

PROSPECTUS SUPPLEMENT

(To Prospectus dated December 29, 1992)

\$600,000,000
Federal National Mortgage Association



Guaranteed REMIC Pass-Through Certificates
Fannie Mae REMIC Trust 1993-255

The Guaranteed REMIC Pass-Through Certificates offered hereby (the "Certificates") will represent beneficial ownership interests in Fannie Mae REMIC Trust 1993-255 (the "Trust"). The assets of the Trust will consist of a single "principal only" Fannie Mae Stripped Mortgage-Backed Security and a single "interest only" Fannie Mae Stripped Mortgage-Backed Security (together, the "SMBS") which evidence the beneficial ownership interest in certain distributions of principal and interest made in respect of certain Fannie Mae Guaranteed Mortgage Pass-Through Certificates (the "MBS"), held in the form of a Fannie Mae Guaranteed MBS Pass-Through Certificate (the "Mega Certificate") and included in Fannie Mae Stripped Mortgage-Backed Security Trust 000253-CL (the "SMBS Trust"). Each MBS 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"), its Prospectus for Stripped Mortgage-Backed Securities (the "SMBS Prospectus") and its Prospectus for Guaranteed MBS Pass-Through Certificates (the "Mega Prospectus"), each available as described herein, and its Prospectus for Guaranteed REMIC Pass-Through Certificates (the "REMIC Prospectus"), accompanying this Prospectus Supplement.

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
A.....	\$400,000,000	TAC	6.55%	FIX	January 2021
B.....	93,504,000	TAC	6.55	FIX	February 2023
C.....	45,126,000	TAC	6.55	FIX	December 2023
D.....	1,000,000	TAC	6.55	FIX	December 2023
E.....	55,693,450	SUP	7.10	FIX	December 2023
G.....	4,676,550	SUP	(2)	PO	December 2023
R.....	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) The G Class will be a Principal Only Class and will bear no interest.

The Certificates will be offered by Merrill Lynch, Pierce, Fenner & Smith 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, 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 Class, 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 Class in registered, certificated form will be available for delivery at the offices of the Dealer, New York, New York, on or about the Settlement Date.

Merrill Lynch & Co.

December 6, 1993

(Cover continued from previous page)

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 and the purchase price paid for the related Class. 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.

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, the SMBS Prospectus, the Mega 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 December 1, 1993, the SMBS Prospectus dated December 1, 1992, the Mega Prospectus dated December 1, 1992 and the Fannie Mae Information Statement dated February 16, 1993 and any supplements thereto (the “Information Statement”). The MBS Prospectus, the SMBS Prospectus, the Mega 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 Merrill Lynch, Pierce, Fenner & Smith Incorporated by writing or calling its Prospectus Department at 4 Corporate Place, Corporate Park 287, Piscataway, New Jersey 08855 (telephone 908-878-6526).

TABLE OF CONTENTS

	<u>Page</u>		<u>Page</u>
Description of the Certificates	S- 4	<i>Pricing Assumptions</i>	S- 7
General	S- 4	<i>PSA Assumptions</i>	S- 7
<i>Structure</i>	S- 4	Principal Balance Schedules	S- 9
<i>SMBS Distributions</i>	S- 4	Characteristics of the R Class	S-12
<i>Fannie Mae Guaranty</i>	S- 4	Yield Considerations	S-12
<i>Characteristics of Certificates</i>	S- 4	<i>General</i>	S-12
<i>Authorized Denominations</i>	S- 5	<i>The Principal Only Class</i>	S-13
<i>Distribution Dates</i>	S- 5	Weighted Average Lives of the	
<i>Calculation of Distributions</i>	S- 5	Certificates	S-13
<i>Record Date</i>	S- 5	Decrement Tables	S-14
<i>REMIC Trust Factors</i>	S- 5	Certain Additional Federal Income	
<i>Optional Termination</i>	S- 5	Tax Consequences	S-16
The SMBS	S- 6	REMIC Election and Special Tax	
Distributions of Interest	S- 6	Attributes	S-16
<i>Categories of Classes</i>	S- 6	Taxation of Beneficial Owners of	
<i>General</i>	S- 6	Regular Certificates	S-16
<i>Interest Accrual Periods</i>	S- 6	Taxation of Beneficial Owners of	
Distributions of Principal	S- 7	Residual Certificates	S-16
<i>Categories of Classes</i>	S- 7	Plan of Distribution	S-16
<i>Principal Distribution Amount</i>	S- 7	<i>General</i>	S-16
Structuring Assumptions	S- 7	<i>Increase in Certificates</i>	S-17
		Legal Matters	S-17

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, the SMBS Prospectus, the Mega 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, the SMBS Prospectus, the Mega 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 December 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 SMBS.

SMBS Distributions. The SMBS will provide that certain principal and interest payments on the MBS will be passed through monthly, commencing on the 25th day of the month following the month of the initial issuance of the SMBS (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 guaranty obligations of Fannie Mae with respect to the SMBS and the Mega Certificate are described in the SMBS Prospectus and the Mega Prospectus, respectively. 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, “The SMBS Certificates—Fannie Mae Obligations” in the SMBS Prospectus, “The Certificates—Fannie Mae’s Guaranty” in the Mega Prospectus and “Description of Certificates—The Corporation’s Guaranty” in the MBS Prospectus.

Characteristics of Certificates. The Certificates, other than the R Certificate, 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 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 and exchangeable, if applicable, 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 exchange, if applicable, or 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 R Certificate, will be issued in minimum denominations of \$1,000 and integral multiples of \$1 in excess thereof. 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 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 SMBS 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 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.

The SMBS

The “principal only” SMBS underlying the Certificates will represent principal payments on a principal amount of \$600,000,000 of MBS and the “interest only” SMBS underlying the Certificates will represent interest payments on a notional principal balance of \$561,428,571 of MBS having the general characteristics described in the MBS Prospectus. The MBS underlying the SMBS have a Pass-Through Rate of 7.00% and are held in the form of Mega Certificate CL-190253, the general characteristics of which are described in the Mega 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 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 underlying the SMBS Trust as of December 1, 1993 (the “Issue Date”) are expected to be as follows:

Approximate Weighted Average WAC	7.650%
Approximate Weighted Average WAM.....	353 months
Approximate Weighted Average CAGE	5 months

Following the issuance of the Certificates, Fannie Mae will prepare a Final Data Statement setting forth, among other information, the unpaid principal balance of the SMBS 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, B, C, D and E
Principal Only	G
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 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 period set forth below (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.

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>
TAC	A, B, C and D
Support	E and G
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 aggregate distributions of principal concurrently made on the SMBS.

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

- (i) sequentially to the A, B, C and D Classes, in that order, until the principal balances thereof are reduced to their respective Targeted Balances for such Distribution Date; } TAC Classes
- (ii) concurrently, to the E and G Classes, in proportion to their original principal balances (or 92.2535199602% and 7.7464800398% respectively), until the principal balances thereof are reduced to zero; and } Support Classes
- (iii) sequentially, to the A, B, C and D Classes, in that order, without regard to their Targeted Balances and until the respective principal balances thereof are reduced to zero. } TAC 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”):

- the Mortgage Loans underlying the SMBS Trust have the characteristics set forth in the table under “The SMBS” above;
- 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, 275% 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</u>	<u>PSA Level</u>
Targeted Balances	TAC	275%

There is no assurance that the principal balances of the Classes 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 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 to their respective scheduled balances will be distributed, the ability to so reduce the principal balances of such Classes will not be enhanced by the averaging of high and low principal payments. Moreover, because of the diverse remaining terms to maturity of the Mortgage Loans, the Classes 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>B Class Targeted Balance</u>	<u>C Class Targeted Balance</u>	<u>D Class Targeted Balance</u>
Initial Balance	\$400,000,000.00	\$93,504,000.00	\$45,126,000.00	\$1,000,000.00
January 1994	397,871,698.86	93,504,000.00	45,126,000.00	1,000,000.00
February 1994	395,464,618.86	93,504,000.00	45,126,000.00	1,000,000.00
March 1994	392,780,549.76	93,504,000.00	45,126,000.00	1,000,000.00
April 1994	389,821,676.77	93,504,000.00	45,126,000.00	1,000,000.00
May 1994	386,590,579.22	93,504,000.00	45,126,000.00	1,000,000.00
June 1994	383,090,228.25	93,504,000.00	45,126,000.00	1,000,000.00
July 1994	379,323,983.55	93,504,000.00	45,126,000.00	1,000,000.00
August 1994	375,295,589.25	93,504,000.00	45,126,000.00	1,000,000.00
September 1994	371,009,168.78	93,504,000.00	45,126,000.00	1,000,000.00
October 1994	366,469,218.88	93,504,000.00	45,126,000.00	1,000,000.00
November 1994	361,680,602.65	93,504,000.00	45,126,000.00	1,000,000.00
December 1994	356,648,541.69	93,504,000.00	45,126,000.00	1,000,000.00
January 1995	351,378,607.35	93,504,000.00	45,126,000.00	1,000,000.00
February 1995	345,876,711.12	93,504,000.00	45,126,000.00	1,000,000.00
March 1995	340,149,094.12	93,504,000.00	45,126,000.00	1,000,000.00
April 1995	334,202,315.79	93,504,000.00	45,126,000.00	1,000,000.00
May 1995	328,043,241.74	93,504,000.00	45,126,000.00	1,000,000.00
June 1995	321,679,030.85	93,504,000.00	45,126,000.00	1,000,000.00
July 1995	315,117,121.58	93,504,000.00	45,126,000.00	1,000,000.00
August 1995	308,365,217.58	93,504,000.00	45,126,000.00	1,000,000.00
September 1995	301,431,272.65	93,504,000.00	45,126,000.00	1,000,000.00
October 1995	294,323,475.01	93,504,000.00	45,126,000.00	1,000,000.00
November 1995	287,050,231.00	93,504,000.00	45,126,000.00	1,000,000.00
December 1995	279,620,148.23	93,504,000.00	45,126,000.00	1,000,000.00
January 1996	272,042,018.21	93,504,000.00	45,126,000.00	1,000,000.00
February 1996	264,580,580.95	93,504,000.00	45,126,000.00	1,000,000.00
March 1996	257,234,064.36	93,504,000.00	45,126,000.00	1,000,000.00
April 1996	250,000,723.04	93,504,000.00	45,126,000.00	1,000,000.00
May 1996	242,878,837.89	93,504,000.00	45,126,000.00	1,000,000.00
June 1996	235,866,715.74	93,504,000.00	45,126,000.00	1,000,000.00
July 1996	228,962,688.92	93,504,000.00	45,126,000.00	1,000,000.00
August 1996	222,165,114.90	93,504,000.00	45,126,000.00	1,000,000.00
September 1996	215,472,375.92	93,504,000.00	45,126,000.00	1,000,000.00
October 1996	208,882,878.58	93,504,000.00	45,126,000.00	1,000,000.00
November 1996	202,395,053.55	93,504,000.00	45,126,000.00	1,000,000.00
December 1996	196,007,355.11	93,504,000.00	45,126,000.00	1,000,000.00
January 1997	189,718,260.88	93,504,000.00	45,126,000.00	1,000,000.00
February 1997	183,526,271.43	93,504,000.00	45,126,000.00	1,000,000.00
March 1997	177,429,909.93	93,504,000.00	45,126,000.00	1,000,000.00
April 1997	171,427,721.84	93,504,000.00	45,126,000.00	1,000,000.00
May 1997	165,518,274.54	93,504,000.00	45,126,000.00	1,000,000.00
June 1997	159,700,157.03	93,504,000.00	45,126,000.00	1,000,000.00
July 1997	153,971,979.61	93,504,000.00	45,126,000.00	1,000,000.00
August 1997	148,332,373.51	93,504,000.00	45,126,000.00	1,000,000.00
September 1997	142,779,990.63	93,504,000.00	45,126,000.00	1,000,000.00
October 1997	137,313,503.22	93,504,000.00	45,126,000.00	1,000,000.00
November 1997	131,931,603.54	93,504,000.00	45,126,000.00	1,000,000.00
December 1997	126,633,003.61	93,504,000.00	45,126,000.00	1,000,000.00
January 1998	121,416,434.88	93,504,000.00	45,126,000.00	1,000,000.00
February 1998	116,280,647.92	93,504,000.00	45,126,000.00	1,000,000.00
March 1998	111,224,412.21	93,504,000.00	45,126,000.00	1,000,000.00

<u>Distribution Date</u>	<u>A Class Targeted Balance</u>	<u>B Class Targeted Balance</u>	<u>C Class Targeted Balance</u>	<u>D Class Targeted Balance</u>
April 1998	\$106,246,515.75	\$93,504,000.00	\$45,126,000.00	\$1,000,000.00
May 1998	101,345,764.88	93,504,000.00	45,126,000.00	1,000,000.00
June 1998	96,520,983.94	93,504,000.00	45,126,000.00	1,000,000.00
July 1998	91,771,015.01	93,504,000.00	45,126,000.00	1,000,000.00
August 1998	87,094,717.69	93,504,000.00	45,126,000.00	1,000,000.00
September 1998	82,490,968.77	93,504,000.00	45,126,000.00	1,000,000.00
October 1998	77,958,662.01	93,504,000.00	45,126,000.00	1,000,000.00
November 1998	73,496,707.89	93,504,000.00	45,126,000.00	1,000,000.00
December 1998	69,104,033.33	93,504,000.00	45,126,000.00	1,000,000.00
January 1999	64,779,581.47	93,504,000.00	45,126,000.00	1,000,000.00
February 1999	60,522,311.42	93,504,000.00	45,126,000.00	1,000,000.00
March 1999	56,331,198.01	93,504,000.00	45,126,000.00	1,000,000.00
April 1999	52,205,231.56	93,504,000.00	45,126,000.00	1,000,000.00
May 1999	48,143,417.64	93,504,000.00	45,126,000.00	1,000,000.00
June 1999	44,144,776.87	93,504,000.00	45,126,000.00	1,000,000.00
July 1999	40,208,344.66	93,504,000.00	45,126,000.00	1,000,000.00
August 1999	36,333,170.99	93,504,000.00	45,126,000.00	1,000,000.00
September 1999	32,518,320.21	93,504,000.00	45,126,000.00	1,000,000.00
October 1999	28,762,870.81	93,504,000.00	45,126,000.00	1,000,000.00
November 1999	25,065,915.23	93,504,000.00	45,126,000.00	1,000,000.00
December 1999	21,426,559.61	93,504,000.00	45,126,000.00	1,000,000.00
January 2000	17,843,923.62	93,504,000.00	45,126,000.00	1,000,000.00
February 2000	14,317,140.24	93,504,000.00	45,126,000.00	1,000,000.00
March 2000	10,845,355.56	93,504,000.00	45,126,000.00	1,000,000.00
April 2000	7,427,728.59	93,504,000.00	45,126,000.00	1,000,000.00
May 2000	4,063,431.06	93,504,000.00	45,126,000.00	1,000,000.00
June 2000	751,647.23	93,504,000.00	45,126,000.00	1,000,000.00
July 2000	0.00	90,995,573.70	45,126,000.00	1,000,000.00
August 2000	0.00	87,786,419.24	45,126,000.00	1,000,000.00
September 2000	0.00	84,627,404.58	45,126,000.00	1,000,000.00
October 2000	0.00	81,517,762.24	45,126,000.00	1,000,000.00
November 2000	0.00	78,456,736.37	45,126,000.00	1,000,000.00
December 2000	0.00	75,443,582.55	45,126,000.00	1,000,000.00
January 2001	0.00	72,477,567.64	45,126,000.00	1,000,000.00
February 2001	0.00	69,557,969.59	45,126,000.00	1,000,000.00
March 2001	0.00	66,684,077.30	45,126,000.00	1,000,000.00
April 2001	0.00	63,855,190.41	45,126,000.00	1,000,000.00
May 2001	0.00	61,070,619.18	45,126,000.00	1,000,000.00
June 2001	0.00	58,329,684.34	45,126,000.00	1,000,000.00
July 2001	0.00	55,631,716.87	45,126,000.00	1,000,000.00
August 2001	0.00	52,976,057.92	45,126,000.00	1,000,000.00
September 2001	0.00	50,362,058.59	45,126,000.00	1,000,000.00
October 2001	0.00	47,789,079.83	45,126,000.00	1,000,000.00
November 2001	0.00	45,256,492.29	45,126,000.00	1,000,000.00
December 2001	0.00	42,763,676.13	45,126,000.00	1,000,000.00
January 2002	0.00	40,310,020.91	45,126,000.00	1,000,000.00
February 2002	0.00	37,894,925.45	45,126,000.00	1,000,000.00
March 2002	0.00	35,517,797.70	45,126,000.00	1,000,000.00
April 2002	0.00	33,178,054.55	45,126,000.00	1,000,000.00
May 2002	0.00	30,875,121.77	45,126,000.00	1,000,000.00
June 2002	0.00	28,608,433.80	45,126,000.00	1,000,000.00
July 2002	0.00	26,377,433.70	45,126,000.00	1,000,000.00

<u>Distribution Date</u>	<u>A Class Targeted Balance</u>	<u>B Class Targeted Balance</u>	<u>C Class Targeted Balance</u>	<u>D Class Targeted Balance</u>
August 2002	\$ 0.00	\$24,181,572.94	\$45,126,000.00	\$1,000,000.00
September 2002	0.00	22,020,311.34	45,126,000.00	1,000,000.00
October 2002	0.00	19,893,116.90	45,126,000.00	1,000,000.00
November 2002	0.00	17,799,465.69	45,126,000.00	1,000,000.00
December 2002	0.00	15,738,841.74	45,126,000.00	1,000,000.00
January 2003	0.00	13,710,736.91	45,126,000.00	1,000,000.00
February 2003	0.00	11,714,650.76	45,126,000.00	1,000,000.00
March 2003	0.00	9,750,090.48	45,126,000.00	1,000,000.00
April 2003	0.00	7,816,570.70	45,126,000.00	1,000,000.00
May 2003	0.00	5,913,613.45	45,126,000.00	1,000,000.00
June 2003	0.00	4,040,748.00	45,126,000.00	1,000,000.00
July 2003	0.00	2,197,510.78	45,126,000.00	1,000,000.00
August 2003	0.00	383,445.27	45,126,000.00	1,000,000.00
September 2003	0.00	0.00	43,724,101.86	1,000,000.00
October 2003	0.00	0.00	41,967,037.79	1,000,000.00
November 2003	0.00	0.00	40,237,817.02	1,000,000.00
December 2003	0.00	0.00	38,536,010.15	1,000,000.00
January 2004	0.00	0.00	36,861,194.28	1,000,000.00
February 2004	0.00	0.00	35,212,952.97	1,000,000.00
March 2004	0.00	0.00	33,590,876.09	1,000,000.00
April 2004	0.00	0.00	31,994,559.75	1,000,000.00
May 2004	0.00	0.00	30,423,606.21	1,000,000.00
June 2004	0.00	0.00	28,877,623.76	1,000,000.00
July 2004	0.00	0.00	27,356,226.66	1,000,000.00
August 2004	0.00	0.00	25,859,035.05	1,000,000.00
September 2004	0.00	0.00	24,385,674.84	1,000,000.00
October 2004	0.00	0.00	22,935,777.61	1,000,000.00
November 2004	0.00	0.00	21,508,980.59	1,000,000.00
December 2004	0.00	0.00	20,104,926.49	1,000,000.00
January 2005	0.00	0.00	18,723,263.48	1,000,000.00
February 2005	0.00	0.00	17,363,645.10	1,000,000.00
March 2005	0.00	0.00	16,025,730.13	1,000,000.00
April 2005	0.00	0.00	14,709,182.57	1,000,000.00
May 2005	0.00	0.00	13,413,671.54	1,000,000.00
June 2005	0.00	0.00	12,138,871.19	1,000,000.00
July 2005	0.00	0.00	10,884,460.64	1,000,000.00
August 2005	0.00	0.00	9,650,123.89	1,000,000.00
September 2005	0.00	0.00	8,435,549.77	1,000,000.00
October 2005	0.00	0.00	7,240,431.84	1,000,000.00
November 2005	0.00	0.00	6,064,468.33	1,000,000.00
December 2005	0.00	0.00	4,907,362.10	1,000,000.00
January 2006	0.00	0.00	3,768,820.50	1,000,000.00
February 2006	0.00	0.00	2,648,555.36	1,000,000.00
March 2006	0.00	0.00	1,546,282.92	1,000,000.00
April 2006	0.00	0.00	461,723.73	1,000,000.00
May 2006	0.00	0.00	0.00	394,602.61
June 2006 and thereafter	0.00	0.00	0.00	0.00

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, if any, 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 such 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 an 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. 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.

The timing of changes in the rate of prepayments may significantly affect the actual yield to maturity to investors, even if the average rate of principal prepayments is consistent with the expectations of investors. 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 or level higher (or lower) than the rate 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.

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 G Class to various constant percentages of PSA. 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 the G Class, would cause the discounted present value of such assumed streams of cash flows to equal the assumed aggregate purchase price of the G 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 Principal Only Class. **The G Class will be a Principal Only Class and will not bear interest. As indicated in the table below, a low rate of principal payments (including prepayments) will have a negative effect on the yield to investors in the G Class.**

The information set forth in the following table was prepared on the basis of the Pricing Assumptions and the assumption that the aggregate purchase price of the G Class (expressed as a percentage of original principal balance) is as follows:

<u>Class</u>	<u>Price</u>
G	82.00%

**Sensitivity of the Principal Only Class to Prepayments
(Pre-Tax Yields to Maturity)**

<u>Class</u>	<u>PSA Prepayment Assumption</u>				
	<u>50%</u>	<u>100%</u>	<u>275%</u>	<u>400%</u>	<u>500%</u>
G	0.7%	0.8%	1.2%	14.5%	22.3%

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

Classes 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.

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 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 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					B Class					C Class				
	PSA Prepayment Assumption					PSA Prepayment Assumption					PSA Prepayment Assumption				
	0%	100%	275%	400%	500%	0%	100%	275%	400%	500%	0%	100%	275%	400%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
December 1994	99	95	89	89	89	100	100	100	100	100	100	100	100	100	100
December 1995	98	87	70	70	64	100	100	100	100	100	100	100	100	100	100
December 1996	97	77	49	46	34	100	100	100	100	100	100	100	100	100	100
December 1997	96	68	32	26	13	100	100	100	100	100	100	100	100	100	100
December 1998	94	60	17	11	0	100	100	100	100	91	100	100	100	100	100
December 1999	93	52	5	0	0	100	100	100	97	48	100	100	100	100	100
December 2000	91	44	0	0	0	100	100	81	60	17	100	100	100	100	100
December 2001	89	37	0	0	0	100	100	46	33	0	100	100	100	100	93
December 2002	87	30	0	0	0	100	100	17	12	0	100	100	100	100	63
December 2003	85	24	0	0	0	100	100	0	0	0	100	100	85	92	43
December 2004	83	18	0	0	0	100	100	0	0	0	100	100	45	68	28
December 2005	80	12	0	0	0	100	100	0	0	0	100	100	11	50	19
December 2006	77	6	0	0	0	100	100	0	0	0	100	100	0	36	12
December 2007	74	1	0	0	0	100	100	0	0	0	100	100	0	26	7
December 2008	71	0	0	0	0	100	86	0	0	0	100	100	0	18	4
December 2009	67	0	0	0	0	100	66	0	0	0	100	100	0	13	2
December 2010	63	0	0	0	0	100	48	0	0	0	100	100	0	9	1
December 2011	58	0	0	0	0	100	30	0	0	0	100	100	0	6	0
December 2012	53	0	0	0	0	100	14	0	0	0	100	100	0	3	0
December 2013	47	0	0	0	0	100	0	0	0	0	100	97	0	2	0
December 2014	41	0	0	0	0	100	0	0	0	0	100	66	0	1	0
December 2015	35	0	0	0	0	100	0	0	0	0	100	38	0	0	0
December 2016	27	0	0	0	0	100	0	0	0	0	100	10	0	0	0
December 2017	19	0	0	0	0	100	0	0	0	0	100	0	0	0	0
December 2018	10	0	0	0	0	100	0	0	0	0	100	0	0	0	0
December 2019	*	0	0	0	0	100	0	0	0	0	100	0	0	0	0
December 2020	0	0	0	0	0	55	0	0	0	0	100	0	0	0	0
December 2021	0	0	0	0	0	4	0	0	0	0	100	0	0	0	0
December 2022	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
Weighted Average Life (years)**	17.9	6.6	3.1	3.0	2.5	27.1	17.0	8.0	7.5	6.1	28.5	21.6	10.9	12.8	10.2

Date	D Class					E and G Class				
	PSA Prepayment Assumption					PSA Prepayment Assumption				
	0%	100%	275%	400%	500%	0%	100%	275%	400%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100
December 1994	100	100	100	100	100	100	100	100	71	49
December 1995	100	100	100	100	100	100	100	100	23	0
December 1996	100	100	100	100	100	100	100	100	0	0
December 1997	100	100	100	100	100	100	100	100	0	0
December 1998	100	100	100	100	100	100	100	100	0	0
December 1999	100	100	100	100	100	100	100	100	0	0
December 2000	100	100	100	100	100	100	100	100	0	0
December 2001	100	100	100	100	100	100	100	100	0	0
December 2002	100	100	100	100	100	100	100	100	0	0
December 2003	100	100	100	100	100	100	100	100	0	0
December 2004	100	100	100	100	100	100	100	100	0	0
December 2005	100	100	100	100	100	100	100	100	0	0
December 2006	100	100	0	100	100	100	100	89	0	0
December 2007	100	100	0	100	100	100	100	72	0	0
December 2008	100	100	0	100	100	100	100	58	0	0
December 2009	100	100	0	100	100	100	100	47	0	0
December 2010	100	100	0	100	100	100	100	37	0	0
December 2011	100	100	0	100	88	100	100	29	0	0
December 2012	100	100	0	100	58	100	100	23	0	0
December 2013	100	100	0	100	38	100	100	18	0	0
December 2014	100	100	0	100	24	100	100	14	0	0
December 2015	100	100	0	88	16	100	100	11	0	0
December 2016	100	100	0	60	10	100	100	8	0	0
December 2017	100	0	0	40	6	100	90	6	0	0
December 2018	100	0	0	26	4	100	71	4	0	0
December 2019	100	0	0	16	2	100	54	3	0	0
December 2020	100	0	0	9	1	100	37	2	0	0
December 2021	100	0	0	4	*	100	21	1	0	0
December 2022	0	0	0	1	*	95	6	*	0	0
December 2023	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	29.0	23.5	12.4	24.0	20.0	29.5	26.3	16.7	1.4	1.0

* 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 Principal Only 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 275% 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.

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 7.10% (which is 120% of the “federal long-term rate”). 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 SMBS 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 SMBS 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 SMBS.” 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 Milbank, Tweed, Hadley & McCloy.

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, the SMBS Prospectus, the Mega 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.

TABLE OF CONTENTS

	<u>Page</u>
Prospectus Supplement	
Table of Contents	S- 3
Description of the Certificates	S- 4
Certain Additional Federal Income Tax Consequences	S-16
Plan of Distribution	S-16
Legal Matters	S-17
REMIC Prospectus	
Prospectus Supplement	2
Summary of Prospectus	3
Description of the Certificates	7
The Trust Agreement	20
Certain Federal Income Tax Consequences	22
Legal Investment Considerations	32
Legal Opinion	33
ERISA Considerations	33
Glossary	34

\$600,000,000

**Federal National
Mortgage Association**



**Guaranteed
REMIC Pass-Through
Certificates**

**Fannie Mae REMIC Trust
1993-255**

PROSPECTUS SUPPLEMENT

Merrill Lynch & Co.

December 6, 1993