prepayment for purposes of the premium, original issue discount and market discount rules. Additional tax consequences affecting beneficial owners of ZZ Class Units are discussed under “Certain Additional Federal Income Tax Consequences” herein

and “Certain Federal Income Tax Consequences—Taxation of Beneficial Owners of Regular Certificates” in the REMIC Prospectus.

Certain Principal Distribution Considerations

Because there may be little or no distribution of principal of the Retail Certificates on any particular Distribution Date, *there is no assurance that a Retail Principal Distribution Request will be honored, either in whole or in part, within any particular time after it is submitted.* The likelihood that any particular Retail Principal Distribution Request will be honored within any particular time after submission will also be affected by the number of ZZ Class Units beneficially owned by persons having priority to right of distribution, either due to their status as Deceased Owners or because of earlier submission of their Retail Principal Distribution Requests. Conversely, the amount of principal available to be distributed on the Retail Certificates on any Distribution Date may exceed the amount necessary to satisfy such Retail Principal Distribution Requests, in which case non-requesting investors may receive distributions of principal in accordance with the random lot procedures referred to herein.

During periods in which interest rates generally are higher than the specified per annum rate at which interest accrues on the Retail Certificates, a greater number of investors may be expected to submit Retail Principal Distribution Requests. During such periods, however, there may be a concurrent reduction in the rate of prepayments on the Mortgage Loans, thus reducing the funds available for Retail Principal Distributions. Conversely, Retail Principal Distributions may be greater when prevailing interest rates decline relative to the rates of interest on the Mortgage Loans. Under such conditions, investors may be less likely to submit Retail Principal Distribution Requests while mortgagors may be more likely to prepay the Mortgage Loans. Investors whose ZZ Class Units are selected for distribution under such conditions may be unable to reinvest the proceeds of such distributions at effective interest rates equal to the specified per annum rate at which interest accrues on the Retail Certificates.

Because the rate of Retail Principal Distributions is dependent upon the rate of principal distributions (including prepayments) on the Mortgage Loans, no assurance can be given as to the Distribution Date on which the Retail Certificates will begin to receive principal distributions, as to the rate at which such distributions will continue thereafter or as to the date on which all of the ZZ Class Units will be retired. In addition, it is possible that certain investors in the Retail Certificates may not receive Retail Principal Distributions until the Final Distribution Date for such Class. Any investor who purchases a Retail Certificate at a premium (or a discount) should consider the risk that relatively early (or late) principal distributions following issuance of the Certificates could result in an actual yield that is lower than such investor’s anticipated yield. See “Distributions of Principal”, “Yield Considerations” and “Weighted Average Lives of the Certificates” herein.

The following table shows the number of ZZ Class Units that would be retired during the periods indicated at various *constant* percentages of PSA (as defined under “Prepayment Considerations and Risks” herein), based on the allocations of principal described under “Distributions of Principal” herein. The amounts shown have been calculated on the basis of the Pricing Assumptions (as defined herein), and on the assumption that principal distributions on the Retail Certificates are not rounded to multiples of the Compound Value and are made on the 25th day of each month in which such distributions are required to be made. *Because of the distribution priorities and allocations described above and because investors in the Retail Certificates will receive principal distributions in multiples of the Compound Value, there is no assurance that any investor will receive a distribution of principal on any particular Distribution Date.*

**Number of ZZ Class Units Retired
(for illustrative purposes only)**

Twelve Consecutive Months Through	PSA Prepayment Assumption				
	50%	100%	200%	300%	500%
June 1994	0	0	0	0	0
June 1995	0	0	0	0	0
June 1996	0	0	0	0	0
June 1997	0	0	0	0	0
June 1998	0	0	0	0	0
June 1999	0	0	0	0	0
June 2000	0	0	0	0	0
June 2001	0	0	0	0	0
June 2002	0	0	0	0	985
June 2003	0	0	0	0	3,271
June 2004	0	0	0	0	2,034
June 2005	0	0	0	0	1,258
June 2006	0	0	0	2,226	771
June 2007	0	0	0	2,333	468
June 2008	223	223	911	1,671	280
June 2009	620	620	2,769	1,187	166
June 2010	579	579	2,131	831	96
June 2011	539	1,930	1,623	573	54
June 2012	3,053	3,561	1,220	386	29
June 2013	<u>4,411</u>	<u>2,512</u>	<u>771</u>	<u>218</u>	<u>13</u>
Total.....	<u>9,425</u>	<u>9,425</u>	<u>9,425</u>	<u>9,425</u>	<u>9,425</u>

There can be no assurance that the Mortgage Loans will have the assumed characteristics or will prepay at any of the *constant* rates shown in the table or at any other particular rate, or that the amounts available for distribution of principal of the Retail Certificates will correspond to any of the amounts shown herein. The rates of Retail Principal Distributions will be directly related to the actual amortization and prepayments of the Mortgage Loans, which will likely include Mortgage Loans that have remaining terms to maturity shorter or longer than those assumed and interest rates higher or lower than those assumed. As a result, the number of ZZ Class Units retired is likely to differ from the number shown in the table above even if all the Mortgage Loans prepay at the indicated constant percentages of PSA. In particular, the diverse remaining terms to maturity of the Mortgage Loans could produce lower yields than those produced by Mortgage Loans having the assumed characteristics. In addition, it is not likely that the Mortgage Loans will prepay at a constant level of PSA until maturity or that all of such Mortgage Loans will prepay at the same rate. The timing of changes in the rate of prepayments may significantly affect the actual amounts available for distribution of principal to an investor (and the resulting yield to maturity), even if the average rate of principal prepayments is consistent with an investor's expectation. In general, the earlier the payment of principal of the Mortgage Loans, the greater the effect on an investor's yield to maturity. As a result, the effect on an investor's yield of principal prepayments occurring at a rate slower (or faster) than the rate anticipated by the investor during the period immediately following the issuance of the Retail Certificates will not be equally offset by a subsequent like increase (or decrease) in the rate of principal prepayments. Investors must make their own decisions as to the appropriate prepayment assumption to be used in deciding whether to purchase the Retail Certificates.

The weighted average lives of the Retail Certificates shown in the table referenced under "Decrement Tables" herein apply to such Class taken as a whole; as a result of the distribution priorities and allocations described above, the weighted average lives of the ZZ Class Units beneficially owned by individual investors may vary significantly from the weighted average life of the Class as a

whole. Although distributions of principal on the Retail Certificates are guaranteed by Fannie Mae as described herein, Fannie Mae can give no assurance as to any particular principal distribution scenario, as to any particular weighted average life for the Retail Certificates or as to the date or dates on which any particular investor will receive distributions of principal. In addition, there is no assurance that procedures of the financial intermediaries or the Depository will not change. Investors in the Retail Certificates should understand, as should investors in the other Classes of Certificates, that they are assuming all risks and benefits associated with the rate of principal distributions on such Certificates, whether such rate is rapid or slow, and with variations in such rate from time to time. Investors in the Retail Certificates should consider that the effective yield on any ZZ Class Unit will be reduced below that otherwise produced because the principal distributable with respect to a particular ZZ Class Unit on any Distribution Date will not be distributed until the 25th day following the end of the related Interest Accrual Period and will not bear interest during such delay.

Investment Determination

The Retail Certificates may not be an appropriate investment for all prospective investors. The Retail Certificates, like the other Classes of Certificates, would not be an appropriate investment for any investor requiring a particular distribution of principal on a specific date or an otherwise predictable stream of principal distributions. There is no assurance that any investor in the Retail Certificates will receive a principal distribution (in multiples of the Compound Value of a single Class ZZ Certificate) on any particular Distribution Date. Any investor who purchases a ZZ Class Unit at a premium (or a discount) should consider the risk that relatively early (or late) principal distributions following issuance of the Certificates could result in an actual yield that is lower than such investor's anticipated yield. In addition, although the Dealer intends to make a secondary market in the Retail Certificates, it has no obligation to do so, and any such market making may be discontinued at any time. There is no assurance that such a secondary market will develop, that any such market will continue or that information on any such secondary market will be as readily available as information regarding certain other types of investments. The price of the Retail Certificates in any such secondary market will be affected by various factors, and the volatility of such price may differ from that evidenced by certain other types of investments. Finally, there can be no assurance that the price at which an investor may be able to sell a Retail Certificate will be the same as the purchase price at which such investor purchased such Certificate.

The MBS

The MBS underlying the Certificates will have the aggregate unpaid principal balance and Pass-Through Rate set forth below and the general characteristics described in the MBS Prospectus. The Mortgage Loans will be conventional Level Payment Mortgage Loans secured by a first mortgage or deed of trust on a one- to four-family ("single-family") residential property and having an original maturity of up to 20 years, as described under "The Mortgage Pools" and "Yield Considerations" in the MBS Prospectus. The characteristics of the MBS and Mortgage Loans as of June 1, 1993 (the "REMIC Issue Date") are expected to be as follows:

Aggregate Unpaid Principal Balance	\$364,140,000
MBS Pass-Through Rate	7.00%
Range of WACs (per annum percentages)	7.25% to 9.50%
Range of WAMs	180 months to 240 months
Approximate Weighted Average WAM	238 months
Approximate Weighted Average CAGE	2 months

Following the issuance of the Certificates, Fannie Mae will prepare a Final Data Statement setting forth the Pool number, the current WAC (or original WAC, if the current WAC is not available) and the current WAM (or Adjusted WAM, if the current WAM is not available) of the Mortgage Loans underlying each MBS, along with the weighted average of all the current or original WACs and the weighted average of all the current or Adjusted WAMs, based on the current unpaid principal balances of the Mortgage Loans underlying the MBS as of the REMIC Issue Date. The Final Data Statement

will not accompany this Prospectus Supplement but will be made available by Fannie Mae. To request the Final Data Statement, telephone Fannie Mae at 1-800-BEST-MBS or 202-752-6547. The contents of the Final Data Statement and other data specific to the Certificates are available in electronic form by calling Fannie Mae at 1-800-752-6440 or 202-752-6000.

Distributions of Interest

Categories of Classes

For the purpose of payments of interest, the Classes will be categorized as follows:

<u>Interest Type*</u>	<u>Classes</u>
Fixed Rate	All Classes except FC, SC and R
Floating Rate	FC
Inverse Floating Rate	SC
Accrual	ZZ
No Payment Residual	R

* See “Description of the Certificates—Class Definitions and Abbreviations” in the REMIC Prospectus.

General. The interest-bearing Certificates will bear interest at the respective per annum interest rates set forth on the cover or described herein. Interest on the interest-bearing Certificates is calculated on the basis of a 360-day year consisting of twelve 30-day months and is distributable monthly on each Distribution Date, commencing (except with respect to the Accrual Classes, if any) in the month after the Settlement Date. Interest to be distributed or, in the case of any Accrual Classes, added to principal on each interest-bearing Certificate on a Distribution Date will consist of one month’s interest on the outstanding principal balance of such Certificate immediately prior to such Distribution Date.

Interest Accrual Periods. Interest to be distributed or added to principal on a Distribution Date will accrue on the interest-bearing Certificates during the one-month periods set forth below (each, an “Interest Accrual Period”).

<u>Classes</u>	<u>Interest Accrual Period</u>
All interest-bearing Classes (collectively, the “Delay Classes”)	Calendar month preceding the month in which the Distribution Date occurs

See “Yield Considerations” herein.

Accrual Class. The ZZ Class is an Accrual Class. Interest will accrue on the Accrual Class at the per annum rate set forth on the cover hereof. However, such interest will not be distributed for so long as such Class is outstanding. Interest so accrued and unpaid on the Accrual Class will be added as principal to the principal balance thereof on each Distribution Date. Distributions of principal of any Accrual Class will be distributed as described herein.

Floating Rate and Inverse Floating Rate Classes. Each of the following Classes will bear interest during its initial Interest Accrual Period at the Initial Interest Rate set forth below, and will bear interest during each Interest Accrual Period thereafter, subject to the applicable Maximum and Minimum Interest Rates, at the rate determined as described below:

<u>Class</u>	<u>Initial Interest Rate</u>	<u>Maximum Interest Rate</u>	<u>Minimum Interest Rate</u>	<u>Formula for Calculation of Interest Rate</u>
FC	5.233%	10.00000%	0.90000%	COFI + 90 basis points
SC	9.875%	18.80099%	0.05499%	18.80099% – (2.05999997 × COFI)

The yields with respect to such Classes will be affected by changes in the index as set forth in the table above (the “Index”), which changes may not correlate with changes in mortgage interest rates. It is possible that lower mortgage interest rates could occur concurrently with an increase in the level

of the Index. Conversely, higher mortgage interest rates could occur concurrently with a decrease in the level of the Index.

The Index value will be established by Fannie Mae as described below. The establishment of the Index value by Fannie Mae and Fannie Mae's determination of the rate of interest for the applicable Classes for the related Interest Accrual Period shall (in the absence of manifest error) be final and binding. Each such rate of interest may be obtained by telephoning Fannie Mae at 1-800-BEST-MBS or 202-752-6547.

COFI

Except as otherwise specified below, the amount of interest which will accrue in respect of the FC and SC Classes (the "COFI Classes") during each Interest Accrual Period following their initial Interest Accrual Period will be determined on the basis of the Eleventh District Cost of Funds Index for the second month next preceding the month in which such Interest Accrual Period commences if such Eleventh District Cost of Funds Index for such second preceding month is published on or before the tenth day of the month in which such Interest Accrual Period commences. For example, if the Eleventh District Cost of Funds Index for May is announced on or before July 10, interest accrued on the COFI Classes for the Interest Accrual Period commencing in July and distributable in August will be based on the Eleventh District Cost of Funds Index relating to May. If the Eleventh District Cost of Funds Index for the applicable month is not published on or before the tenth day of the second following month, interest will accrue on the COFI Classes at a rate determined as provided in the REMIC Prospectus under "Description of the Certificates—Indices Applicable to Floating Rate and Inverse Floating Rate Classes—*COFI*." Under certain circumstances, an alternative index may be applicable to the COFI Classes. A change of index from the Eleventh District Cost of Funds Index to an alternative index will result in a change in the index level, and, particularly if LIBOR is the alternative index, could increase its volatility.

For information regarding historical values of the Eleventh District Cost of Funds Index as reported by the Federal Home Loan Bank of San Francisco ("FHLBSF"), see "Description of the Certificates—Indices Applicable to Floating Rate and Inverse Floating Rate Classes—*COFI*" in the REMIC Prospectus.

The values of the Eleventh District Cost of Funds Index as reported by the FHLBSF for December 1992, January 1993 and February 1993 were 4.432%, 4.360% and 4.333%, respectively.

Distributions of Principal

Categories of Classes

For the purpose of payments of principal, the Classes will be categorized as follows:

<u>Principal Type*</u>	<u>Classes</u>
Accretion Directed	GA, GB and GC
Sequential Pay	ZZ, AB, A, AD, E, B, C, FC, SC and D
Liquid Asset	GA
Retail	ZZ
No Payment Residual	R

* See "Description of the Certificates—Class Definitions and Abbreviations" in the REMIC Prospectus.

Principal Distribution Amount

Principal will be distributed monthly on the Certificates in an amount (the "Principal Distribution Amount") equal to the sum of (i) the aggregate distributions of principal concurrently made on the MBS (the "Cash Flow Distribution Amount") and (ii) any interest accrued and added on such Distribution Date to the principal balance of the Accrual Class (the "Accrual Amount").

Accrual Amount

On each Distribution Date, the Accrual Amount will be distributed, sequentially, as principal of the GA, GB and GC Classes, until the principal balances thereof are reduced to zero, and thereafter to the ZZ Class.

Accretion
Directed
and
Accrual
Classes

Cash Flow Distribution Amount

On each Distribution Date, the Cash Flow Distribution Amount will be distributed as principal of the Classes in the following order of priority:

(i) concurrently, to the AB, AD, A and E Classes, in the proportions of 45.0233728384%, 18.4003567247%, 22.2905561512% and 14.2857142857%, respectively, until the principal balance of the AB Class is reduced to zero;

(ii) concurrently, to the AD, A and E Classes, in the proportions of 63.4237295631%, 22.2905561512% and 14.2857142857%, respectively, until the principal balances of the AD and A Classes are reduced to zero;

(iii) concurrently, to the B and E Classes, in the proportions of 92.3076923077% and 7.6923076923%, respectively, until the principal balance of the B Class is reduced to zero;

Sequential
Pay
Classes

(iv) concurrently, to the C, FC, SC and E Classes, in the proportions of 64.8104171616%, 18.5112374318%, 8.9860377143% and 7.6923076923%, respectively, until the respective principal balances of the C, FC and SC Classes are reduced to zero;

(v) concurrently, to the D and E Classes, in the proportions of 92.3076923077% and 7.6923076923%, respectively, until the respective principal balances thereof are reduced to zero; and

(vi) sequentially, to the GA, GB, GC and ZZ Classes, in that order, until the principal balances thereof are reduced to zero.

Accretion
Directed
and
Accrual
Classes

Structuring Assumptions

Pricing Assumptions. Unless otherwise specified, the information in the tables in this Prospectus Supplement has been prepared on the basis of the following assumptions (the “Pricing Assumptions”):

- each Mortgage Loan bears interest at a rate of 7.625% per annum and has an original term to maturity of 240 months, and the following principal amounts of the Mortgage Loans have the remaining terms to maturity and CAGEs, respectively, as specified:

\$182,070,000	239 months	1 month
\$182,070,000	237 months	3 months

- the Mortgage Loans prepay at the *constant* percentages of PSA specified in the related table;
- the closing date for the sale of the Certificates is the Settlement Date; and
- the first Distribution Date for the Certificates occurs in the month following the Settlement Date.

PSA Assumptions. Prepayments of mortgage loans commonly are measured relative to a prepayment standard or model. The model used in this Prospectus Supplement is the Public Securities Association’s standard prepayment model (“PSA”). To assume a specified rate of PSA

(for example, 200% PSA) is to assume a specified rate of prepayment each month of the then outstanding principal balance of a pool of new mortgage loans computed as described under “Description of the Certificates—Prepayment Considerations and Risks” in the REMIC Prospectus. There is no assurance that prepayments will occur at any PSA rate or at any other constant rate.

Characteristics of the R Class

The R Certificate will not have a principal balance and will not bear interest. The Holder of the R Certificate will be entitled to receive the proceeds of the remaining assets of the Trust, including the Retail Cash Deposit, after the principal balances of all Classes have been reduced to zero. It is not anticipated that there will be any material assets remaining in either circumstance.

The R Class will be subject to certain transfer restrictions. No transfer of record or beneficial ownership of an R Certificate will be allowed to a “disqualified organization.” In addition, no transfer of record or beneficial ownership of an R Certificate will be allowed to any person that is not a “U.S. Person” without the written consent of Fannie Mae. Under regulations issued by the Treasury Department on December 23, 1992 (the “Regulations”), a transfer of a “noneconomic residual interest” to a U.S. Person will be disregarded for all federal tax purposes unless no significant purpose of the transfer is to impede the assessment or collection of tax. The R Certificate will constitute a noneconomic residual interest under the Regulations. Any transferee of the R Certificate must execute and deliver an affidavit and an Internal Revenue Service Form W-9 on which the transferee provides its taxpayer identification number. See “Description of the Certificates—Additional Characteristics of Residual Certificates” and “Certain Federal Income Tax Consequences—Taxation of Beneficial Owners of Residual Certificates” in the REMIC Prospectus. Transferors of the R Certificate should consult with their own tax advisors for further information regarding such transfers.

The Holder of the R Certificate will be considered to be the holder of the “residual interest” in the REMIC constituted by the Trust. See “Certain Federal Income Tax Consequences” in the REMIC Prospectus. Pursuant to the Trust Agreement, Fannie Mae will be obligated to provide to such Holder (i) such information as is necessary to enable it to prepare its federal income tax returns and (ii) any reports regarding the Certificate that may be required under the Code.

Yield Considerations

General. There can be no assurance that the Mortgage Loans will have the characteristics assumed herein or will prepay at any of the rates assumed herein or at any other particular rate, that the pre-tax yields on the Certificates will correspond to any of the pre-tax yields shown herein or that the aggregate purchase prices of the Certificates will be as assumed. In addition, there can be no assurance that the Index will correspond to the levels shown herein. Because the rate of principal distributions on the Certificates will be related to the amortization of the Mortgage Loans in each Pool, which are likely to include Mortgage Loans that have remaining terms to maturity shorter or longer than those assumed and interest rates higher or lower than those assumed, the principal distributions on the Certificates are likely to differ from those assumed, even if all Mortgage Loans prepay at the indicated constant percentages of PSA. In addition, it is not likely that the Mortgage Loans will prepay at a constant PSA rate until maturity, that all of such Mortgage Loans will prepay at the same rate or that the level of the Index will remain constant.

The timing of changes in the rate of prepayments or the level of the Index may significantly affect the actual yield to maturity to investors, even if the average rate of principal prepayments or the average level of such Index is consistent with the expectations of investors. In general, the earlier the payment of principal of the Mortgage Loans or change in the level of the Index, the greater the effect on an investor’s yield to maturity. As a result, the effect on an investor’s yield of principal prepayments or the level of the Index occurring at a rate or level higher (or lower) than the rate or level anticipated by the investor during the period immediately following the issuance of the

Certificates will not be offset by a subsequent like reduction (or increase) in the rate of principal prepayments or level of such Index.

The effective yield on the Delay Classes will be reduced below the yield otherwise produced because principal and interest payable on a Distribution Date will not be distributed until the 25th day following the end of the related Interest Accrual Period and will not bear interest during such delay. No interest at all will be paid on any Class after its principal balance has been reduced to zero. As a result of the foregoing, the market value of the Delay Classes will be lower than would have been the case if there were no such delay. Investors must make their own decisions as to the appropriate assumptions, including prepayment assumptions, to be used in deciding whether to purchase the Certificates.

The table below indicates the sensitivity of the pre-tax corporate bond equivalent yields to maturity of the SC Class to various constant percentages of PSA and to changes in the Index. The yields set forth in the table were calculated by determining the monthly discount rates that, when applied to the assumed streams of cash flows to be paid on such Class, would cause the discounted present value of such assumed streams of cash flows to equal the assumed aggregate purchase price of such Class and converting such monthly rates to corporate bond equivalent rates. Such calculations do not take into account variations that may occur in the interest rates at which investors may be able to reinvest funds received by them as distributions on the Certificates and consequently do not purport to reflect the return on any investment in the Certificates when such reinvestment rates are considered.

The Inverse Floating Rate Class. The yield to investors in the Inverse Floating Rate Class will be highly sensitive to the level of the Index and will be sensitive to the rate of principal payments (including prepayments) of the Mortgage Loans, which generally can be prepaid at any time. As indicated in the table below, a high level of the Index will have a negative effect on the yield to investors in the Inverse Floating Rate Class.

Changes in the Index may not correlate with changes in prevailing mortgage interest rates. It is possible that lower prevailing mortgage interest rates, which might be expected to result in faster prepayments, could occur concurrently with an increased level of such Index.

The information in the following table was prepared on the basis of the Pricing Assumptions and the assumptions that (i) the interest rate applicable to the Inverse Floating Rate Class for each Interest Accrual Period subsequent to its initial Interest Accrual Period will be based on the indicated level of the Index and (ii) the aggregate purchase price of the Inverse Floating Rate Class (expressed as a percentage of original principal balance) is 90.781250%, plus accrued interest.

**Sensitivity of the SC Class to Prepayments and COFI
(Pre-Tax Yields to Maturity)**

COFI	PSA Prepayment Assumption				
	50%	100%	200%	300%	500%
2.333%	15.9%	15.9%	16.1%	16.3%	16.8%
4.333%	11.3%	11.3%	11.5%	11.8%	12.3%
6.333%	6.7%	6.8%	7.0%	7.3%	7.9%
8.333%	2.3%	2.4%	2.6%	2.9%	3.5%
9.100%	0.6%	0.7%	0.9%	1.2%	1.8%

Weighted Average Lives of the Certificates

The weighted average life of a Certificate is determined by (a) multiplying the amount of the reduction, if any, of the principal balance of such Certificate from one Distribution Date to the next Distribution Date by the number of years from the date of issuance to the second such Distribution Date, (b) summing the results and (c) dividing the sum by the aggregate amount of the reductions in

principal balance of such Certificate referred to in clause (a). For a description of the factors which may influence the weighted average life of a Certificate, see “Description of the Certificates—Weighted Average Life and Final Distribution Dates” in the REMIC Prospectus.

In general, the weighted average lives of the Certificates will be shortened if the level of prepayments of principal of the Mortgage Loans increases. However, the weighted average lives will depend upon a variety of other factors, including the timing of changes in such rate of principal payments and the priority sequence of distributions of principal of the Classes. See “Distributions of Principal” herein.

The interaction of the foregoing factors may have different effects on various Classes and the effects on any Class may vary at different times during the life of such Class. Accordingly, no assurance can be given as to the weighted average life of any Class. Further, to the extent the prices of the Certificates represent discounts or premiums to their respective original principal balances, variability in the weighted average lives of such Classes of Certificates could result in variability in the related yields to maturity. For an example of how the weighted average lives of the Classes may be affected at various *constant* prepayment rates, see the Decrement Tables below.

Decrement Tables

The following tables indicate the percentages of original principal balances of the specified Classes that would be outstanding after each of the dates shown at various *constant* PSA levels and the corresponding weighted average lives of such Classes. The tables have been prepared on the basis of the Pricing Assumptions, except that with respect to the information set forth for each such Class under 0% PSA it has been assumed that each underlying Mortgage Loan bears an interest rate of 9.5% per annum and has an original and remaining term to maturity of 240 months. It is not likely that (i) all of the underlying Mortgage Loans will have the interest rates, CAGEs or remaining terms to maturity assumed or (ii) the underlying Mortgage Loans will prepay at a *constant* PSA level. In addition, the diverse remaining terms to maturity of the Mortgage Loans (which will include recently originated Mortgage Loans) could produce slower or faster principal distributions than indicated in the tables at the specified *constant* PSA levels, even if the distributions of the weighted average remaining terms to maturity and the weighted average CAGEs of the Mortgage Loans are identical to the distributions of the remaining terms to maturity and CAGEs specified in the Pricing Assumptions.

Percent of Original Principal Balances Outstanding

Date	GA Class					GB Class					GC Class					ZZ Class*				
	PSA Prepayment Assumption					PSA Prepayment Assumption					PSA Prepayment Assumption					PSA Prepayment Assumption				
	0%	100%	200%	300%	500%	0%	100%	200%	300%	500%	0%	100%	200%	300%	500%	0%	100%	200%	300%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
June 1994	81	81	81	81	81	100	100	100	100	100	100	100	100	100	100	107	107	107	107	107
June 1995	61	61	61	61	61	100	100	100	100	100	100	100	100	100	100	115	115	115	115	115
June 1996	40	40	40	40	40	100	100	100	100	100	100	100	100	100	100	123	123	123	123	123
June 1997	17	17	17	17	17	100	100	100	100	100	100	100	100	100	100	132	132	132	132	132
June 1998	0	0	0	0	0	96	96	96	96	96	100	100	100	100	100	142	142	142	142	142
June 1999	0	0	0	0	0	81	81	81	81	81	100	100	100	100	100	152	152	152	152	152
June 2000	0	0	0	0	0	65	65	65	65	65	100	100	100	100	100	163	163	163	163	163
June 2001	0	0	0	0	0	49	49	49	49	14	100	100	100	100	100	175	175	175	175	175
June 2002	0	0	0	0	0	31	31	31	31	0	100	100	100	100	0	187	187	187	187	168
June 2003	0	0	0	0	0	12	12	12	12	0	100	100	100	100	0	201	201	201	201	110
June 2004	0	0	0	0	0	0	0	0	0	0	91	91	91	91	0	215	215	215	215	72
June 2005	0	0	0	0	0	0	0	0	0	0	68	68	68	36	0	231	231	231	231	46
June 2006	0	0	0	0	0	0	0	0	0	0	44	44	44	0	0	248	248	248	189	29
June 2007	0	0	0	0	0	0	0	0	0	0	18	18	18	0	0	266	266	266	137	18
June 2008	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	278	278	257	97	11
June 2009	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	278	278	186	65	6
June 2010	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	278	278	126	41	3
June 2011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	278	226	74	23	2
June 2012	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	278	100	31	9	1
June 2013	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	2.5	2.5	2.5	2.5	2.5	7.9	7.9	7.9	7.9	7.2	12.7	12.7	12.7	11.8	8.4	19.7	18.7	17.0	14.9	11.1

* The weighted average lives shown in the table for the ZZ Class apply to such Class taken as a whole. As a result of the distribution allocations described herein, the weighted average lives of the ZZ Certificates beneficially owned by individual investors may vary significantly from the weighted average life of the Class taken as a whole.

** Determined as specified under "Weighted Average Lives of the Certificates" herein.

Date	AB Class					A Class					AD Class					E Class				
	PSA Prepayment Assumption					PSA Prepayment Assumption					PSA Prepayment Assumption					PSA Prepayment Assumption				
	0%	100%	200%	300%	500%	0%	100%	200%	300%	500%	0%	100%	200%	300%	500%	0%	100%	200%	300%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
June 1994	96	91	87	83	75	97	94	91	88	83	98	96	95	93	90	98	95	93	91	86
June 1995	91	76	64	52	29	94	84	75	66	50	97	91	86	81	71	95	87	80	74	61
June 1996	86	59	36	15	0	91	71	55	41	15	95	83	74	66	29	93	77	65	53	33
June 1997	81	42	11	0	0	87	59	38	20	0	92	77	64	39	0	90	68	51	37	17
June 1998	75	26	0	0	0	83	48	23	3	0	90	70	46	5	0	86	59	40	23	10
June 1999	69	11	0	0	0	78	38	10	0	0	87	64	20	0	0	83	51	29	17	5
June 2000	61	0	0	0	0	73	28	0	0	0	84	55	0	0	0	79	43	21	12	2
June 2001	53	0	0	0	0	67	18	0	0	0	81	36	0	0	0	74	36	17	8	0
June 2002	45	0	0	0	0	61	9	0	0	0	78	18	0	0	0	70	29	13	5	0
June 2003	35	0	0	0	0	55	1	0	0	0	74	2	0	0	0	64	22	10	3	0
June 2004	25	0	0	0	0	47	0	0	0	0	70	0	0	0	0	59	18	7	1	0
June 2005	13	0	0	0	0	39	0	0	0	0	65	0	0	0	0	52	15	5	0	0
June 2006	*	0	0	0	0	30	0	0	0	0	60	0	0	0	0	45	12	3	0	0
June 2007	0	0	0	0	0	20	0	0	0	0	41	0	0	0	0	38	9	1	0	0
June 2008	0	0	0	0	0	10	0	0	0	0	19	0	0	0	0	29	7	0	0	0
June 2009	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	4	0	0	0
June 2010	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	1	0	0	0
June 2011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0
June 2013	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	7.8	3.6	2.5	2.0	1.5	9.8	5.0	3.4	2.7	2.0	11.8	6.5	4.4	3.4	2.4	11.5	6.9	4.9	3.8	2.7

Date	B Class					C, FC and SC Classes					D Class				
	PSA Prepayment Assumption					PSA Prepayment Assumption					PSA Prepayment Assumption				
	0%	100%	200%	300%	500%	0%	100%	200%	300%	500%	0%	100%	200%	300%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
June 1994	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
June 1995	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
June 1996	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
June 1997	100	100	100	100	51	100	100	100	100	100	100	100	100	100	100
June 1998	100	100	100	100	0	100	100	100	100	73	100	100	100	100	100
June 1999	100	100	100	46	0	100	100	100	100	25	100	100	100	100	100
June 2000	100	100	93	0	0	100	100	100	93	0	100	100	100	100	71
June 2001	100	100	45	0	0	100	100	100	57	0	100	100	100	100	0
June 2002	100	100	3	0	0	100	100	100	28	0	100	100	100	100	0
June 2003	100	100	0	0	0	100	100	72	4	0	100	100	100	100	0
June 2004	100	65	0	0	0	100	100	45	0	0	100	100	100	43	0
June 2005	100	28	0	0	0	100	100	23	0	0	100	100	100	0	0
June 2006	100	0	0	0	0	100	94	3	0	0	100	100	100	0	0
June 2007	100	0	0	0	0	100	66	0	0	0	100	100	43	0	0
June 2008	100	0	0	0	0	100	39	0	0	0	100	100	0	0	0
June 2009	90	0	0	0	0	100	13	0	0	0	100	100	0	0	0
June 2010	26	0	0	0	0	100	0	0	0	0	100	56	0	0	0
June 2011	0	0	0	0	0	63	0	0	0	0	100	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0	0	92	0	0	0	0
June 2013	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	16.7	11.4	7.9	6.0	4.1	18.2	14.6	10.9	8.3	5.5	19.2	17.1	13.9	10.9	7.3

* Indicates an outstanding balance greater than 0% and less than 0.5% of the original principal balance.

** Determined as specified under “Weighted Average Lives of the Certificates” herein.

CERTAIN ADDITIONAL FEDERAL INCOME TAX CONSEQUENCES

The following tax discussion, when read in conjunction with the discussion of “Certain Federal Income Tax Consequences” in the REMIC Prospectus, describes the current federal income tax treatment of investors in the Certificates. These two tax discussions do not purport to deal with all federal tax consequences applicable to all categories of investors, some of which may be subject to special rules. Investors should consult their own tax advisors in determining the federal, state, local and any other tax consequences to them of the purchase, ownership and disposition of the Certificates.

REMIC Election and Special Tax Attributes

An election will be made to treat the Trust as a REMIC for federal income tax purposes. The Certificates, other than the R Class, will be designated as the “regular interests,” and the R Class will be designated as the “residual interest,” in the REMIC constituted by the Trust.

As a consequence of the qualification of the Trust as a REMIC, the Certificates generally will be treated as “qualifying real property loans” for mutual savings banks and domestic building and loan associations, “regular or residual interests in a REMIC” for domestic building and loan associations, “real estate assets” for real estate investment trusts, and, except for the R Class, as “qualified mortgages” for other REMICs. See “Certain Federal Income Tax Consequences—Special Tax Attributes” in the REMIC Prospectus.

Taxation of Beneficial Owners of Regular Certificates

The ZZ Class will be, and certain other Classes of Certificates may be, issued with original issue discount for federal income tax purposes, which generally will result in recognition of some taxable income in advance of the receipt of the cash attributable to such income. The Prepayment Assumption that will be used in determining the rate of accrual of original issue discount will be 200% PSA. See “Certain Federal Income Tax Consequences—Taxation of Beneficial Owners of Regular Certificates—*Original Issue Discount*” in the REMIC Prospectus. No representation is made as to whether the Mortgage Loans underlying the MBS will prepay at that or any other rate. See “Description of the Certificates—Weighted Average Lives of the Certificates” herein and “Description of the Certificates—Weighted Average Life and Final Distribution Dates” in the REMIC Prospectus. In addition, the E Class will be, and certain other Classes of Certificates may be, treated as having been issued at a premium for federal income tax purposes. See “Certain Federal Income Tax Consequences—Taxation of Beneficial Owners of Regular Certificates—*Certificates Purchased at a Premium*” in the REMIC Prospectus.

Additional tax consequences affecting beneficial owners of Retail Certificates are discussed under “Description of the Certificates—The Retail Certificates—*Retail Principal Distributions—Tax Information*” herein.

Taxation of Beneficial Owners of Residual Certificates

Under the Regulations, the R Certificate will not have significant value. As a result, an organization to which section 593 of the Code applies and which is the beneficial owner of the R Certificate may not use its allowable deductions to offset any “excess inclusions” with respect to such Certificate. See “Certain Federal Income Tax Consequences—Taxation of Beneficial Owners of Residual Certificates—*Excess Inclusions*” in the REMIC Prospectus.

For purposes of determining the portion of the taxable income of the Trust that generally will not be treated as excess inclusions, the rate to be used is 120% of the “federal long-term rate.” The rate will be published on or about May 20, 1993. See “Certain Federal Income Tax Consequences—Taxation of Beneficial Owners of Residual Certificates—*Excess Inclusions*” and “—Foreign Investors—*Residual Certificates*” in the REMIC Prospectus. The federal income tax consequences of any

consideration paid to a transferee on the transfer of the R Certificate are unclear; any transferee receiving such consideration should consult its own tax advisors.

PLAN OF DISTRIBUTION

General. The Dealer will receive the Certificates in exchange for the MBS pursuant to a Fannie Mae commitment. The Dealer proposes to offer the Certificates directly to the public from time to time in negotiated transactions at varying prices to be determined at the time of sale and, in the case of the ZZ Class, as part of its Mortgage Collateralized Bonds III (MCB III) Program. The Dealer may effect such transactions to or through dealers.

Increase in Certificates. Fannie Mae and the Dealer may agree to offer hereby Certificates in addition to those contemplated as of the date hereof. In such event, the MBS will be increased in principal balance, but it is expected that all additional MBS will have the same characteristics as described herein under “Description of the Certificates—The MBS.” The proportion that the original principal balance of each Class (and any Component) bears to the aggregate original principal balance of all the Certificates will remain the same.

LEGAL MATTERS

Certain legal matters will be passed upon for the Dealer by Cleary, Gottlieb, Steen & Hamilton.

No dealer, salesman or other person has been authorized to give any information or to make any representations in connection with this offering other than those contained in this Prospectus Supplement, the REMIC Prospectus, the MBS Prospectus, and the Information Statement and, if given or made, such information or representations must not be relied upon as having been authorized. This Prospectus Supplement and the aforementioned documents do not constitute an offer to sell or a solicitation of an offer to buy any of the Certificates offered hereby in any state to any person to whom it is unlawful to make such offer or solicitation in such state. The delivery of this Prospectus Supplement and the aforementioned documents at any time does not imply that the information contained herein or therein is correct as of any time subsequent to the date hereof or thereof.

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\$364,140,000

Federal National Mortgage Association



**Guaranteed
REMIC Pass-Through
Certificates
Fannie Mae REMIC Trust
1993-65**

PROSPECTUS SUPPLEMENT

Prudential Securities Incorporated

March 31, 1993
