

\$600,000,000
Federal National Mortgage Association



Guaranteed REMIC Pass-Through Certificates
Fannie Mae REMIC Trust 1993-250

The Guaranteed REMIC Pass-Through Certificates offered hereby (the "Certificates") will represent beneficial ownership interests in one of two trust funds. The Certificates, other than the RL Class, will represent beneficial ownership interests in Fannie Mae REMIC Trust 1993-250 (the "Trust"). The assets of the Trust will consist of the "regular interests" in a separate trust fund (the "Lower Tier REMIC"). The assets of the Lower Tier REMIC will consist of 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 (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.

Elections will be made to treat the Lower Tier REMIC and the Trust as "real estate mortgage investment conduits" ("REMICs") pursuant to the Internal Revenue Code of 1986, as amended (the "Code"). The R and RL Classes will be subject to transfer restrictions. See "Description of the Certificates—Characteristics of the R and RL Classes" 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
A	\$286,315,790	TAC	6.15%	FIX	September 2016
BA	9,695,000	AD/LIQ	5.00%	FIX	December 1998
BC	5,266,462	AD	5.75%	FIX	September 2000
F	134,670,748	CPT	(2)	FLT	September 2016
S	(3)	NTL	(2)	INV/IO	September 2016
BZ	72,452,000	TAC	7.00%	Z	September 2021
Z	15,600,000	TAC	7.00%	Z	December 2023
FA	44,470,000	AD	(2)	FLT	January 2017
SA	11,276,000	AD	(2)	INV	January 2017
SB	5,004,000	AD	(2)	INV	January 2017
DZ	15,250,000	SUP	7.00%	Z	December 2023
R	0	NPR	0	NPR	December 2023
RL	0	NPR	0	NPR	December 2023

(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 "LIBOR," 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.

(3) The S Class will be a Notional Class, will have no principal balance and will bear interest on its notional principal balance (initially, \$33,667,687). The notional principal balance of the S Class will be calculated based on the principal balance of the F Class, which Class is comprised of a TAC Component and an Accretion Directed Component. See "Description of the Certificates—General—Notional Class" herein.

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

The Certificates will be 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 R and RL Classes, will be available through the book-entry system of the Federal Reserve Banks on or about December 30, 1993 (the "Settlement Date"). It is expected that the R and RL Classes in registered, certificated form will be available for delivery at the offices of PaineWebber Incorporated, New York, New York, on or about the Settlement Date.

PaineWebber Incorporated

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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 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 October 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 PaineWebber Incorporated by writing or calling its Prospectus Department at 1000 Harbor Boulevard, Weehawken, New Jersey 07087 (telephone 201-902-7341).

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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 and the Lower Tier REMIC will be created pursuant to a trust agreement dated as of December 1, 1993 (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 and RL Classes) 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 interests in the Lower Tier REMIC other than the RL Class (the “Lower Tier Regular Interests”) will be designated as the “regular interests,” and the RL Class will be designated as the “residual interest,” in the Lower Tier REMIC.

The assets of the Trust will consist of the Lower Tier Regular Interests, and the Certificates, other than the RL Class, will evidence the entire beneficial ownership interest in the distributions of principal and interest on the Lower Tier Regular Interests.

The assets of the Lower Tier REMIC will consist of the MBS, and the Lower Tier Regular Interests and the RL Class (collectively, the “Lower Tier Interests”) will in the aggregate evidence the entire beneficial ownership interest in the distributions of principal and interest on the MBS.

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 R and RL Certificates, will be issued and maintained and may be transferred by Holders only on the book-entry system of the Federal Reserve Banks. Such entities whose names appear on the book-entry records of a Federal Reserve Bank as the entities for whose accounts such Certificates have been deposited are herein referred to as “Holders” or “Certificateholders.” 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 and RL Certificates will not be issued in book-entry form but will be issued in fully registered, certificated form. As to the R or RL Certificate, “Holder” or “Certificateholder” refers to the registered owner thereof. The R and RL Certificates will be transferable and, if applicable, exchangeable 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 or, if applicable, exchange of the R or RL 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 and RL Classes” herein.

The distribution to the Holder of the R or RL Certificate of the proceeds of any remaining assets of the Trust or the Lower Tier REMIC, as applicable, will be made only upon presentation and surrender of the related Certificate at the office of the Paying Agent. The Paying Agent initially will be State Street.

Notional Class. The S Class will be a Notional Class. A Notional Class will have no principal balance and will bear interest at the per annum interest rate set forth on the cover or described herein during each Interest Accrual Period on the related notional principal balance. The notional principal balance of the Notional Class will be equal to the indicated percentage of the outstanding principal balance of the following Class immediately prior to the related Distribution Date:

<u>Class</u>	<u>Percentage of Principal Balance of Specified Class</u>
S	25% of F Class

The notional principal balance of a Notional Class is used for purposes of the determination of interest distributions thereon and does not represent an interest in the principal distributions of the MBS or the underlying Mortgage Loans. Although a Notional Class will not have a principal balance, a REMIC Trust Factor (as described herein) will be published with respect to any such Class that will be applicable to the notional principal balance thereof, and references herein to the principal balances of the Certificates generally shall be deemed to refer also to the notional principal balance of any Notional Class.

Components. For purposes of calculating payments of principal, the F and BZ Classes are comprised of multiple payment components having the designations and original principal balances set forth below:

<u>Designation</u>	<u>Original Principal Balance</u>
F1 Component	\$121,684,210
F2 Component	12,986,538
BZ1 Component	46,452,000
BZ2 Component	26,000,000

Components are not separately transferable from the related Class of Certificates.

Authorized Denominations. The Certificates, other than the R and RL Certificates, will be issued in minimum denominations of \$1,000 and integral multiples of \$1 in excess thereof. Each of the R and RL Classes 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 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 to be distributed or, in the case of any Accrual Classes, 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, when multiplied by the original principal balance of a Certificate of such Class, will equal the remaining principal balance of such Certificate after giving effect to the distribution of principal to be made on the following Distribution Date and any interest to be added as principal to the principal balances of any Accrual Classes on such Distribution Date.

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 or the Lower Tier REMIC 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 BA Class is intended to qualify as a "liquid asset" 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 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 30 years, as described under "The Mortgage Pools" and "Yield Considerations" in the MBS Prospectus. The characteristics of the MBS and Mortgage Loans as of December 1, 1993 (the "Issue Date") are expected to be as follows:

Aggregate Unpaid Principal Balance	\$600,000,000
MBS Pass-Through Rate	7.00%
Range of WACs (per annum percentages)	7.25% to 9.50%
Range of WAMs	241 months to 360 months
Approximate Weighted Average WAM	358 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 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	A, BA, BC, BZ, Z and DZ
Floating Rate	F and FA
Inverse Floating Rate	S, SA and SB
Interest Only	S
Accrual	BZ, Z and DZ
No Payment Residual	R and RL

* 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 any Accrual Classes) 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>
F, S, FA, SA and SB (collectively, the “No Delay Classes”)	One month period beginning on the 25th day of the month preceding the month of the Distribution Date and ending on the 24th day of the month of the Distribution Date
All other interest-bearing Classes (collectively, the “Delay Classes”)	Calendar month preceding the month in which the Distribution Date occurs

See “Yield Considerations” herein.

Accrual Classes. The BZ, Z and DZ Classes are Accrual Classes. Interest will accrue on the Accrual Classes at the respective per annum rates set forth on the cover hereof. However, such interest will not be distributed for so long as such Classes are outstanding. Interest so accrued and unpaid on any 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 (or, in the case of the F and S Classes, after

their initial twelve Interest Accrual Periods), 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>
F*	4.2500%	9.0000%	0.50%	LIBOR + 50 basis points
S*	19.0000%	34.0000%	0.00%	34% - (4 × LIBOR)
FA	4.0750%	9.0000%	0.95%	LIBOR + 95 basis points
SA	17.2375%	28.1750%	0.00%	28.175% - (3.5 × LIBOR)
SB	9.9250%	13.0500%	5.00%	13.05% - LIBOR

* The F and S Classes will each bear interest during their initial twelve Interest Accrual Periods at their respective Initial Interest Rates set forth in the table above.

The yields with respect to such Classes will be affected by changes in the applicable 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 as described herein by Fannie Mae two business days prior to the commencement of the related Interest Accrual Period. 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.

Calculation of LIBOR

On each LIBOR Determination Date, until the principal balances of the F, S, FA, SA and SB Classes (the “LIBOR Classes”) have been reduced to zero, Fannie Mae will establish LIBOR for the related Interest Accrual Period in the manner described in the REMIC Prospectus under “Description of the Certificates—Indices Applicable to Floating Rate and Inverse Floating Rate Classes—LIBOR.”

If on the initial LIBOR Determination Date, Fannie Mae is unable to determine LIBOR in the manner specified in the REMIC Prospectus, LIBOR for the next succeeding Interest Accrual Period will be 3.125%.

Distributions of Principal

Categories of Classes and Components

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

<u>Principal Type*</u>	<u>Classes and Components</u>
TAC	A, F1, BZ1, BZ2 and Z
Notional	S
Accretion Directed	BA, BC, F2, FA, SA and SB
Support	DZ
Component	F and BZ
Liquid Asset	BA
No Payment Residual	R and RL

* 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 and (ii) any interest accrued and added on such Distribution Date to the principal balances of the Accrual Classes.

Accrual Amounts from BZ1 Component

On each Distribution Date, the interest, if any, accrued and added to the principal balance of the BZ1 Component will be distributed as principal, *first*, concurrently, to the BA Class and the F2 Component, in the proportions of 50% and 50%, respectively, until the principal balance of the BA Class is reduced to zero, *second*, concurrently, to the BC Class and the F2 Component, in the proportions of 61.5384669315% and 38.4615330685%, respectively, until the principal balances thereof are reduced to zero, and, *third*, to the BZ1 Component, without regard to its Targeted Balance.

Accretion
Directed
and
Accrual
Classes
and
Components

Accrual Amounts from DZ Class

On each Distribution Date, the interest, if any, accrued and added to the principal balance of the DZ Class will be distributed as principal, *first*, concurrently, to the FA, SA and SB Classes, in proportion to their original principal balances (or 73.2016460905%, 18.5613168724% and 8.2370370371%, respectively), until the principal balances thereof are reduced to zero and, *second*, to the DZ Class.

Adjusted Principal Distribution Amount

On each Distribution Date, the excess of the Principal Distribution Amount over the amount applied pursuant to the preceding two paragraphs (the “Adjusted Principal Distribution Amount”) will be distributed as principal of the Classes and Components in the following order of priority:

(i) concurrently, to the A Class and the F1 Component in proportion to their original principal balances (or 70.1754387255% and 29.8245612745%, respectively), until the principal balances thereof are reduced to their respective Targeted Balances for such Distribution Date;

TAC
and
Accrual
Classes
and
Components

(ii) sequentially, to the BZ1 and BZ2 Components and the Z Class, in that order, until the principal balances thereof are reduced to their respective Targeted Balances for such Distribution Date;

(iii) concurrently, to the FA, SA and SB Classes, in proportion to their original principal balances (or 73.2016460905%, 18.5613168724% and 8.2370370371%, respectively), until the principal balances thereof are reduced to zero;

Accretion
Directed
Classes

(iv) to the DZ Class, until the principal balance thereof is reduced to zero;

Support
and
Accrual
Class

(v) concurrently, to the A Class and the F1 Component, in the proportions set forth in clause (i) above, without regard to the Targeted Balances and until the principal balances thereof are reduced to zero;

(vi) concurrently, to the BA Class and the F2 Component, in the proportions of 50% and 50%, respectively, until the principal balance of the BA Class is reduced to zero;

(vii) concurrently, to the BC Class and the F2 Component, in the proportions of 61.5384669315% and 38.4615330685%, respectively, until the principal balances thereof are reduced to zero; and

(viii) sequentially, to the BZ1 and BZ2 Components and the Z Class, in that order, without regard to the Targeted Balances and until the principal balances thereof are reduced to zero.

TAC,
Accrual
and
Accretion
Directed
Classes
and
Components

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”):

- the Mortgage Loans bear interest at a rate of 7.60% per annum and have an original term to maturity of 360 months, a CAGE of 2 months and a remaining term to maturity of 358 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, 250% 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.

The Principal Balance Schedules have been prepared on the basis of the Pricing Assumptions and the assumption that the Mortgage Loans prepay at the approximate *constant* level set forth in the following table.

<u>Principal Balance Schedule References</u>	<u>Related Classes and Components</u>	<u>PSA Level</u>
Targeted Balances	TAC	250%

There is no assurance that the principal balances of the Classes or Components listed above will conform on any Distribution Date to the applicable balances specified for such Distribution Date in the Principal Balance Schedules below, or that distributions of principal on the related Classes or Components will begin or end on the respective Distribution Dates specified therein. Because any excess of the principal available for distribution on any Distribution Date over the amount necessary to reduce the principal balances of the applicable Classes or Components to their respective scheduled balances will be distributed, the ability to so reduce the principal balances of such Classes or Components will not be enhanced by the averaging of high and low principal payments. In addition, because of the diverse remaining terms to maturity of the Mortgage Loans (which may include recently originated Mortgage Loans), the Classes or Components specified above may not be reduced to their respective scheduled amounts, even if prepayments occur at a *constant* level at the rate specified above.

Principal Balance Schedules

<u>Distribution Date</u>	<u>A Class Targeted Balance</u>	<u>F1 Component Targeted Balance</u>	<u>BZ1 Component Targeted Balance</u>	<u>BZ2 Component Targeted Balance</u>	<u>Z Class Targeted Balance</u>
Initial Balance	\$286,315,790.00	\$121,684,210.00	\$46,452,000.00	\$26,000,000.00	\$15,600,000.00
January 1994	285,305,294.54	121,254,749.43	46,722,970.00	26,151,666.67	15,691,000.00
February 1994	284,115,478.13	120,749,077.46	46,995,520.66	26,304,218.06	15,782,530.83
March 1994	282,746,716.64	120,167,353.83	47,269,661.20	26,457,659.33	15,874,595.60
April 1994	281,199,612.80	119,509,834.70	47,545,400.89	26,611,995.67	15,967,197.40
May 1994	279,474,996.84	118,776,872.92	47,822,749.06	26,767,232.32	16,060,339.39
June 1994	277,573,926.59	117,968,918.08	48,101,715.09	26,923,374.50	16,154,024.70
July 1994	275,497,687.28	117,086,516.37	48,382,308.43	27,080,427.52	16,248,256.51
August 1994	273,247,790.63	116,130,310.30	48,664,538.56	27,238,396.68	16,343,038.01
September 1994	270,825,973.69	115,101,038.11	48,948,415.04	27,397,287.33	16,438,372.40
October 1994	268,234,196.99	113,999,533.02	49,233,947.46	27,557,104.84	16,534,262.90
November 1994	265,474,642.33	112,826,722.29	49,521,145.49	27,717,854.62	16,630,712.77
December 1994	262,549,710.05	111,583,626.08	49,810,018.84	27,879,542.10	16,727,725.26
January 1995	259,462,015.79	110,271,356.03	50,100,577.28	28,042,172.76	16,825,303.66
February 1995	256,214,386.81	108,891,113.72	50,392,830.65	28,205,752.11	16,923,451.26
March 1995	252,809,857.80	107,444,188.90	50,686,788.83	28,370,285.66	17,022,171.40
April 1995	249,251,666.23	105,931,957.49	50,982,461.76	28,535,778.99	17,121,467.40
May 1995	245,543,247.26	104,355,879.44	51,279,859.45	28,702,237.70	17,221,342.62
June 1995	241,688,228.19	102,717,496.35	51,578,991.97	28,869,667.42	17,321,800.45
July 1995	237,690,422.43	101,018,428.91	51,879,869.42	29,038,073.82	17,422,844.29
August 1995	233,553,823.11	99,260,374.21	52,182,501.99	29,207,462.58	17,524,477.55
September 1995	229,282,596.24	97,445,102.80	52,486,899.92	29,377,839.45	17,626,703.67
October 1995	224,881,073.44	95,574,455.62	52,793,073.50	29,549,210.18	17,729,526.11
November 1995	220,353,744.37	93,650,340.78	53,101,033.10	29,721,580.57	17,832,948.34
December 1995	215,705,248.72	91,674,730.14	53,410,789.13	29,894,956.46	17,936,973.87
January 1996	210,940,367.88	89,649,655.80	53,722,352.06	30,069,343.70	18,041,606.22
February 1996	206,064,016.32	87,577,206.39	54,035,732.45	30,244,748.21	18,146,848.92
March 1996	201,081,232.58	85,459,523.32	54,350,940.89	30,421,175.90	18,252,705.54
April 1996	195,997,170.11	83,298,796.78	54,667,988.04	30,598,632.76	18,359,179.66
May 1996	190,979,821.26	81,166,423.54	54,986,884.64	30,777,124.79	18,466,274.87
June 1996	186,028,250.59	79,062,006.01	55,307,641.47	30,956,658.02	18,573,994.81
July 1996	181,141,535.21	76,985,151.99	55,630,269.38	31,137,238.52	18,682,343.11
August 1996	176,318,764.65	74,935,474.52	55,954,779.28	31,318,872.41	18,791,323.45
September 1996	171,559,040.65	72,912,591.83	56,281,182.16	31,501,565.83	18,900,939.50
October 1996	166,861,477.00	70,916,127.29	56,609,489.06	31,685,324.97	19,011,194.98
November 1996	162,225,199.40	68,945,709.32	56,939,711.07	31,870,156.03	19,122,093.62
December 1996	157,649,345.30	67,000,971.34	57,271,859.39	32,056,065.27	19,233,639.16
January 1997	153,133,063.69	65,081,551.67	57,605,945.24	32,243,058.99	19,345,835.39
February 1997	148,675,515.01	63,187,093.49	57,941,979.92	32,431,143.50	19,458,686.10
March 1997	144,275,870.94	61,317,244.77	58,279,974.80	32,620,325.17	19,572,195.10
April 1997	139,933,314.29	59,471,658.20	58,619,941.32	32,810,610.40	19,686,366.24
May 1997	135,647,038.80	57,649,991.14	58,961,890.98	33,002,005.63	19,801,203.38
June 1997	131,416,249.06	55,851,905.51	59,305,835.34	33,194,517.33	19,916,710.40
July 1997	127,240,160.29	54,077,067.79	59,651,786.05	33,388,152.01	20,032,891.21
August 1997	123,117,998.25	52,325,148.93	59,999,754.80	33,582,916.23	20,149,749.74
September 1997	119,048,999.05	50,595,824.28	60,349,753.37	33,778,816.58	20,267,289.95
October 1997	115,032,409.05	48,888,773.55	60,701,793.60	33,975,859.67	20,385,515.80
November 1997	111,067,484.71	47,203,680.71	61,055,887.39	34,174,052.19	20,504,431.31
December 1997	107,153,492.44	45,540,234.01	61,412,046.74	34,373,400.83	20,624,040.50
January 1998	103,289,708.47	43,898,125.83	61,770,283.67	34,573,912.33	20,744,347.40
February 1998	99,475,418.72	42,277,052.69	62,130,610.33	34,775,593.49	20,865,356.09
March 1998	95,709,918.66	40,676,715.18	62,493,038.89	34,978,451.11	20,987,070.67

<u>Distribution Date</u>	<u>A Class Targeted Balance</u>	<u>F1 Component Targeted Balance</u>	<u>BZ1 Component Targeted Balance</u>	<u>BZ2 Component Targeted Balance</u>	<u>Z Class Targeted Balance</u>
April 1998.....	\$ 91,992,513.19	\$ 39,096,817.87	\$62,857,581.62	\$35,182,492.08	\$21,109,495.25
May 1998	88,322,516.52	37,537,069.29	63,224,250.84	35,387,723.28	21,232,633.97
June 1998	84,699,252.02	35,997,181.89	63,593,058.97	35,594,151.67	21,356,491.00
July 1998	81,122,052.10	34,476,871.93	63,964,018.48	35,801,784.22	21,481,070.53
August 1998	77,590,258.10	32,975,859.49	64,337,141.92	36,010,627.96	21,606,376.78
September 1998	74,103,220.17	31,493,868.38	64,712,441.92	36,220,689.96	21,732,413.97
October 1998	70,660,297.11	30,030,626.09	65,089,931.16	36,431,977.32	21,859,186.39
November 1998	67,260,856.33	28,585,863.77	65,469,622.43	36,644,497.18	21,986,698.31
December 1998	63,904,273.65	27,159,316.14	65,851,528.56	36,858,256.75	22,114,954.05
January 1999	60,589,933.24	25,750,721.47	66,235,662.48	37,073,263.25	22,243,957.95
February 1999	57,317,227.47	24,359,821.52	66,622,037.17	37,289,523.95	22,373,714.37
March 1999	54,085,556.82	22,986,361.51	67,010,665.72	37,507,046.17	22,504,227.70
April 1999	50,894,329.79	21,630,090.03	67,401,561.27	37,725,837.28	22,635,502.37
May 1999	47,742,962.73	20,290,759.04	67,794,737.05	37,945,904.66	22,767,542.80
June 1999	44,630,879.79	18,968,123.79	68,190,206.35	38,167,255.77	22,900,353.46
July 1999	41,557,512.78	17,661,942.82	68,587,982.55	38,389,898.10	23,033,938.86
August 1999	38,522,301.09	16,371,977.86	68,988,079.12	38,613,839.17	23,168,303.50
September 1999	35,524,691.57	15,097,993.82	69,390,509.58	38,839,086.56	23,303,451.94
October 1999	32,564,138.41	13,839,758.74	69,795,287.55	39,065,647.90	23,439,388.74
November 1999	29,640,103.09	12,597,043.74	70,202,426.73	39,293,530.85	23,576,118.51
December 1999	26,752,054.25	11,369,622.99	70,611,940.88	39,522,743.11	23,713,645.87
January 2000	23,899,467.57	10,157,273.65	71,023,843.87	39,753,292.45	23,851,975.47
February 2000	21,081,825.71	8,959,775.87	71,438,149.63	39,985,186.65	23,991,111.99
March 2000	18,298,618.22	7,776,912.70	71,854,872.17	40,218,433.57	24,131,060.14
April 2000	15,549,341.40	6,608,470.06	72,274,025.59	40,453,041.10	24,271,824.66
May 2000	12,833,498.26	5,454,236.73	72,695,624.07	40,689,017.18	24,413,410.31
June 2000	10,150,598.38	4,314,004.28	73,119,681.88	40,926,369.78	24,555,821.87
July 2000	7,500,157.86	3,187,567.07	73,546,213.36	41,165,106.93	24,699,064.16
August 2000	4,881,699.20	2,074,722.15	73,975,232.93	41,405,236.72	24,843,142.03
September 2000	2,294,751.25	975,269.28	74,400,000.00	41,646,767.27	24,988,060.36
October 2000	0.00	0.00	74,027,859.94	41,889,706.75	25,133,824.05
November 2000	0.00	0.00	70,429,285.85	42,134,063.37	25,280,438.02
December 2000	0.00	0.00	66,873,653.15	42,379,845.41	25,427,907.24
January 2001	0.00	0.00	63,360,325.27	42,627,061.17	25,576,236.70
February 2001	0.00	0.00	59,888,674.07	42,875,719.03	25,725,431.42
March 2001	0.00	0.00	56,458,079.69	43,125,827.39	25,875,496.43
April 2001	0.00	0.00	53,067,930.46	43,377,394.71	26,026,436.83
May 2001	0.00	0.00	49,717,622.80	43,630,429.52	26,178,257.71
June 2001	0.00	0.00	46,406,561.05	43,884,940.36	26,330,964.21
July 2001	0.00	0.00	43,134,157.44	44,140,935.84	26,484,561.50
August 2001	0.00	0.00	39,899,831.94	44,398,424.63	26,639,054.78
September 2001	0.00	0.00	36,703,012.13	44,657,415.44	26,794,449.27
October 2001	0.00	0.00	33,543,133.16	44,917,917.03	26,950,750.22
November 2001	0.00	0.00	30,419,637.58	45,179,938.22	27,107,962.93
December 2001	0.00	0.00	27,331,975.29	45,443,487.86	27,266,092.71
January 2002	0.00	0.00	24,279,603.38	45,708,574.87	27,425,144.92
February 2002	0.00	0.00	21,261,986.12	45,975,208.22	27,585,124.93
March 2002	0.00	0.00	18,278,594.76	46,243,396.94	27,746,038.16
April 2002	0.00	0.00	15,328,907.50	46,513,150.09	27,907,890.05
May 2002	0.00	0.00	12,412,409.38	46,784,476.79	28,070,686.08
June 2002	0.00	0.00	9,528,592.18	47,057,386.24	28,234,431.75
July 2002	0.00	0.00	6,676,954.31	47,331,887.66	28,399,132.60

<u>Distribution Date</u>	<u>A Class Targeted Balance</u>	<u>F1 Component Targeted Balance</u>	<u>BZ1 Component Targeted Balance</u>	<u>BZ2 Component Targeted Balance</u>	<u>Z Class Targeted Balance</u>
August 2002	\$ 0.00	\$ 0.00	\$ 3,857,000.78	\$47,607,990.34	\$28,564,794.20
September 2002	0.00	0.00	1,068,243.02	47,885,703.62	28,731,422.17
October 2002	0.00	0.00	0.00	46,475,235.74	28,899,022.13
November 2002	0.00	0.00	0.00	44,028,392.00	29,067,599.76
December 2002	0.00	0.00	0.00	41,612,955.25	29,237,160.76
January 2003	0.00	0.00	0.00	39,228,471.46	29,407,710.87
February 2003	0.00	0.00	0.00	36,874,492.72	29,579,255.85
March 2003	0.00	0.00	0.00	34,550,577.12	29,751,801.50
April 2003	0.00	0.00	0.00	32,256,288.65	29,925,353.68
May 2003	0.00	0.00	0.00	29,991,197.18	30,099,918.24
June 2003	0.00	0.00	0.00	27,754,878.29	30,275,501.10
July 2003	0.00	0.00	0.00	25,546,913.29	30,452,108.19
August 2003	0.00	0.00	0.00	23,366,889.06	30,629,745.49
September 2003	0.00	0.00	0.00	21,214,398.04	30,808,419.00
October 2003	0.00	0.00	0.00	19,089,038.09	30,988,134.78
November 2003	0.00	0.00	0.00	16,990,412.46	31,168,898.90
December 2003	0.00	0.00	0.00	14,918,129.71	31,350,717.48
January 2004	0.00	0.00	0.00	12,871,803.64	31,533,596.66
February 2004	0.00	0.00	0.00	10,851,053.17	31,717,542.64
March 2004	0.00	0.00	0.00	8,855,502.36	31,902,561.64
April 2004	0.00	0.00	0.00	6,884,780.26	32,088,659.92
May 2004	0.00	0.00	0.00	4,938,520.86	32,275,843.77
June 2004	0.00	0.00	0.00	3,016,363.06	32,464,119.52
July 2004	0.00	0.00	0.00	1,117,950.57	32,653,493.55
August 2004	0.00	0.00	0.00	0.00	32,086,904.10
September 2004	0.00	0.00	0.00	0.00	30,426,522.09
October 2004	0.00	0.00	0.00	0.00	28,789,962.34
November 2004	0.00	0.00	0.00	0.00	27,176,893.67
December 2004	0.00	0.00	0.00	0.00	25,586,989.47
January 2005	0.00	0.00	0.00	0.00	24,019,927.55
February 2005	0.00	0.00	0.00	0.00	22,475,390.16
March 2005	0.00	0.00	0.00	0.00	20,953,063.91
April 2005	0.00	0.00	0.00	0.00	19,452,639.68
May 2005	0.00	0.00	0.00	0.00	17,973,812.58
June 2005	0.00	0.00	0.00	0.00	16,516,281.91
July 2005	0.00	0.00	0.00	0.00	15,079,751.08
August 2005	0.00	0.00	0.00	0.00	13,663,927.57
September 2005	0.00	0.00	0.00	0.00	12,268,522.85
October 2005	0.00	0.00	0.00	0.00	10,893,252.37
November 2005	0.00	0.00	0.00	0.00	9,537,835.46
December 2005	0.00	0.00	0.00	0.00	8,201,995.29
January 2006	0.00	0.00	0.00	0.00	6,885,458.85
February 2006	0.00	0.00	0.00	0.00	5,587,956.85
March 2006	0.00	0.00	0.00	0.00	4,309,223.69
April 2006	0.00	0.00	0.00	0.00	3,048,997.44
May 2006	0.00	0.00	0.00	0.00	1,807,019.72
June 2006	0.00	0.00	0.00	0.00	583,035.73
July 2006 and thereafter	0.00	0.00	0.00	0.00	0.00

Characteristics of the R and RL Classes

The R and RL Certificates will not have principal balances 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, if any, after the principal balances of all Classes have been reduced to zero, and the Holder of the RL Certificate will be entitled to receive the proceeds of the remaining assets of the Lower Tier REMIC, if any, after the principal balances of the Lower Tier Interests have been reduced to zero. It is not anticipated that there will be any material assets remaining in either such circumstance.

The R Class and the RL Class will be subject to certain transfer restrictions. No transfer of record or beneficial ownership of an R or RL Certificate will be allowed to a “disqualified organization.” In addition, no transfer of record or beneficial ownership of an R or RL 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 and RL Certificates will constitute noneconomic residual interests under the Regulations. Any transferee of an R or RL 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 an R or RL 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, and the Holder of the RL Certificate will be considered to be the holder of the “residual interest” in the REMIC constituted by the Lower Tier REMIC. See “Certain Federal Income Tax Consequences” in the REMIC Prospectus. Pursuant to the Trust Agreement, Fannie Mae will be obligated to provide to such Holders (i) such information as is necessary to enable them to prepare their federal income tax returns and (ii) any reports regarding the Certificates 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 applicable 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 applicable Index will remain constant.

The timing of changes in the rate of prepayments or the level of the applicable 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 an 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 an 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 tables below indicate the sensitivity of the pre-tax corporate bond equivalent yields to maturity of certain Classes to various constant percentages of PSA and, where specified, to changes in an Index. The yields set forth in the tables were calculated by determining the monthly discount rates that, when applied to the assumed streams of cash flows to be paid on the applicable Classes, would cause the discounted present value of such assumed streams of cash flows to equal the assumed aggregate purchase prices of such Classes 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 Classes.* The yields to investors in the Inverse Floating Rate Classes will be sensitive in varying degrees to the level of the applicable Index and to the rate of principal payments (including prepayments) of the Mortgage Loans, which generally can be prepaid at any time. As indicated in the tables below, a high level of the applicable Index will have a negative effect on the yields to investors in the Inverse Floating Rate Classes. It is possible that, under certain Index or prepayment scenarios, investors in the S Class would not fully recoup their initial investments.**

Changes in an 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 set forth in the following tables was prepared on the basis of the Pricing Assumptions and the assumptions that (i) (a) the interest rates applicable to the Inverse Floating Rate Classes (other than the S Class) for each Interest Accrual Period subsequent to their initial Interest Accrual Period will be based on the indicated level of the applicable Index and (b) the interest rate applicable to the S Class for each Interest Accrual Period subsequent to its initial twelve Interest Accrual Periods will be based on the indicated level of the applicable Index and (ii) the aggregate purchase prices of the Inverse Floating Rate Classes (expressed as percentages of original principal balances) are as follows:

<u>Class</u>	<u>Price*</u>
S	35%
SA	99%
SB	100%

* The prices do not include accrued interest. Accrued interest has been added to such prices in calculating the yields set forth in the tables below.

**Sensitivity of the S Class to Prepayments and LIBOR
(Pre-Tax Yields to Maturity)**

<u>LIBOR</u>	<u>PSA Prepayment Assumption</u>				
	<u>50%</u>	<u>100%</u>	<u>250%</u>	<u>350%</u>	<u>500%</u>
1.1875%	72.0%	68.5%	57.0%	57.0%	51.4%
3.1875%	57.3%	53.6%	41.6%	41.6%	35.3%
5.1875%	39.4%	35.3%	22.1%	22.1%	14.8%
7.1875%	14.3%	9.0%	(7.2)%	(7.2)%	(16.2)%
8.5000%	(85.6)%	(86.0)%	(87.4)%	(87.4)%	(87.4)%

**Sensitivity of the SA Class to Prepayments and LIBOR
(Pre-Tax Yields to Maturity)**

<u>LIBOR</u>	<u>PSA Prepayment Assumption</u>				
	<u>50%</u>	<u>100%</u>	<u>250%</u>	<u>350%</u>	<u>500%</u>
1.1875%	25.4%	25.4%	25.4%	25.7%	25.9%
3.1875%	17.9%	17.9%	17.9%	18.4%	18.8%
5.1875%	10.5%	10.5%	10.5%	11.2%	11.8%
7.1875%	3.2%	3.2%	3.3%	4.2%	5.0%
8.0500%	0.2%	0.2%	0.2%	1.2%	2.1%

**Sensitivity of the SB Class to Prepayments and LIBOR
(Pre-Tax Yields to Maturity)**

<u>LIBOR</u>	<u>PSA Prepayment Assumption</u>				
	<u>50%</u>	<u>100%</u>	<u>250%</u>	<u>350%</u>	<u>500%</u>
1.1875%	12.1%	12.1%	12.1%	12.1%	12.0%
3.1875%	10.1%	10.1%	10.1%	10.1%	10.1%
5.1875%	8.0%	8.0%	8.0%	8.1%	8.1%
7.1875%	6.0%	6.0%	6.0%	6.1%	6.2%
8.0500%	5.1%	5.1%	5.1%	5.3%	5.4%

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 Settlement Date 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, the priority sequence of distributions of principal of the Classes and the distribution of principal of certain Classes in accordance with the Principal Balance Schedules herein. In particular, if the amount distributable as principal of the Certificates on any Distribution Date exceeds the amount required to reduce the principal balances of certain Classes with higher principal payment priorities to their respective scheduled amounts as set forth in the Principal Balance Schedules, such excess principal will be distributed on the remaining Classes on such Distribution Date. Conversely, if the principal distributable on any Distribution Date is less than the amount so required to reduce certain Classes to their respective scheduled amounts, no principal will be distributed on the remaining Classes on such Distribution Date. Accordingly, the rate of principal payments on the

Mortgage Loans is expected to have a greater effect on the weighted average lives of the Support Class than on the weighted average lives of the TAC 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.

As described under “General—Components” herein, for purposes of calculating payments of principal, the F and BZ Classes are comprised of multiple Components. Since such Components are not divisible, the payment characteristics of each such Class will reflect a combination of the payment characteristics of the related Components.

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 9.50% per annum and has an original and remaining term to maturity of 360 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 weighted average remaining term to maturity and the weighted average CAGE of the Mortgage Loans are identical to the remaining term to maturity and CAGE specified in the Pricing Assumptions.

Percent of Original Principal Balances Outstanding

Date	A Class					BA Class					BC Class					F and S† Classes				
	PSA Prepayment Assumption					PSA Prepayment Assumption					PSA Prepayment Assumption					PSA Prepayment Assumption				
	0%	100%	250%	350%	500%	0%	100%	250%	350%	500%	0%	100%	250%	350%	500%	0%	100%	250%	350%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
December 1994	98	95	92	92	92	83	83	83	83	83	100	100	100	100	100	97	95	91	91	91
December 1995	97	87	75	75	75	64	64	64	64	64	100	100	100	100	100	94	86	75	75	75
December 1996	95	77	55	55	42	44	44	44	44	44	100	100	100	100	100	91	75	55	55	44
December 1997	93	67	37	37	19	23	23	23	23	23	100	100	100	100	100	88	65	38	38	21
December 1998	90	58	22	22	2	0	0	0	0	0	100	100	100	100	100	84	55	23	23	4
December 1999	88	49	9	9	0	0	0	0	0	0	44	44	44	44	0	80	45	10	10	0
December 2000	85	40	0	0	0	0	0	0	0	0	0	0	0	0	0	77	36	0	0	0
December 2001	82	32	0	0	0	0	0	0	0	0	0	0	0	0	0	74	29	0	0	0
December 2002	79	24	0	0	0	0	0	0	0	0	0	0	0	0	0	71	21	0	0	0
December 2003	75	16	0	0	0	0	0	0	0	0	0	0	0	0	0	68	15	0	0	0
December 2004	71	9	0	0	0	0	0	0	0	0	0	0	0	0	0	65	8	0	0	0
December 2005	67	1	0	0	0	0	0	0	0	0	0	0	0	0	0	61	1	0	0	0
December 2006	63	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57	0	0	0	0
December 2007	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52	0	0	0	0
December 2008	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47	0	0	0	0
December 2009	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	0	0	0	0
December 2010	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	0	0	0	0
December 2011	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	0	0	0
December 2012	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	0	0	0	0
December 2013	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0
December 2014	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0
December 2015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
December 2016	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
December 2017	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
December 2018	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
December 2019	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
December 2020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
December 2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
December 2022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
December 2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	14.2	6.1	3.4	3.4	2.8	2.7	2.7	2.7	2.7	2.7	5.9	5.9	5.9	5.9	5.3	13.2	5.8	3.4	3.4	2.9

Date	BZ Class					Z Class					FA, SA and SB Classes					DZ Class				
	PSA Prepayment Assumption					PSA Prepayment Assumption					PSA Prepayment Assumption					PSA Prepayment Assumption				
	0%	100%	250%	350%	500%	0%	100%	250%	350%	500%	0%	100%	250%	350%	500%	0%	100%	250%	350%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
December 1994	107	107	107	107	107	107	107	107	107	107	98	98	98	81	56	107	107	107	107	107
December 1995	115	115	115	115	115	115	115	115	115	115	96	96	96	44	0	115	115	115	115	0
December 1996	123	123	123	123	123	123	123	123	123	123	94	94	94	4	0	123	123	123	123	0
December 1997	132	132	132	132	132	132	132	132	132	132	92	92	92	0	0	132	132	132	54	0
December 1998	142	142	142	142	142	142	142	142	142	142	90	90	90	0	0	142	142	142	12	0
December 1999	152	152	152	152	103	152	152	152	152	152	87	87	87	0	0	152	152	152	3	0
December 2000	161	161	151	153	58	163	163	163	163	163	84	84	84	0	0	163	163	163	3	0
December 2001	165	165	100	109	27	175	175	175	175	175	81	81	81	0	0	175	175	175	3	0
December 2002	170	170	57	73	4	187	187	187	187	187	78	78	78	0	0	187	187	187	3	0
December 2003	175	175	21	44	0	201	201	201	201	141	75	75	75	0	0	201	201	201	3	0
December 2004	180	180	0	21	0	215	215	164	215	96	71	71	71	0	0	215	215	215	3	0
December 2005	186	186	0	2	0	231	231	53	231	66	67	67	67	0	0	231	231	231	3	0
December 2006	192	160	0	0	0	248	248	0	184	45	63	63	52	0	0	248	248	248	3	0
December 2007	198	128	0	0	0	266	266	0	140	30	58	58	28	0	0	266	266	266	3	0
December 2008	205	97	0	0	0	285	285	0	106	21	54	54	6	0	0	285	285	285	3	0
December 2009	212	68	0	0	0	305	305	0	80	14	48	48	0	0	0	305	305	253	3	0
December 2010	220	39	0	0	0	328	328	0	60	9	43	43	0	0	0	328	328	206	3	0
December 2011	229	11	0	0	0	351	351	0	44	6	37	37	0	0	0	351	351	166	3	0
December 2012	238	0	0	0	0	377	305	0	32	4	31	31	0	0	0	377	377	134	3	0
December 2013	248	0	0	0	0	404	212	0	23	3	24	24	0	0	0	404	404	107	3	0
December 2014	258	0	0	0	0	433	123	0	16	2	16	16	0	0	0	433	433	84	3	0
December 2015	262	0	0	0	0	464	39	0	11	1	9	9	0	0	0	464	464	66	3	0
December 2016	214	0	0	0	0	498	0	0	7	1	*	0	0	0	0	498	457	50	3	0
December 2017	161	0	0	0	0	534	0	0	4	*	0	0	0	0	0	498	380	38	3	0
December 2018	103	0	0	0	0	573	0	0	2	*	0	0	0	0	0	498	306	28	3	0
December 2019	40	0	0	0	0	614	0	0	0	*	0	0	0	0	0	498	237	19	3	0
December 2020	0	0	0	0	0	522	0	0	0	*	0	0	0	0	0	498	170	13	2	0
December 2021	0	0	0	0	0	217	0	0	0	*	0	0	0	0	0	498	108	7	1	0
December 2022	0	0	0	0	0	0	0	0	0	*	0	0	0	0	0	377	48	3	*	0
December 2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	24.4	15.2	8.6	9.0	6.9	27.7	20.4	11.6	15.6	11.8	14.5	14.5	11.5	1.8	1.1	29.4	26.1	19.6	4.6	1.8

* 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.

† In the case of a Notional Class, the Decrement Table indicates the percentage of the original notional principal balance outstanding.

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 Elections and Special Tax Attributes

Elections will be made to treat the Lower Tier REMIC and the Trust as REMICs for federal income tax purposes. The Certificates, other than the R and RL Classes, 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 Lower Tier Regular Interests will be designated as the “regular interests,” and the RL Class will be designated as the “residual interest,” in the Lower Tier REMIC.

As a consequence of the qualification of the Trust and the Lower Tier REMIC as REMICs, 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 and RL Classes, 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 Notional Class, the Accrual Classes and the F 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 250% 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, certain 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.

The F Class will bear interest during its first twelve Interest Accrual Periods at a fixed rate. During all subsequent Interest Accrual Periods, the F Class will bear interest at a variable rate that is determined by reference to LIBOR as described in “Description of the Certificates—Calculation of LIBOR” herein. Fannie Mae intends to treat all interest payments on the F Class as included in its stated redemption price at maturity. See “Certain Federal Income Tax Consequences—Taxation of Beneficial Owners of Regular Certificates—*Original Issue Discount*” in the REMIC Prospectus. Investors should be aware, however, of two sets of proposed Internal Revenue Service regulations: proposed regulations governing contingent payments that were published in the Federal Register on April 8, 1986 (the “1986 Proposed Contingent Payment Regulations”), and proposed original issue discount regulations that contain rules applicable to variable rate debt instruments and that were published in the Federal Register on December 22, 1992 (the “1992 Proposed OID Regulations”). Although neither set of proposed regulations is directly applicable to the F Class and all proposed regulations are subject to change before their adoption in final form, the variable rate or contingent payment principles contained in those proposed regulations may be applied to such Class. Investors

are urged to consult their own tax advisors with respect to the possible application of the variable rate or contingent payment principles in those proposed regulations to the F Class.

Taxation of Beneficial Owners of Residual Certificates

Under the Regulations, neither the R nor the RL Certificate will 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 or RL 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 (or the Lower Tier REMIC) 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 November 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 or RL Certificate are unclear; any transferee receiving such consideration should consult its own tax advisors.

Under the proposed IRS regulations relating to original issue discount, the Lower Tier Regular Interests would be treated as a single debt instrument for original issue discount purposes because they were issued to the Trust in a single transaction. Although there can be no assurance that final regulations will apply this aggregation rule to the Lower Tier Regular Interests, Fannie Mae intends to calculate the taxable income (or net loss) of the Trust and of the Lower Tier REMIC (and to report to the R and RL Certificateholders) by treating the Lower Tier Regular Interests as a single debt instrument. A failure of the Lower Tier Regular Interests to qualify as a single debt instrument for original issue discount purposes could result in material adverse tax consequences to the beneficial owners of the RL Class.

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. 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. The dollar amounts reflected in the Principal Balance Schedules will be increased in pro rata amounts that correspond to the increase of the principal balance of the Certificates.

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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\$600,000,000

**Federal National
Mortgage Association**



**Guaranteed
REMIC Pass-Through
Certificates**

**Fannie Mae REMIC Trust
1993-250**

PROSPECTUS SUPPLEMENT

PaineWebber Incorporated

November 18, 1993
