

PROSPECTUS SUPPLEMENT
(To Prospectus dated April 7, 1994)

\$505,000,000

Federal National Mortgage Association



**Guaranteed REMIC Pass-Through Certificates
Fannie Mae REMIC Trust 1996-10**

The Guaranteed REMIC Pass-Through Certificates offered hereby (the "Certificates") will represent beneficial ownership interests in Fannie Mae REMIC Trust 1996-10 (the "Trust"). The assets of the Trust will consist of certain 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.

Investors should not purchase the Certificates before reading this Prospectus Supplement and the additional Disclosure Documents listed at the bottom of page S-2.

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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 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)	CUSIP Number	Final Distribution Date
A	\$ 75,674,000	SEQ	6.50%	FIX	31359L3L7	November 2017
B	65,000,000	SEQ	6.50	FIX	31359L3M5	July 2021
C	141,014,000	SEQ	6.50	FIX	31359L3N3	December 2023
D	9,655,000	AD/SEQ	6.50	FIX	31359L3P8	March 2001
E	47,723,000	AD/SEQ	6.50	FIX	31359L3Q6	May 2014
G	20,573,000	SEQ	6.50	FIX	31359L3R4	April 2026
H	52,080,000	SEQ	6.50	FIX	31359L3S2	January 2023
J	33,963,000	SEQ	6.50	FIX	31359L3T0	December 2023
K	8,377,000	SEQ	6.50	FIX	31359L3U7	January 2010
L	25,000,000	SEQ	6.50	FIX	31359L3V5	August 2022
Z	25,941,000	SEQ	6.50	Z	31359L3W3	April 2026
R	0	NPR	0	NPR	31359L3X1	April 2026

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

The Certificates will be offered by Morgan Stanley & Co. 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 Class, will be available through the book-entry system of the Federal Reserve Banks on or about March 29, 1996 (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.

MORGAN STANLEY & CO.
Incorporated

March 1, 1996

(Cover continued from previous page)

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.

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.

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.

Investors should purchase the Certificates only if they have read and understood this Prospectus Supplement and the following documents (collectively, the "Disclosure Documents"):

- Fannie Mae's Prospectus for Guaranteed REMIC Pass-Through Certificates dated April 7, 1994 (the "REMIC Prospectus"), which is attached to this Prospectus Supplement;
- Fannie Mae's Prospectus for Guaranteed Mortgage Pass-Through Certificates dated January 15, 1996 (the "MBS Prospectus"); and
- Fannie Mae's Information Statement dated February 22, 1996 and any supplements thereto (collectively, 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-3S, Washington, D.C. 20016 (telephone 1-800-BEST-MBS or 202-752-6547). Such documents may also be obtained from Morgan Stanley & Co. Incorporated by writing or calling its Prospectus Department at 1585 Broadway, New York, New York 10036 (telephone 212-761-6775).

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REFERENCE SHEET

This reference sheet is not a summary of the REMIC transaction and it does not contain complete information about the Certificates. Investors should purchase the Certificates only after reading this Prospectus Supplement and each of the additional Disclosure Documents described herein in their entirety.

Assumed Mortgage Loan Characteristics (as of March 1, 1996)

Approximate Principal Balance	Approximate Weighted Average Remaining Term to Maturity (in months)	Calculated Loan Age (in months)	Approximate Weighted Average Coupon
\$505,000,000	326	32	7.00%

The actual remaining terms to maturity, calculated loan ages and interest rates of most of the Mortgage Loans will differ from the weighted averages shown above, perhaps significantly. See "Description of the Certificates—Structuring Assumptions—Pricing Assumptions" herein.

Interest Rates

The interest-bearing Certificates will bear interest at the applicable per annum interest rates set forth on the cover.

Distributions of Principal

Accrual Amount

To the D and E Classes, in that order, to zero, and then to the Z Class.

Cash Flow Distribution Amount

1. To the C, B, A and K Classes, in the proportions of 35.1561175544%, 20.5737606829%, 34.8038433539% and 9.4662784088%, respectively, until the K Class is reduced to zero;
2. to the C, B, A and L Classes, in the proportions of 35.1561175544%, 20.5737606829%, 34.8038433539% and 9.4662784088%, respectively, until the A Class is reduced to zero;
3. to the C, B, H and L Classes, in the proportions of 35.1561175544%, 20.5737606829%, 34.8038433539% and 9.4662784088%, respectively, until the B Class is reduced to zero;
4. to the C, J, H and L Classes, in the proportions of 35.1561175544%, 20.5737606829%, 34.8038433539% and 9.4662784088%, respectively, until the L Class is reduced to zero;
5. to the C, J and H Classes, in the proportions of 35.1561175544%, 30.0400390917% and 34.8038433539%, respectively, until the H Class is reduced to zero; and
6. to the C and J Classes, in the proportions of 35.1561175544% and 64.8438824456%, respectively, to zero.

The amount, if any, remaining after steps 1-6 above will be applied as follows:

19.8022946906% of such remaining amount to the G Class, to zero, and

80.1977053094% of such remaining amount to the D, E and Z Classes, in that order, to zero.

Weighted Average Lives (years)*

<u>Class</u>	PSA Prepayment Assumption				
	<u>0%</u>	<u>100%</u>	<u>160%</u>	<u>300%</u>	<u>500%</u>
A	14.1	3.3	2.3	1.2	0.7
B	17.0	5.2	3.6	2.0	1.1
C	19.0	7.2	5.0	2.8	1.6
D	2.6	2.6	2.6	2.6	2.6
E	12.4	12.4	11.4	8.2	5.2
G	28.9	21.7	18.1	11.6	6.9
H	24.4	10.7	7.5	4.2	2.4
J	26.8	15.0	11.0	6.2	3.6
K	8.2	1.3	0.8	0.5	0.3
L	21.2	7.6	5.3	2.9	1.7
Z	28.9	21.9	19.3	13.8	8.9

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

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 remaining provisions of this Prospectus Supplement, the additional Disclosure Documents and the provisions of the Trust Agreement (defined below). Capitalized terms used and not otherwise defined in this Prospectus Supplement have the meanings assigned to such terms in the applicable Disclosure Document 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 March 1, 1996 (together, the "Trust Agreement"), executed by the Federal National Mortgage Association ("Fannie Mae") in its corporate capacity and in its capacity as trustee (the "Trustee"), and the Certificates in the Classes and aggregate original principal balances set forth on the cover hereof will be issued by Fannie Mae pursuant thereto. A description of Fannie Mae and its business, together with certain financial statements and other financial information, is contained in the Information Statement.

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

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 Collateral 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 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, Certificate Form" in the REMIC Prospectus.

The R Certificate will not be issued in book-entry form but will be issued in fully registered, certificated form. As to the R Certificate, "Holder" or "Certificateholder" refers to the registered owner thereof. The R Certificate will be transferable at the corporate trust office of the Transfer Agent, or at the agency of the Transfer Agent in New York, New York. The Transfer Agent initially will be State Street Bank and Trust Company in Boston, Massachusetts ("State Street"). A service charge may be imposed for any registration of transfer of the R Certificate and Fannie Mae may require payment of a sum sufficient to cover any tax or other governmental charge. See also "Characteristics of the R Class" herein.

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

Authorized Denominations. The Certificates, other than the 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) (each, a "Distribution Date"), commencing in the month following the Settlement Date. See "Distributions of Interest—General" and "—Interest Accrual Period" and "Distributions of Principal—Principal Distribution Amount" 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 balance of the Accrual Class 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 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 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). 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 March 1, 1996 (the "Issue Date") are expected to be as follows:

Aggregate Unpaid Principal Balance	\$505,000,000
MBS Pass-Through Rate	6.50%
Range of WACs (per annum percentages)	6.75% to 9.00%
Range of WAMs	241 months to 360 months
Approximate Weighted Average WAM	326 months
Approximate Weighted Average CAGE	32 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	All Classes except the R Class
Accrual	Z
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. 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 Class) in the month after the Settlement Date. Interest to be distributed or, in the case of the Accrual Class, added to principal on each interest-bearing Certificate on a Distribution Date will consist of one month's interest on the outstanding principal balance of such Certificate immediately prior to such Distribution Date.

Interest Accrual Period. Interest to be distributed 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.

Accrual Class. The Z Class is an Accrual Class. Interest will accrue on the Accrual Class at the per annum rate set forth on the cover hereof; however, such interest will not be distributed thereon for so long as such Class remains outstanding. Interest so accrued and unpaid on the Accrual Class will be added as principal to the principal balance thereof on each Distribution Date. Distributions of principal of the Accrual Class will be made as described 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>
Sequential Pay	A, B, C, D, E, G, H, J, K, L and Z
Accretion Directed	D and E
No Payment Residual	R

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

Principal Distribution Amount

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

Accrual Amount

On each Distribution Date, the Accrual Amount, if any, will be distributed, sequentially, as principal of the D and E Classes, in that order, until the respective principal balances, thereof are reduced to zero, and thereafter to the Z Class.

Accretion
Directed
and
Accrual
Classes

Cash Flow Distribution Amount

On each Distribution Date, the Cash Flow Distribution Amount will be distributed as principal of the A, B, C, H, J, K and L Classes in the following order of priority:

(i) concurrently, to the C, B, A and K Classes, in the proportions of 35.1561175544%, 20.5737606829%, 34.8038433539% and 9.4662784088%, respectively, until the principal balance of the K Class is reduced to zero;

(ii) concurrently, to the C, B, A and L Classes, in the proportions of 35.1561175544%, 20.5737606829%, 34.8038433539% and 9.4662784088%, respectively, until the principal balance of the A Class is reduced to zero;

(iii) concurrently, to the C, B, H and L Classes, in the proportions of 35.1561175544%, 20.5737606829%, 34.8038433539% and 9.4662784088%, respectively, until the principal balance of the B Class is reduced to zero;

(iv) concurrently, to the C, J, H and L Classes, in the proportions of 35.1561175544%, 20.5737606829%, 34.8038433539% and 9.4662784088%, respectively, until the principal balance of the L Class is reduced to zero;

(v) concurrently, to the C, J and H Classes, in the proportions of 35.1561175544%, 30.0400390917% and 34.8038433539%, respectively, until the principal balance of the H Class is reduced to zero; and

(vi) concurrently, to the C and J Classes, in the proportions of 35.1561175544% and 64.8438824456%, respectively, until the principal balances thereof are reduced to zero.

Sequential
Pay Classes

On each Distribution Date, the excess, if any, of the Cash Flow Distribution Amount over the amount, if any, applied pursuant to the immediately preceding paragraph will be distributed as principal of the D, E, G and Z Classes as follows:

(A) 19.8022946906% of such amount to the G Class, until the principal balance thereof is reduced to zero, and

(B) 80.1977053094% of such amount, sequentially, to the D, E and Z Classes, in that order, until the respective principal balances thereof are reduced to zero.

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 7.00% per annum and have an original term to maturity of 360 months, a CAGE of 32 months and a remaining term to maturity of 326 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.

Prepayment Assumptions. Prepayments of mortgage loans commonly are measured relative to a prepayment standard or model. The model used herein is the Public Securities Association's standard prepayment model ("PSA"). To assume a specified rate of 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. It is highly unlikely that prepayments will occur at any PSA rate or at any other constant rate.

Yield Considerations

The yield to maturity for each Certificate will depend upon the purchase price thereof, the rate of principal payments, including prepayments, on the Mortgage Loans, and the actual characteristics of the Mortgage Loans. An investor should purchase Certificates only after performing an analysis of such Certificates based upon the investor's own assumptions as to future rates of prepayment.

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. Because the rate of principal distributions on the Certificates will be related to the rate of amortization of the Mortgage Loans in each Pool, which are likely to include Mortgage Loans with remaining terms to maturity shorter or longer than those assumed and interest rates higher or lower than those assumed, the rate of principal distribution on the Certificates is likely to differ from the rate anticipated by an investor, 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 or that all Mortgage Loans will prepay at the same rate.

The timing of changes in the rate of principal prepayments may significantly affect the yield to an investor, even if the average rate of principal prepayments is consistent with such investor's expectations. In general, the earlier the payment of principal, 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 higher (or lower) than the rate anticipated by the investor during the period immediately following the Settlement Date will not be offset by any subsequent equivalent 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.

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 and the priority sequence of distributions of principal of the Classes. See "Distributions of Principal" herein.

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

Decrement Tables

The following tables indicate the percentages of original principal balances of the specified Classes that would be outstanding after each of the dates shown at various *constant* PSA levels and the corresponding weighted average lives of such Classes. The tables have been prepared on the basis of the Pricing Assumptions, except that with respect to the information set forth for each such Class under 0% PSA it has been assumed that each underlying Mortgage Loan bears an interest rate of 9.0% 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					B Class					C Class					D Class				
	PSA Prepayment Assumption					PSA Prepayment Assumption					PSA Prepayment Assumption					PSA Prepayment Assumption				
	0%	100%	160%	300%	500%	0%	100%	160%	300%	500%	0%	100%	160%	300%	500%	0%	100%	160%	300%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
March 1997	98	83	75	56	28	99	88	83	70	51	99	91	86	76	61	82	82	82	82	82
March 1998	97	68	53	20	0	98	78	67	45	16	98	82	74	57	34	63	63	63	63	63
March 1999	95	53	32	0	0	96	67	53	25	0	97	74	63	41	16	42	42	42	42	42
March 2000	93	39	14	0	0	95	58	41	8	0	96	67	53	28	3	20	20	20	20	20
March 2001	90	26	0	0	0	93	49	30	0	0	95	60	45	17	0	0	0	0	0	0
March 2002	88	13	0	0	0	92	40	19	0	0	93	53	36	9	0	0	0	0	0	0
March 2003	85	2	0	0	0	90	32	10	0	0	92	47	29	2	0	0	0	0	0	0
March 2004	82	0	0	0	0	88	25	2	0	0	90	41	23	0	0	0	0	0	0	0
March 2005	79	0	0	0	0	86	18	0	0	0	89	35	17	0	0	0	0	0	0	0
March 2006	75	0	0	0	0	83	11	0	0	0	87	30	12	0	0	0	0	0	0	0
March 2007	72	0	0	0	0	80	5	0	0	0	85	25	7	0	0	0	0	0	0	0
March 2008	67	0	0	0	0	77	0	0	0	0	82	20	3	0	0	0	0	0	0	0
March 2009	63	0	0	0	0	74	0	0	0	0	80	16	0	0	0	0	0	0	0	0
March 2010	58	0	0	0	0	71	0	0	0	0	77	12	0	0	0	0	0	0	0	0
March 2011	52	0	0	0	0	67	0	0	0	0	74	8	0	0	0	0	0	0	0	0
March 2012	46	0	0	0	0	63	0	0	0	0	71	4	0	0	0	0	0	0	0	0
March 2013	39	0	0	0	0	58	0	0	0	0	67	*	0	0	0	0	0	0	0	0
March 2014	32	0	0	0	0	53	0	0	0	0	63	0	0	0	0	0	0	0	0	0
March 2015	24	0	0	0	0	48	0	0	0	0	59	0	0	0	0	0	0	0	0	0
March 2016	15	0	0	0	0	42	0	0	0	0	54	0	0	0	0	0	0	0	0	0
March 2017	6	0	0	0	0	35	0	0	0	0	49	0	0	0	0	0	0	0	0	0
March 2018	0	0	0	0	0	28	0	0	0	0	43	0	0	0	0	0	0	0	0	0
March 2019	0	0	0	0	0	20	0	0	0	0	37	0	0	0	0	0	0	0	0	0
March 2020	0	0	0	0	0	12	0	0	0	0	30	0	0	0	0	0	0	0	0	0
March 2021	0	0	0	0	0	2	0	0	0	0	23	0	0	0	0	0	0	0	0	0
March 2022	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0
March 2023	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0
March 2024	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
March 2025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
March 2026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	14.1	3.3	2.3	1.2	0.7	17.0	5.2	3.6	2.0	1.1	19.0	7.2	5.0	2.8	1.6	2.6	2.6	2.6	2.6	2.6

* 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.

Date	E Class					G Class					H Class					J Class				
	PSA Prepayment Assumption					PSA Prepayment Assumption					PSA Prepayment Assumption					PSA Prepayment Assumption				
	0%	100%	160%	300%	500%	0%	100%	160%	300%	500%	0%	100%	160%	300%	500%	0%	100%	160%	300%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
March 1997	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
March 1998	100	100	100	100	100	100	100	100	100	100	100	100	100	100	69	100	100	100	100	100
March 1999	100	100	100	100	100	100	100	100	100	100	100	100	100	86	19	100	100	100	100	86
March 2000	100	100	100	100	100	100	100	100	100	100	100	100	100	52	0	100	100	100	100	20
March 2001	99	99	99	99	57	100	100	100	100	76	100	100	97	24	0	100	100	100	91	0
March 2002	94	94	94	94	10	100	100	100	100	52	100	100	75	1	0	100	100	100	66	0
March 2003	89	89	89	89	0	100	100	100	100	36	100	100	56	0	0	100	100	100	15	0
March 2004	83	83	83	59	0	100	100	100	86	24	100	86	38	0	0	100	100	100	0	0
March 2005	77	77	77	23	0	100	100	100	69	17	100	71	23	0	0	100	100	90	0	0
March 2006	71	71	71	0	0	100	100	100	55	11	100	57	9	0	0	100	100	77	0	0
March 2007	64	64	64	0	0	100	100	100	44	8	100	44	0	0	0	100	100	55	0	0
March 2008	56	56	56	0	0	100	100	100	35	5	100	31	0	0	0	100	97	22	0	0
March 2009	48	48	43	0	0	100	100	97	27	3	100	19	0	0	0	100	87	0	0	0
March 2010	40	40	11	0	0	100	100	84	21	2	100	8	0	0	0	100	76	0	0	0
March 2011	31	31	0	0	0	100	100	72	17	2	100	0	0	0	0	100	58	0	0	0
March 2012	21	21	0	0	0	100	100	62	13	1	100	0	0	0	0	100	30	0	0	0
March 2013	11	11	0	0	0	100	100	52	10	1	100	0	0	0	0	100	3	0	0	0
March 2014	*	0	0	0	0	100	89	44	8	*	100	0	0	0	0	100	0	0	0	0
March 2015	0	0	0	0	0	100	77	37	6	*	100	0	0	0	0	100	0	0	0	0
March 2016	0	0	0	0	0	100	65	30	4	*	100	0	0	0	0	100	0	0	0	0
March 2017	0	0	0	0	0	100	55	24	3	*	100	0	0	0	0	100	0	0	0	0
March 2018	0	0	0	0	0	100	44	19	2	*	93	0	0	0	0	100	0	0	0	0
March 2019	0	0	0	0	0	100	35	14	2	*	77	0	0	0	0	100	0	0	0	0
March 2020	0	0	0	0	0	100	26	10	1	*	58	0	0	0	0	100	0	0	0	0
March 2021	0	0	0	0	0	100	17	6	1	*	39	0	0	0	0	100	0	0	0	0
March 2022	0	0	0	0	0	100	9	3	*	*	17	0	0	0	0	84	0	0	0	0
March 2023	0	0	0	0	0	100	1	*	*	*	0	0	0	0	0	46	0	0	0	0
March 2024	0	0	0	0	0	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0
March 2025	0	0	0	0	0	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
March 2026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	12.4	12.4	11.4	8.2	5.2	28.9	21.7	18.1	11.6	6.9	24.4	10.7	7.5	4.2	2.4	26.8	15.0	11.0	6.2	3.6

Date	K Class					L Class					Z Class				
	PSA Prepayment Assumption					PSA Prepayment Assumption					PSA Prepayment Assumption				
	0%	100%	160%	300%	500%	0%	100%	160%	300%	500%	0%	100%	160%	300%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
March 1997	96	59	39	0	0	100	100	100	97	74	107	107	107	107	107
March 1998	92	20	0	0	0	100	100	94	67	34	114	114	114	114	114
March 1999	87	0	0	0	0	100	95	78	43	5	121	121	121	121	121
March 2000	82	0	0	0	0	100	83	63	24	0	130	130	130	130	130
March 2001	76	0	0	0	0	100	72	49	8	0	138	138	138	138	138
March 2002	70	0	0	0	0	100	62	37	0	0	148	148	148	148	148
March 2003	64	0	0	0	0	100	52	26	0	0	157	157	157	157	114
March 2004	56	0	0	0	0	100	43	16	0	0	168	168	168	168	78
March 2005	48	0	0	0	0	100	35	7	0	0	179	179	179	179	53
March 2006	40	0	0	0	0	100	27	0	0	0	191	191	191	176	36
March 2007	30	0	0	0	0	100	19	0	0	0	204	204	204	140	25
March 2008	20	0	0	0	0	100	12	0	0	0	218	218	218	111	17
March 2009	8	0	0	0	0	100	5	0	0	0	232	232	232	87	11
March 2010	0	0	0	0	0	99	0	0	0	0	248	248	248	69	7
March 2011	0	0	0	0	0	94	0	0	0	0	264	264	231	54	5
March 2012	0	0	0	0	0	89	0	0	0	0	282	282	198	42	3
March 2013	0	0	0	0	0	83	0	0	0	0	301	301	168	32	2
March 2014	0	0	0	0	0	77	0	0	0	0	321	285	141	24	1
March 2015	0	0	0	0	0	71	0	0	0	0	321	246	117	18	1
March 2016	0	0	0	0	0	64	0	0	0	0	321	210	96	14	1
March 2017	0	0	0	0	0	56	0	0	0	0	321	175	77	10	*
March 2018	0	0	0	0	0	47	0	0	0	0	321	143	60	7	*
March 2019	0	0	0	0	0	38	0	0	0	0	321	112	45	5	*
March 2020	0	0	0	0	0	28	0	0	0	0	321	83	32	3	*
March 2021	0	0	0	0	0	16	0	0	0	0	321	55	21	2	*
March 2022	0	0	0	0	0	4	0	0	0	0	321	29	10	1	*
March 2023	0	0	0	0	0	0	0	0	0	0	321	4	1	*	*
March 2024	0	0	0	0	0	0	0	0	0	0	275	0	0	0	0
March 2025	0	0	0	0	0	0	0	0	0	0	144	0	0	0	0
March 2026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	8.2	1.3	0.8	0.5	0.3	21.2	7.6	5.3	2.9	1.7	28.9	21.9	19.3	13.8	8.9

* 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.

Date	E Class					G Class					H Class					J Class				
	PSA Prepayment Assumption					PSA Prepayment Assumption					PSA Prepayment Assumption					PSA Prepayment Assumption				
	0%	100%	160%	300%	500%	0%	100%	160%	300%	500%	0%	100%	160%	300%	500%	0%	100%	160%	300%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
March 1997	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
March 1998	100	100	100	100	100	100	100	100	100	100	100	100	100	100	69	100	100	100	100	100
March 1999	100	100	100	100	100	100	100	100	100	100	100	100	100	86	19	100	100	100	100	86
March 2000	100	100	100	100	100	100	100	100	100	100	100	100	100	52	0	100	100	100	100	20
March 2001	99	99	99	99	57	100	100	100	100	76	100	100	97	24	0	100	100	100	91	0
March 2002	94	94	94	94	10	100	100	100	100	52	100	100	75	1	0	100	100	100	66	0
March 2003	89	89	89	89	0	100	100	100	100	36	100	100	56	0	0	100	100	100	15	0
March 2004	83	83	83	59	0	100	100	100	86	24	100	86	38	0	0	100	100	100	0	0
March 2005	77	77	77	23	0	100	100	100	69	17	100	71	23	0	0	100	100	90	0	0
March 2006	71	71	71	0	0	100	100	100	55	11	100	57	9	0	0	100	100	77	0	0
March 2007	64	64	64	0	0	100	100	100	44	8	100	44	0	0	0	100	100	55	0	0
March 2008	56	56	56	0	0	100	100	100	35	5	100	31	0	0	0	100	97	22	0	0
March 2009	48	48	43	0	0	100	100	97	27	3	100	19	0	0	0	100	87	0	0	0
March 2010	40	40	11	0	0	100	100	84	21	2	100	8	0	0	0	100	76	0	0	0
March 2011	31	31	0	0	0	100	100	72	17	2	100	0	0	0	0	100	58	0	0	0
March 2012	21	21	0	0	0	100	100	62	13	1	100	0	0	0	0	100	30	0	0	0
March 2013	11	11	0	0	0	100	100	52	10	1	100	0	0	0	0	100	3	0	0	0
March 2014	*	0	0	0	0	100	89	44	8	*	100	0	0	0	0	100	0	0	0	0
March 2015	0	0	0	0	0	100	77	37	6	*	100	0	0	0	0	100	0	0	0	0
March 2016	0	0	0	0	0	100	65	30	4	*	100	0	0	0	0	100	0	0	0	0
March 2017	0	0	0	0	0	100	55	24	3	*	100	0	0	0	0	100	0	0	0	0
March 2018	0	0	0	0	0	100	44	19	2	*	93	0	0	0	0	100	0	0	0	0
March 2019	0	0	0	0	0	100	35	14	2	*	77	0	0	0	0	100	0	0	0	0
March 2020	0	0	0	0	0	100	26	10	1	*	58	0	0	0	0	100	0	0	0	0
March 2021	0	0	0	0	0	100	17	6	1	*	39	0	0	0	0	100	0	0	0	0
March 2022	0	0	0	0	0	100	9	3	*	*	17	0	0	0	0	84	0	0	0	0
March 2023	0	0	0	0	0	100	1	*	*	*	0	0	0	0	0	46	0	0	0	0
March 2024	0	0	0	0	0	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0
March 2025	0	0	0	0	0	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
March 2026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	12.4	12.4	11.4	8.2	5.2	28.9	21.7	18.1	11.6	6.9	24.4	10.7	7.5	4.2	2.4	26.8	15.0	11.0	6.2	3.6

Date	K Class					L Class					Z Class				
	PSA Prepayment Assumption					PSA Prepayment Assumption					PSA Prepayment Assumption				
	0%	100%	160%	300%	500%	0%	100%	160%	300%	500%	0%	100%	160%	300%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
March 1997	96	59	39	0	0	100	100	100	97	74	107	107	107	107	107
March 1998	92	20	0	0	0	100	100	94	67	34	114	114	114	114	114
March 1999	87	0	0	0	0	100	95	78	43	5	121	121	121	121	121
March 2000	82	0	0	0	0	100	83	63	24	0	130	130	130	130	130
March 2001	76	0	0	0	0	100	72	49	8	0	138	138	138	138	138
March 2002	70	0	0	0	0	100	62	37	0	0	148	148	148	148	148
March 2003	64	0	0	0	0	100	52	26	0	0	157	157	157	157	114
March 2004	56	0	0	0	0	100	43	16	0	0	168	168	168	168	78
March 2005	48	0	0	0	0	100	35	7	0	0	179	179	179	179	53
March 2006	40	0	0	0	0	100	27	0	0	0	191	191	191	176	36
March 2007	30	0	0	0	0	100	19	0	0	0	204	204	204	140	25
March 2008	20	0	0	0	0	100	12	0	0	0	218	218	218	111	17
March 2009	8	0	0	0	0	100	5	0	0	0	232	232	232	87	11
March 2010	0	0	0	0	0	99	0	0	0	0	248	248	248	69	7
March 2011	0	0	0	0	0	94	0	0	0	0	264	264	231	54	5
March 2012	0	0	0	0	0	89	0	0	0	0	282	282	198	42	3
March 2013	0	0	0	0	0	83	0	0	0	0	301	301	168	32	2
March 2014	0	0	0	0	0	77	0	0	0	0	321	285	141	24	1
March 2015	0	0	0	0	0	71	0	0	0	0	321	246	117	18	1
March 2016	0	0	0	0	0	64	0	0	0	0	321	210	96	14	1
March 2017	0	0	0	0	0	56	0	0	0	0	321	175	77	10	*
March 2018	0	0	0	0	0	47	0	0	0	0	321	143	60	7	*
March 2019	0	0	0	0	0	38	0	0	0	0	321	112	45	5	*
March 2020	0	0	0	0	0	28	0	0	0	0	321	83	32	3	*
March 2021	0	0	0	0	0	16	0	0	0	0	321	55	21	2	*
March 2022	0	0	0	0	0	4	0	0	0	0	321	29	10	1	*
March 2023	0	0	0	0	0	0	0	0	0	0	321	4	1	*	*
March 2024	0	0	0	0	0	0	0	0	0	0	275	0	0	0	0
March 2025	0	0	0	0	0	0	0	0	0	0	144	0	0	0	0
March 2026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	8.2	1.3	0.8	0.5	0.3	21.2	7.6	5.3	2.9	1.7	28.9	21.9	19.3	13.8	8.9

* 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.

Characteristics of the R Class

The R Class will not have a principal balance and will not bear interest. The Holder of the R Class 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 Class 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 an R Certificate should consult with their own tax advisors for further information regarding such transfers.

The Holder of the R Class 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 R Class that may be required under the Code.

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 Accrual 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 160% 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 Class 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 an 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 7.12% (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 an R Certificate are unclear; any transferee receiving such consideration should consult its own tax advisors.

PLAN OF DISTRIBUTION

General. The Dealer will receive the Certificates in exchange for the MBS pursuant to a Fannie Mae commitment. The Dealer proposes to offer the Certificates directly to the public from time to time in negotiated transactions at varying prices to be determined at the time of sale. The Dealer may effect such transactions to or through dealers.

Increase in Certificates. Before the Settlement Date, 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 bears to the aggregate original principal balance of all the Certificates will remain the same.

LEGAL MATTERS

Certain legal matters will be passed upon for the Dealer by Brown & Wood, New York, New York. Brown & Wood also performs legal services for Fannie Mae.

Federal National Mortgage Association



Guaranteed REMIC Pass-Through Certificates (Residential Mortgage Loans)

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.

The Guaranteed REMIC Pass-Through Certificates ("Certificates") are issued and guaranteed by the Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States, under the authority contained in Section 304(d) of the Federal National Mortgage Association Charter Act (12 U.S.C. 1716 *et seq.*). The Certificates of each Series will evidence the direct or indirect beneficial ownership interest in one or more Fannie Mae Guaranteed Mortgage Pass-Through Certificates ("MBS") or other securities issued and guaranteed by Fannie Mae (together with the MBS, the "Underlying Securities") and the related Collateral Account (as hereinafter defined) and all cash and investments held therein (collectively, as to any Series of Certificates, the "Series Trust"), subject to the limits and the order of distribution described herein and in the related Prospectus Supplement.

Each Underlying Security will represent all or part of the beneficial interest in a pool ("Pool") of first lien, single-family, fixed-rate residential mortgage loans (the "Mortgage Loans"). The general characteristics of the Underlying Securities are described in the related prospectuses and/or prospectus supplements (collectively, the "Underlying Prospectuses"), and certain information relating to the Pool or Pools backing the Underlying Securities included in a Series Trust will be set forth in the related Underlying Prospectuses. The Underlying Securities will be held for the Holders (as hereinafter defined) of Certificates by Fannie Mae in its capacity as Trustee of the related Series Trust. All Certificates relating to a particular Series Trust are referred to as a "Series."

Pursuant to its guaranty of the Certificates, Fannie Mae will be obligated to distribute on a timely basis to Holders of Certificates required installments of principal and interest as set forth in the related Prospectus Supplement 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 related Collateral Account.

Each Series will consist of two or more Classes of Certificates, which may include one or more Accrual Classes (as hereinafter defined). Interest on each interest bearing Class other than an Accrual Class will be distributable on each Distribution Date specified in the related Prospectus Supplement. Interest accrued on each Accrual Class will be distributable to the extent provided in the related Prospectus Supplement, the amount of any such interest accrued and undistributed as of any Distribution Date being added to the principal balance of each Certificate of such Class. Any accrued interest so added will accrue interest from such Distribution Date or from such other date as may be specified in the related Prospectus Supplement. Unless otherwise provided in the Prospectus Supplement, principal distributions on each Class of Certificates of a Series will be made pro rata among all Certificates of such Class.

Distributions on the Underlying Securities backing a Series will be sufficient to make required distributions of principal and interest on the Certificates of such Series to the extent set forth in the related Prospectus Supplement and to retire each such Class of Certificates not later than its Final Distribution Date without the necessity of any call on Fannie Mae under its guaranty of the Certificates. Because the rate of distribution of principal of each Class of Certificates will depend on the rate of payment (including prepayments) of the Underlying Securities backing the Certificates, the actual final distribution with respect to any Class of Certificates could occur significantly earlier than its Final Distribution Date.

One or more elections will be made to treat the assets comprising the Series Trust as one or more "real estate mortgage investment conduits" (each, a "REMIC Trust") for federal income tax purposes. The Certificates of each Class will be designated as "regular interests" in a REMIC Trust, except that a separate Class will be designated as the "residual interest" with respect to each REMIC Trust.

The date of this Prospectus is April 7, 1994.

Retain this Prospectus for future reference. This Prospectus may not be used to consummate sales of Certificates unless accompanied by a Prospectus Supplement.

No salesman, dealer, bank or other person has been authorized to give any information or to make any representation other than those contained in this Prospectus, any Underlying Prospectus or any Prospectus Supplement and, if given or made, such information or representation must not be relied upon as having been authorized by Fannie Mae. This Prospectus, any Underlying Prospectus and any Prospectus Supplement do not constitute an offer to sell or a solicitation of an offer to buy any securities other than the Certificates offered hereby and by the related Prospectus Supplement nor an offer of the Certificates to any person in any state or other jurisdiction in which such offer would be unlawful.

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PROSPECTUS SUPPLEMENT

The Prospectus Supplement relating to any Series of Certificates to be offered hereunder will, among other things, set forth with respect to such Series of Certificates: (i) the aggregate principal amount, the interest rate or method of determining the interest rate of each Class of such Series and whether any such Class constitutes an Accrual Class; (ii) the characteristics of the Underlying Securities backing the Certificates of such Series, including the interest rates, if any, borne by such Underlying Securities and ranges of weighted average coupons and weighted average maturities of the Mortgage Loans backing such Underlying Securities; (iii) the designation of each Class of the Certificates as either a "regular interest" or "residual interest"; (iv) the Final Distribution Date of each Class of such Series; (v) the method used to calculate the aggregate amount of principal required to be applied to the Certificates of such Series on each Distribution Date; (vi) the principal balance, expressed as a percentage, of each Class of such Series that would be outstanding on specified Distribution Dates if the Mortgage Loans relating to the Underlying Securities backing the Certificates of such Series were prepaid at various assumed rates; and (vii) the Distribution Dates for such Series.

SUMMARY OF PROSPECTUS

The following summary of certain pertinent information is qualified in its entirety by reference to the detailed information appearing elsewhere in this Prospectus and in the accompanying MBS Prospectus and by reference to the information contained in the Prospectus Supplement to be prepared and delivered in connection with the offering of each Series of Certificates. Capitalized terms used and not otherwise defined in this Prospectus (including the Glossary contained herein) have the respective meanings assigned to such terms in the Prospectus for Fannie Mae Guaranteed Mortgage Pass-Through Certificates (the "MBS Prospectus"), unless otherwise indicated.

Title of Security	Guaranteed REMIC Pass-Through Certificates (the "Certificates").
Issuer and Guarantor	Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States.
The Underlying Securities	The Certificates will be backed by Fannie Mae Guaranteed Mortgage Pass-Through Certificates (Residential Mortgage Loans) or certain other securities issued and guaranteed by Fannie Mae having the characteristics described in the related Underlying Prospectuses and, as to a particular Series of Certificates, in the related Prospectus Supplement.
The Certificates	The Certificates of each Series will be issued and guaranteed and each Series Trust will be maintained pursuant to the terms of a trust agreement and, if applicable, an issue supplement for such Series, each executed by Fannie Mae in its corporate capacity and in its capacity as Trustee (together, the "Trust Agreement"). The Certificates of each Series will represent the direct or indirect beneficial ownership interest in one or more Underlying Securities and the related Collateral Account and all cash and investments held therein (collectively, as to any Series of Certificates, the "Series Trust"), subject to the limits and order of distribution described herein and in the Prospectus Supplement. Unless otherwise specified in the related Prospectus Supplement, the Certificates representing "regular interests" in a REMIC Trust and offered hereby and by the related Prospectus Supplement will be issued in minimum denominations of \$1,000 and integral multiples of \$1 in excess thereof, will be available in book-entry form only and will not be convertible to definitive form.
Interest Distributions on Certificates	Each interest bearing Class of a Series will bear interest at the rate per annum set forth in (or determined in the manner set forth in) the related Prospectus Supplement. Unless otherwise specified in the related Prospectus Supplement, interest on all interest bearing Classes will be distributed on the 25th day (or, if such 25th day is not a business day, on the first business day next succeeding such 25th day) of each month specified in the related Prospectus Supplement (each, a "Distribution Date"), in amounts accrued for the periods (each, an "Interest Accrual Period") specified in the related Prospectus Supplement. See "Description of the Certificates—Distributions of Interest."
Principal Distributions on Certificates	Unless the related Prospectus Supplement provides otherwise, principal distributions on each Series of Certificates will be made on each Distribution Date in an aggregate amount equal to the sum of (i) the amount of interest, if any, accrued on the Accrual Classes of such Series during the preceding Interest Accrual Period but not then payable; and (ii) an amount equal to all distributions of principal of the Underlying Securities backing such Series in the period (a "Deposit Period") subsequent to the

previous Distribution Date (or subsequent to the first day of the month in which the related Series of Certificates is issued (each, an "Issue Date") in the case of the initial Distribution Date). The Prospectus Supplement for each Series of Certificates will specify the manner in which the amount of each such aggregate principal distribution will be determined. Unless the related Prospectus Supplement provides otherwise, all distributions of principal on the Certificates of a particular Class will be applied pro rata among all Certificates of such Class. See "Description of the Certificates—Distributions of Principal."

Final Distribution Date The "Final Distribution Date" for Certificates of a particular Class is the date by which the principal balance thereof is required to be fully paid and will be specified in the related Prospectus Supplement. The Final Distribution Dates of the respective Classes of Certificates of a Series will be determined so that distributions on the Underlying Securities will be sufficient to retire each such Class on or before its Final Distribution Date without the necessity of any call on Fannie Mae under its guaranty of the Certificates. Because the rate of distribution of principal of each Class of Certificates will depend upon the rate of payment (including prepayments) of the Underlying Securities backing the Certificates, the actual final distribution with respect to any Class of Certificates could occur significantly earlier than its Final Distribution Date. The rate of payments on the Underlying Securities backing any Series of Certificates will depend on the characteristics of the underlying Mortgage Loans, as well as on the prevailing level of interest rates and other economic factors, and no assurance can be given as to the actual prepayment experience of the Underlying Securities in any Series Trust. See "Description of the Certificates—Prepayment Considerations and Risks" and "—Weighted Average Life and Final Distribution Dates."

Residual Certificates Holders of each Residual Certificate (as defined herein under "Description of the Certificates—Additional Characteristics of Residual Certificates") will be entitled to receive (i) on each Distribution Date, payments of principal and interest, if any, specified in the related Prospectus Supplement and (ii) the proceeds of the remaining assets, if any, of the related REMIC Trust (as defined herein) after the principal balances of all Classes issued in respect of that REMIC Trust have been reduced to zero.

Each Residual Certificate will be subject to transfer restrictions. See "Certain Federal Income Tax Consequences—Sales of Certificates—*Residual Certificates Transferred to or Held by Disqualified Organizations.*"

Fannie Mae Guaranty Pursuant to its guaranty of the Certificates, Fannie Mae will be obligated to distribute on a timely basis to Holders (as defined below) of Certificates required installments of principal and interest to the extent set forth in the related Prospectus Supplement 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 related Collateral Account. If Fannie Mae were unable to perform such guaranty obligations, distributions to Certificateholders would consist solely of payments and other recoveries on the Mortgage Loans and, accordingly, delinquencies and defaults on the Mortgage Loans would affect distributions to Certificateholders. The guaranty of Fannie Mae is not backed by the full faith and credit of the United States. See "Description of the Certificates—Fannie Mae's Guaranty."

Book-Entry Form	Unless otherwise specified in the related Prospectus Supplement, the Certificates, other than a Residual Certificate, will be issued, maintained and may be transferred by Holders only on the book-entry system of the Federal Reserve Banks. The Certificates may be held of record only by entities eligible to maintain book-entry accounts with the Federal Reserve Banks. Such entities whose names appear on the book-entry records of the Federal Reserve Banks as the entities for whose accounts Certificates have been deposited are herein referred to as "Holders" or "Certificate-holders." A Holder is not necessarily the beneficial owner of a Certificate. Beneficial owners ordinarily will hold Certificates through one or more financial intermediaries, such as banks, brokerage firms and securities clearing organizations. See "Description of the Certificates—Denominations, Certificate Form."
Collateral Account	All distributions on the Underlying Securities backing a Series of Certificates will be remitted directly to one or more accounts (collectively, the "Collateral Account") to be maintained by Fannie Mae, as Trustee, and will be available for application to the distribution of principal of, and interest on, such Series of Certificates on the next Distribution Date. See "Description of the Certificates—Distributions on Underlying Securities, Deposits in the Collateral Account."
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 aggregate original principal balance of each Certificate of such Class, will equal the amount of principal remaining to be distributed with respect to such Certificate after giving effect to the distribution of principal to be made on the following Distribution Date (and the accretion of principal of any Accrual Classes).
Termination	Each Series Trust will terminate upon the distribution to Certificateholders of all required installments of the principal of and interest on the Certificates. In addition, the Prospectus Supplement will describe the terms and conditions of the right, if any, of Fannie Mae or any other party to terminate the Series Trust by purchasing the Underlying Securities included therein. Fannie Mae has agreed not to effect indirectly an early termination of any Series Trust through the exercise of its right, as described in "Description of Certificates—Termination" in the MBS Prospectus, to repurchase the Mortgage Loans underlying any MBS in the Series Trust unless only one Mortgage Loan remains in the Pool or the principal balance of such Pool at the time of repurchase is less than one percent of the original principal balance thereof.
Tax Status of the Certificates	One or more elections will be made to treat the assets comprising the Series Trust as one or more "real estate mortgage investment conduits" ("REMICs") for federal income tax purposes. Each of these REMICs will be referred to herein as a "REMIC Trust." The Certificates of each Class will be designated as the "regular interests" in a REMIC Trust, except that a separate Class will be designated as the "residual interest" with respect to each REMIC

Trust. See "Certain Federal Income Tax Consequences—REMIC Election."

As a consequence of the qualification of the assets comprising the Series Trust as one or more 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," as the case may be, for domestic building and loan associations, "real estate assets" for real estate investment trusts, and, except for any Class designated as a residual interest, as "qualified mortgages" for other REMICs. See "Certain Federal Income Tax Consequences—Special Tax Attributes."

Special tax considerations apply to Residual Certificates. The taxation of a Residual Certificate can produce a significantly less favorable after-tax return than if (i) the Residual Certificate were taxable as a debt instrument or (ii) no portion of the taxable income on the Residual Certificate were treated as "excess inclusions." In certain periods, taxable income and the resulting tax liability on a Residual Certificate may exceed payments received on such Certificate. In addition, a substantial tax may be imposed on certain transferors of Residual Certificates and certain beneficial owners of Residual Certificates that are "pass-through entities." See "Certain Federal Income Tax Consequences—Taxation of Residual Certificates." Investors should not purchase Residual Certificates before consulting their tax advisors.

Legality of Investment Under the Secondary Mortgage Market Enhancement Act of 1984, the Certificates will be considered to be "securities issued or guaranteed by . . . the Federal National Mortgage Association." Accordingly, subject to applicable limitations governing investment practices, investors whose investments are governed by state law may purchase, hold or invest in the Certificates to the same extent that they are authorized to invest in obligations issued by or guaranteed as to principal and interest by the United States or any agency or instrumentality thereof. In addition, many entities whose investments are governed by federal law (including national banks, federal savings and loan associations, federal savings banks and federal credit unions) are specifically authorized to purchase, hold and invest in Fannie Mae's Guaranteed Mortgage Pass-Through Certificates. Subject to general considerations governing investment practices, the Certificates will be treated identically for such purposes for such entities.

Legal Investment Considerations Institutions whose investment activities are subject to legal investment laws and regulations or to review by certain regulatory authorities may be subject to restrictions on investment in certain Classes of the Certificates of a Series. Investors should consult their own legal advisors in determining whether and to what extent the Certificates of a Series constitute legal investments or are subject to restrictions on investment. See "Legal Investment Considerations."

Marginability; Repurchase Agreements The Certificates are "exempted securities" for purposes of the margin rules of the Board of Governors of the Federal Reserve System and the New York Stock Exchange and transactions in the Certificates, including repurchase agreements, are treated under such rules in the same manner as transactions in Fannie Mae's Guaranteed Mortgage Pass-Through Certificates. Such

rules do not, however, specify the collateral value which participants in particular transactions will accord the Certificates of any Class.

Securities Law

Exemption The Certificates are exempt from the registration requirements of the Securities Act of 1933, as amended, and are "exempted securities" within the meaning of the Securities Exchange Act of 1934, as amended.

DESCRIPTION OF THE CERTIFICATES

General

The Guaranteed REMIC Pass-Through Certificates ("Certificates") are issued and guaranteed by the Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States, under the authority contained in Section 304(d) of the Federal National Mortgage Association Charter Act (12 U.S.C. 1716 *et seq.*). The Certificates of each Series will be issued and guaranteed and each Series Trust will be maintained pursuant to the terms of a trust agreement and, if applicable, an issue supplement for such Series, each executed by Fannie Mae in its corporate capacity and in its capacity as Trustee (together, the "Trust Agreement").

The Certificates of each Series will represent the beneficial ownership interest in the Series Trust created pursuant to the Trust Agreement related to such Series, subject to the limits and the order of distribution described herein and in the related Prospectus Supplement. Each Series Trust will consist of (i) Underlying Securities representing all or part of the beneficial ownership interests in pools of first lien, single-family, fixed-rate residential mortgage loans (the "Pools") and (ii) the Collateral Account and all cash and investments held therein.

Each Series of Certificates will consist of two or more Classes, which may include one or more Classes upon which for any Distribution Date all or a portion of the interest then due may accrue but be undistributed (each, an "Accrual Class"). Interest accrued on each Accrual Class will be distributable to the extent provided in the related Prospectus Supplement, the amount of any interest accrued and undistributed as of any Distribution Date being added to the principal balance of each Certificate of such Class. Any accrued interest so added will accrue interest from such Distribution Date or from such other date as may be specified in the related Prospectus Supplement.

The following summaries describe certain provisions common to each Series of Certificates. The summaries do not purport to be complete and are subject to, and are qualified in their entirety by reference to, the Prospectus Supplement and the provisions of the Trust Agreement relating to each Series of Certificates. When particular provisions or terms used in the Trust Agreement are referred to, the actual provisions (including definitions of terms) are incorporated by reference as part of such summaries.

Denominations, Certificate Form

Unless otherwise specified in the related Prospectus Supplement, the Certificates, other than any Residual Certificate, offered hereby and by the related Prospectus Supplement will be issued in minimum denominations of \$1,000 and integral multiples of \$1 in excess thereof. The book-entry Certificates will be maintained on the book-entry system of the Federal Reserve Banks in a manner that permits separate trading and ownership. Each Class of Certificates will be assigned a CUSIP number and will be tradable separately under such CUSIP number.

Fannie Mae's fiscal agent for the book-entry Certificates is the Federal Reserve Bank of New York. The Federal Reserve Banks will issue such Certificates in book-entry form and will maintain book-entry accounts with respect to such Certificates and make distributions on such Certificates on behalf of Fannie Mae on the applicable Distribution Dates by crediting Holders' accounts at the Federal Reserve Banks.

Book-entry Certificates may be held of record only by entities eligible to maintain book-entry accounts with the Federal Reserve Banks. Such entities whose names appear on the book-entry records of the Federal Reserve Banks as the entities for whose accounts the 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. A Holder that is not the beneficial owner of a Certificate, and each other financial intermediary in the chain to the beneficial owner, will have the responsibility of establishing and maintaining accounts for their respective customers. The rights of the beneficial owner of a book-entry Certificate with respect to Fannie Mae and the Federal Reserve Banks may be exercised only through the Holder of such Certificate. Fannie Mae and the Federal Reserve Banks will have no direct obligation to a beneficial owner of a book-entry Certificate that is not also the Holder of the Certificate. The Federal Reserve Banks will act only upon the instructions of the Holder in recording transfers of a book-entry Certificate.

A Fiscal Agency Agreement between Fannie Mae and the Federal Reserve Bank of New York makes generally applicable to the book-entry Certificates (i) regulations governing Fannie Mae's use of the book-entry system, contained in 24 C.F.R. Part 81, Subpart E, and (ii) such procedures, insofar as applicable, as may from time to time be established by regulations of the United States Department of the Treasury governing United States securities, as now set forth in Treasury Department Circular Number 300, 31 C.F.R. Part 306 (other than Subpart O). The book-entry Certificates are also governed by applicable operating circulars and letters of the Federal Reserve Bank.

The Residual Certificates offered hereby and by the related Prospectus Supplement will not be issued in book-entry form but will be issued in fully registered, certificated form. As to a Residual Certificate, "Holder" or "Certificateholder" refers to the registered owner thereof. The Residual Certificates will be transferable and exchangeable at the corporate trust office of the Transfer Agent as specified in the related Prospectus Supplement. A service charge may be imposed for any exchange or registration of transfer of a Residual Certificate and Fannie Mae may require payment of a sum sufficient to cover any tax or other governmental charge. Distributions on the Residual Certificates of any Series will be made in the manner set forth in the related Prospectus Supplement.

Class Definitions and Abbreviations

Classes of Certificates fall into different categories. The following chart identifies and generally defines most categories. The first column of the chart shows Fannie Mae's abbreviation for each category. The cover page of each Prospectus Supplement will identify the categories of Classes of the related Series of Certificates by means of one or more of these abbreviations.

<u>Abbreviation</u>	<u>Category of Class</u>	<u>Definition</u>
PRINCIPAL TYPES		
AD	Accretion Directed	A Class that is designed to receive principal payments primarily from the accreted interest from specified Accrual Classes. An Accretion Directed Class also may receive principal payments from principal paid on the Underlying Securities or other assets of the Series Trust.
AFC	Available Funds	A Class that receives as principal specified principal payments on the underlying assets of the related Series Trust and that may receive as principal the interest paid on such assets to the extent such interest exceeds certain required interest distributions on such Class as set forth in the related Prospectus Supplement.
CPT	Component	A Class that consists of two or more segments or "components." The components of a Component Class may have different principal payment characteristics but together constitute a single Class. Each component of a Component Class may be identified as falling into one or more of the categories in this chart.

<u>Abbreviation</u>	<u>Category of Class</u>	<u>Definition</u>
NPR	No Payment Residual	A Residual Class that receives no payments of principal.
NSJ	Non-Sticky Jump	A Class whose principal payment priorities change temporarily upon the occurrence of one or more "trigger events." A Non-Sticky Jump Class "jumps" to its new priority on each Distribution Date when the trigger condition is met and reverts to its original priority (does not "stick" to the new priority) on each Distribution Date when the trigger condition is not met.
NTL	Notional	A Class having no principal balance and bearing interest on the related notional principal balance. The notional principal balance is used for purposes of the determination of interest distributions on an Interest Only Class that is not entitled to principal.
PAC	PAC (or Planned Principal Class)	A Class that is designed to receive principal payments using a predetermined principal balance schedule (a "Planned Balance") derived by assuming two <i>constant</i> prepayment rates for the underlying Mortgage Loans. These two rates are the endpoints for the "structuring range" for the PAC Classes. The PAC Classes in any Series of Certificates may be subdivided into different categories (e.g., <i>Type I PAC Classes</i> and <i>Type II PAC Classes</i> (standard abbreviations: <i>PAC I</i> and <i>PAC II</i>)) having different effective structuring ranges and different principal payment priorities. The structuring range for the PAC I Class of a Series of Certificates is wider than that for the PAC II Class of such Series.
PT	Pass-Through	A Class that is designed to receive principal payments based on actual or scheduled payments on the underlying Mortgage Loans or actual or scheduled distributions on the Underlying Securities.
SCH	Scheduled	A Class that is designed to receive principal payments using a predetermined principal balance schedule (a "Scheduled Balance") but is not designated as a PAC or TAC Class. In many cases, the schedule is derived by assuming two <i>constant</i> prepayment rates for the underlying Mortgage Loans. These two rates are the endpoints for the "structuring range" for the Scheduled Class.
SEQ	Sequential Pay	Classes that receive principal payments in a prescribed sequence, that do not have predetermined schedules and that under all circumstances receive payments of principal continuously from the first Distribution Date on which they receive principal until they are retired. A single Class that receives principal payments before or after all other Classes in the same Series of Certificates may be identified as a Sequential Pay Class.
SJ	Sticky Jump	A Class whose principal payment priorities change permanently upon the occurrence of one or more "trigger events." A Sticky Jump Class "jumps" to its new priority on the first Distribution Date when the trigger condition is met and retains ("sticks" to) that priority until retired.
STP	Strip	A Class that receives a constant proportion, or "strip," of the principal payments on the Underlying Securities or other assets of the Series Trust.

<u>Abbreviation</u>	<u>Category of Class</u>	<u>Definition</u>
SUP	Support (or Companion)	A Class that receives principal payments on any Distribution Date only if scheduled payments have been made on specified PAC, TAC and/or Scheduled Classes (except that such Classes may also receive principal payments from the accreted interest from specified Accrual Classes).
TAC	TAC (or Targeted Principal Class)	A Class that is designed to receive principal payments using a predetermined principal balance schedule (a "Targeted Balance") derived by assuming a single <i>constant</i> prepayment rate for the underlying Mortgage Loans.
XAC	Index Allocation Class	A Class whose principal payment allocation is based on the value of an index.

INTEREST TYPES

AFC	Available Funds	A Class that receives as interest certain payments on the underlying assets of the related Series Trust, which payments may be insufficient on any Distribution Date to cover fully the accrued and unpaid interest thereon at the specified interest rate for the related Interest Accrual Period. In the event of any such insufficiency, the unpaid interest amount may be carried over to subsequent Distribution Dates (and such unpaid interest amount may itself accrue interest) until payments, as specified in the related Prospectus Supplement, are sufficient to cover all such unpaid interest amounts. It is possible that such insufficiencies will remain unpaid and, in such case, such insufficiencies will not be covered by Fannie Mae's guaranty.
CPT	Component	A Class that consists of two or more segments or "components." The components of a Component Class may have different interest payment characteristics but together constitute a single Class. Each component of a Component Class may be identified as falling into one or more categories in this chart.
EXE	Excess	A Residual Class that receives any principal and interest paid on the Underlying Securities or other assets of a REMIC Trust in excess of the amount of the prescribed principal and interest required to be paid on all Classes of Certificates in the Series. Excess Classes sometimes have specified principal balances but no specified interest rate.
FIX	Fixed Rate	A Class whose interest rate is fixed throughout the life of the Class.
FLT	Floating Rate	A Class with an interest rate that resets periodically based upon a designated index and that varies directly with changes in such index.
IDC	Index Differential	A Class that bears a floating interest rate computed in part on the basis of the difference between two designated indices (e.g., LIBOR and the Ten-Year Treasury Index).
INV	Inverse Floating Rate	A Class with an interest rate that resets periodically based upon a designated index and that varies inversely with changes in such index.

<u>Abbreviation</u>	<u>Category of Class</u>	<u>Definition</u>
IO	Interest Only	A Class that receives some or all of the interest payments made on the Underlying Securities or other assets of the Series Trust and little or no principal. Interest Only Classes have either a nominal or a notional principal balance. A nominal principal balance represents actual principal that will be paid on the Class. It is referred to as nominal since it is extremely small compared to other Classes. A notional principal balance is the amount used as a reference to calculate the amount of interest due on an Interest Only Class that is not entitled to any principal.
NPR	No Payment Residual	A Residual Class that receives no payments of interest.
PO	Principal Only	A Class that does not bear interest and is entitled to receive only payments of principal.
PZ	Partial Accrual	A Class that accretes a portion of the amount of accrued interest thereon, which amount will be added to the principal balance of such Class on each applicable Distribution Date, with the remainder of such accrued interest to be distributed currently as interest on such Class. Such accretion may continue until a specified event has occurred or until such Partial Accrual Class is retired.
W	Weighted Average Coupon	A Class whose interest rate represents an effective weighted average interest rate that may change from period to period. A Weighted Average Coupon Class may consist of components, some of which have different interest rates.
Z	Accrual	A Class that accretes the amount of accrued interest otherwise distributable on such Class, which amount will be added as principal to the principal balance of such Class on each applicable Distribution Date. Such accretion may continue until some specified event has occurred or until such Accrual Class is retired.

OTHER TYPES

LIQ	Liquid Asset	A Class that is intended to qualify as "liquid assets" for purposes of the liquidity requirements applicable to certain depository institutions. Any Class designated as a Liquid Asset Class will have a Final Distribution Date not later than five years from the Settlement Date specified in the related Prospectus Supplement.
RTL	Retail	A Class that is designated for sale to retail investors. Retail Classes frequently are sold in small "units" or other increments and issued in book-entry form through the facilities of the Depository Trust Company. Retail Classes may be entitled to receive distributions of principal in accordance with special priorities and allocation procedures.

Distributions of Interest

The Certificates of each interest bearing Class will bear interest on their unpaid principal balances from the date and at the rate per annum specified in (or determined as specified in) the related Prospectus Supplement (calculated on the basis of a 360-day year of twelve 30-day months) until the principal amount of the Certificates of such Class is paid in full. Unless otherwise specified in the

related Prospectus Supplement, interest accrued on the interest bearing Classes during any Interest Accrual Period will be distributable on the Distribution Dates and at the applicable interest rates specified in the related Prospectus Supplement.

Indices Applicable to Floating Rate and Inverse Floating Rate Classes

LIBOR

Unless otherwise specified in the related Prospectus Supplement, on the Index Determination Date for each Class whose interest rate is based upon LIBOR, Fannie Mae or its agent will rely on the quotations, as set forth on the Reuters Screen LIBO Page (as defined in the International Swap Dealers Association, Inc. Code of Standard Wording, Assumptions and Provisions for Swaps, 1986 Edition), offered by the principal London office of each of the designated reference banks meeting the criteria set forth herein (the "Reference Banks") for making one-month United States dollar deposits in leading banks in the London interbank market, as of 11:00 a.m. (London time) on such Index Determination Date. In lieu of relying on the quotations for those Reference Banks that appear at such time on the Reuters Screen LIBO Page, Fannie Mae or its agent will request each of the Reference Banks to provide such offered quotations at such time.

LIBOR will be established by Fannie Mae or its agent on each Index Determination Date as follows:

(a) If on any Index Determination Date two or more Reference Banks provide such offered quotations, LIBOR for the next Interest Accrual Period shall be the arithmetic mean of such offered quotations (rounded upwards if necessary to the nearest whole multiple of $\frac{1}{32}\%$).

(b) If on any Index Determination Date only one or none of the Reference Banks provides such offered quotations, LIBOR for the next Interest Accrual Period shall be whichever is the higher of (i) LIBOR as determined on the previous Index Determination Date or (ii) the Reserve Interest Rate. The "Reserve Interest Rate" shall be the rate per annum which Fannie Mae or its agent determines to be either (i) the arithmetic mean (rounded upwards if necessary to the nearest whole multiple of $\frac{1}{32}\%$) of the one-month United States dollar lending rates that New York City banks selected by Fannie Mae or its agent are quoting, on the relevant Index Determination Date, to the principal London offices of at least two of the Reference Banks to which such quotations are, in the opinion of Fannie Mae or its agent, being so made, or (ii) in the event that Fannie Mae or its agent can determine no such arithmetic mean, the lowest one-month United States dollar lending rate which New York City banks selected by Fannie Mae or its agent are quoting on such Index Determination Date to leading European banks.

(c) If on the initial Index Determination Date for a Class specified in the related Prospectus Supplement, Fannie Mae or its agent is required but is unable to determine the Reserve Interest Rate in the manner provided in paragraph (b) above, LIBOR shall be deemed to be the per annum rate specified as such in the related Prospectus Supplement.

Each Reference Bank (i) shall be a leading bank engaged in transactions in Eurodollar deposits in the international Eurocurrency market; (ii) shall not control, be controlled by, or be under common control with Fannie Mae; and (iii) shall have an established place of business in London. If any such Reference Bank should be unwilling or unable to act as such or if Fannie Mae should terminate the appointment of any such Reference Bank, Fannie Mae will promptly appoint or cause to be appointed another leading bank meeting the criteria specified above.

The establishment of LIBOR on each Index Determination Date by Fannie Mae or its agent and its calculation 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.

COFI

The Eleventh District Cost of Funds Index is designed to represent the monthly weighted average cost of funds for savings institutions in Arizona, California, and Nevada that are member institutions of the Eleventh Federal Home Loan Bank District (the "Eleventh District"). The Eleventh District Cost of Funds Index for a particular month reflects the interest costs paid on all types of funds held by Eleventh District member institutions and is calculated by dividing the cost of funds by the average of the total amount of those funds outstanding at the end of that month and of the prior month and annualizing and adjusting the result to reflect the actual number of days in the particular month. If necessary, before these calculations are made, the component figures are adjusted by the Federal Home Loan Bank of San Francisco ("FHLBSF") to neutralize the effect of events such as member institutions leaving the Eleventh District or acquiring institutions outside the Eleventh District. The Eleventh District Cost of Funds Index is weighted to reflect the relative amount of each type of funds held at the end of the relevant month. The major components of funds of Eleventh District member institutions are: (i) savings deposits, (ii) time deposits, (iii) FHLBSF advances, (iv) repurchase agreements and (v) all other borrowings. Because the component funds represent a variety of maturities whose costs may react in different ways to changing conditions, the Eleventh District Cost of Funds Index does not necessarily reflect current market rates.

A number of factors affect the performance of the Eleventh District Cost of Funds Index, which may cause it to move in a manner different from indices tied to specific interest rates, such as United States Treasury Bills or LIBOR. Because the liabilities upon which the Eleventh District Cost of Funds Index is based were issued at various times under various market conditions and with various maturities, the Eleventh District Cost of Funds Index may not necessarily reflect the prevailing market interest rates on new liabilities of similar maturities. Moreover, as stated above, the Eleventh District Cost of Funds Index is designed to represent the average cost of funds for Eleventh District savings institutions for the month prior to the month in which it is due to be published. Additionally, the Eleventh District Cost of Funds Index may not necessarily move in the same direction as market interest rates at all times, since as longer term deposits or borrowings mature and are renewed at prevailing market interest rates, the Eleventh District Cost of Funds Index is influenced by the differential between the prior and the new rates on those deposits or borrowings. In addition, movements of the Eleventh District Cost of Funds Index, as compared to other indices tied to specific interest rates, may be affected by changes instituted by the FHLBSF in the method used to calculate the Eleventh District Cost of Funds Index.

The FHLBSF publishes the Eleventh District Cost of Funds Index in its monthly Information Bulletin. Any individual may request regular receipt by mail of Information Bulletins by writing the Federal Home Loan Bank of San Francisco, P.O. Box 7948, 600 California Street, San Francisco, California 94120, or by calling (415) 616-1000. The current Eleventh District Cost of Funds Index may also be obtained by calling the FHLBSF at (415) 616-2600.

Listed below are historical values of the Eleventh District Cost of Funds Index since January 1985 as reported by the FHLBSF:

Month (1)	Year									
	1994	1993	1992	1991	1990	1989	1988	1987	1986	1985
January	3.710%	4.360%	6.002%	7.858%	8.369%	8.125%	7.615%	7.396%	8.770%	10.217%
February	3.687	4.333	5.800	7.848	8.403	8.346	7.647	7.448	8.964	10.160
March	3.629	4.245	5.611	7.654	8.258	8.423	7.509	7.314	8.744	9.976
April		4.171	5.427	7.501	8.211	8.648	7.519	7.245	8.587	9.872
May		4.103	5.290	7.329	8.171	8.797	7.497	7.223	8.441	9.704
June		4.050	5.258	7.155	8.086	8.923	7.618	7.274	8.374	9.565
July		3.998	5.069	6.998	8.109	8.844	7.593	7.275	8.196	9.365
August		3.958	4.874	6.845	8.075	8.763	7.659	7.277	8.018	9.273
September		3.881	4.805	6.714	8.091	8.807	7.847	7.394	7.901	9.129
October		3.823	4.597	6.566	8.050	8.643	7.828	7.444	7.717	9.027
November		3.822	4.508	6.414	8.044	8.595	7.914	7.562	7.602	9.036
December		3.879	4.432	6.245	7.963	8.476	8.022	7.645	7.509	8.867

(1) The Eleventh District Cost of Funds Index reflects the weighted average cost of funds of the members of the Eleventh District for the month indicated. It is usually announced by the FHLBSF on the last working day of the month following the month in which the cost of funds was incurred.

The FHLBSF has stated in its Information Bulletin that the Eleventh District Cost of Funds Index for a month "will be announced on or near the last working day" of the following month and also has stated that it "cannot guarantee the announcement" of such index on an exact date. So long as such index for a month is announced on or before the tenth day of the second following month, unless otherwise specified in the related Prospectus Supplement, the interest rate for each Class of Certificates as to which the applicable interest rate is determined by reference to an index denominated as COFI (each, a "COFI Class") for the Interest Accrual Period commencing in such second following month will be based on the Eleventh District Cost of Funds Index for the second preceding month. If publication is delayed beyond such tenth day, such interest rate will be based on the Eleventh District Cost of Funds Index for the third preceding month.

If on the tenth day of the month in which any Interest Accrual Period commences for a COFI Class the most recently published Eleventh District Cost of Funds Index relates to a month prior to the third preceding month, the index for such current Interest Accrual Period and for each succeeding Interest Accrual Period will, except as described in the next to last sentence of this paragraph, be based on the National Monthly Median Cost of Funds Ratio to SAIF-Insured Institutions (the "National Cost of Funds Index") published by the Office of Thrift Supervision (the "OTS") for the third preceding month (or the fourth preceding month if the National Cost of Funds Index for the third preceding month has not been published on such tenth day of an Interest Accrual Period). Information on the National Cost of Funds Index may be obtained by writing the OTS at 1700 G Street, N.W., Washington, D.C. 20552 or calling (202) 906-1924, and the current National Cost of Funds Index may be obtained by calling (202) 906-6988. If on any such tenth day of the month in which an Interest Accrual Period commences the most recently published National Cost of Funds Index relates to a month prior to the fourth preceding month, the applicable index for such Interest Accrual Period and each succeeding Interest Accrual Period will be based on LIBOR, as determined by Fannie Mae or its agent in accordance with the Trust Agreement relating to such Series of Certificates. A change of index from the Eleventh District Cost of Funds Index to an alternative index will result in a change in the index level, and, particularly if LIBOR is the alternative index, could increase its volatility.

The establishment of LIBOR by Fannie Mae or its agent and its calculation of the rates of interest applicable to any COFI Class for the related Interest Accrual Period shall (in the absence of manifest error) be final and binding.

Treasury Index

Unless otherwise specified in the related Prospectus Supplement, on the Index Determination Date for each Class whose interest rate is based upon a Treasury Index, Fannie Mae or its agent will ascertain the Treasury Index for Treasury securities of the maturity and for the date or dates specified in the related Prospectus Supplement. Unless otherwise specified in the related Prospectus Supplement, the Treasury Index for any period means the yield for the date specified or the average of the yield for each business day during the period specified, expressed in each case as a per annum percentage rate, on (i) U.S. Treasury securities adjusted to the "constant maturity" (as further described below) specified in such Prospectus Supplement or (ii) if no "constant maturity" is so specified, U.S. Treasury securities trading on the secondary market having the maturity specified in such Prospectus Supplement, in each case as published by the Federal Reserve Board in its Statistical Release No. H.15 (519). Statistical Release No. H.15 (519) is published on Monday or Tuesday of each week and may be obtained by writing or calling the Publications Department at the Board of Governors of the Federal Reserve System, 21st and C Streets, Washington, D.C. 20551 (202) 452-3244. If Fannie Mae or its agent has not yet received Statistical Release No. H.15 (519) for such week, then it will use such Statistical Release from the immediately preceding week.

Yields on U.S. Treasury securities at "constant maturity" are derived from the U.S. Treasury's daily yield curve. This curve, which relates the yield on a security to its time to maturity, is based on the closing market bid yields on actively traded Treasury securities in the over-the-counter market. These market yields are calculated from composites of quotations reported by five leading U.S. Government securities dealers to the Federal Reserve Bank of New York. This method provides a yield for a given maturity even if no security with that exact maturity is outstanding. In the event that the Treasury Index is no longer published, Fannie Mae will designate a new index based upon comparable data and methodology. Fannie Mae's or its agent's determination of the Treasury Index, in the absence of manifest error, will be final and binding.

Prime Rate

Unless otherwise specified in the related Prospectus Supplement, on the Index Determination Date for each Class whose interest rate is based upon the Prime Rate, Fannie Mae or its agent will ascertain the Prime Rate for the related Interest Accrual Period. Unless otherwise specified in the related Prospectus Supplement, the Prime Rate for an Interest Accrual Period will be the "Prime Rate" as published in the "Money Rates" section of *The Wall Street Journal* (or if not so published, the "Prime Rate" as published in a newspaper of general circulation selected by Fannie Mae in its sole discretion) on the related Index Determination Date. If a prime rate range is given, then the average of such range will be used. In the event that the Prime Rate is no longer published, Fannie Mae will designate a new index based upon comparable data and methodology. Fannie Mae's or its agent's determination of the Prime Rate, in the absence of manifest error, will be final and binding.

Distributions of Principal

On each Distribution Date for a Series of Certificates, Fannie Mae will be obligated to make principal distributions in the manner described in the related Prospectus Supplement to the Holders of the Certificates of such Series as to which principal is then due, and each such Class of Certificates will be fully paid no later than the Final Distribution Date for such Class specified in such Prospectus Supplement.

Unless the related Prospectus Supplement provides otherwise, the total amount of each principal distribution required to be made on the Certificates of a Series on a Distribution Date will be equal to the sum of (i) the interest, if any, that has accrued on the Accrual Classes of such Series during the preceding Interest Accrual Period but is not yet payable; and (ii) an amount equal to all distributions of principal of the Underlying Securities in the period (a "Deposit Period") subsequent to the preceding Distribution Date (or subsequent to the Issue Date in the case of the initial Distribution

Date). The Prospectus Supplement for each Series of Certificates will specify the manner in which the amount of such aggregate principal distribution will be determined.

Fannie Mae's Guaranty

Pursuant to its guaranty of the Certificates, Fannie Mae will be obligated to distribute on a timely basis to Holders of Certificates required installments of principal and interest to the extent set forth in the related Prospectus Supplement 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 Collateral Account. The obligations of Fannie Mae under its guaranty are obligations solely of Fannie Mae and are not backed by, nor entitled to, the full faith and credit of the United States. If Fannie Mae were unable to perform these guaranty obligations, distributions to Certificateholders would consist solely of payments and other recoveries on the underlying Mortgage Loans and, accordingly, delinquencies and defaults on the Mortgage Loans would affect distributions to Certificateholders.

Distributions on Underlying Securities, Deposits in the Collateral Account

On the 25th day (or, if such 25th day is not a business day, on the first business day next succeeding such 25th day) of each month, commencing in the month of the initial Distribution Date, Fannie Mae will deposit or credit to one or more accounts (collectively, the "Collateral Account") an amount equal to the sum of the distributions of the principal and interest on the Underlying Securities in the Series Trust.

Amounts credited to the Collateral Account on a Distribution Date will be available to be distributed to Holders on such date. Unless otherwise specified in the Prospectus Supplement, certain amounts remaining in the Collateral Account on each Distribution Date following the required distribution of principal and interest on the Certificates will be used to pay administrative expenses of the Series Trust. Any amount remaining will be distributed to the Holders of Certificates of the Class which constitutes the "residual interest" in the applicable REMIC Trust.

The Trust Agreement permits Fannie Mae as Trustee to maintain the Collateral Account either (i) as a trust account with an eligible depository institution (which account may contain other funds held by Fannie Mae in a trust capacity) or (ii) as part of Fannie Mae's general assets, with appropriate entries being made on its books and records designating the funds and investments credited to the applicable REMIC Trust.

As noted above, Fannie Mae, as Trustee, has the option to maintain the Collateral Account as part of its general assets, by making appropriate entries on its books and records designating the funds and investments credited to a REMIC Trust. Although Fannie Mae is required to hold all such funds (and, upon deposit in the Collateral Account, the investment of such funds) for the account of Certificateholders in the related REMIC Trust, the law applicable to a liquidation, reorganization or similar proceeding involving the assets of Fannie Mae is unclear and as a result no opinion can be rendered as to the status of Certificateholders' interest in such funds and investments in the event of any such proceeding.

Reports to Certificateholders

As soon as practicable following the eleventh calendar day of each month, Fannie Mae will publish or otherwise make available the REMIC Trust Factor (carried to eight decimal places) for each Class of Certificates after giving effect to the distribution of principal to be made on the following Distribution Date (and the accretion of principal of any Accrual Classes). The principal balance of a Certificate of any Class after giving effect to such principal distribution (and accretion) will be the product of the applicable REMIC Trust Factor and the applicable denomination or initial principal balance of such Certificate. With respect to each distribution on Certificates of each Class, Fannie Mae will cause to be forwarded to each Holder thereof a statement setting forth the total principal and

interest distributions on such Distribution Date with respect to the Certificates in each Class held by such Holder. Fannie Mae also will furnish to each person who was a Certificateholder at any time during a calendar year such statements and information as shall be required to be furnished pursuant to the Internal Revenue Code of 1986, as amended (the "Code").

Calculations with respect to amounts due to Certificateholders will be made by Fannie Mae or on its behalf by another entity retained specifically for that purpose.

The Underlying Securities

Unless the related Prospectus Supplement provides otherwise, each Underlying Security will evidence the direct or indirect beneficial ownership interest in a Pool of Mortgage Loans that may consist of FHA/VA Mortgage Loans or Conventional Mortgage Loans. In addition, unless otherwise specified, up to 10% of the Underlying Securities by principal balance may evidence interests in Pools having pool numbers or legends denoting that the underlying Mortgage Loans include any one of the following: relocation mortgage loans, cooperative share mortgage loans, substantial buydown mortgage loans, biweekly mortgage loans or mortgage loans that are assumable by a creditworthy transferee upon transfer of the mortgaged property; however, such Underlying Securities, in the aggregate, may not constitute more than 15% of the Underlying Securities backing a Series of Certificates. The general characteristics of the Underlying Securities are described in the related Underlying Prospectuses, and specific information regarding the interest rates borne by the Underlying Securities and the WACs and WAMs of the Mortgage Loans backing the Underlying Securities included in a Series Trust will be contained in the Prospectus Supplement for the related Series of Certificates.

Prepayment Considerations and Risks

The rate of principal payments of the Underlying Securities backing a Series of Certificates, and therefore of distributions on such Certificates, is related directly to the rate of payments of principal of the underlying Mortgage Loans, which may be in the form of scheduled amortization or prepayments (for this purpose, the term "prepayment" includes prepayments and liquidations resulting from default, casualty or condemnation and payments made pursuant to any guaranty of payment by, or option to repurchase of, Fannie Mae). In general, when the level of prevailing interest rates declines sufficiently relative to the interest rates on fixed-rate mortgage loans, the rate of prepayment is likely to increase, although the prepayment rate is influenced by a number of other factors, including general economic conditions and homeowner mobility. See "Maturity and Prepayment Assumptions" in the MBS Prospectus.

Acceleration of mortgage payments as a result of transfers of the mortgaged property is another factor affecting prepayment rates. The Mortgage Loans backing the related Underlying Securities will generally provide by their terms that, in the event of the transfer or prospective transfer of title to the underlying mortgaged property, the full unpaid principal balance of the Mortgage Loan is due and payable at the option of the holder. As set forth under "Description of Certificates—Collection and Other Servicing Procedures" in the MBS Prospectus, Fannie Mae is required to exercise its right to accelerate the maturity of Mortgage Loans containing enforceable "due-on-sale" provisions upon certain transfers of the mortgaged property.

Prepayments of mortgage loans commonly are measured relative to a prepayment standard or model. One such model used to measure prepayments is the Public Securities Association's standard prepayment model ("PSA"), which represents an assumed rate of prepayment each month of the then outstanding principal balance of a pool of new mortgage loans. 100% PSA assumes prepayment rates of 0.2% per annum of the then unpaid principal balance of such pool of mortgage loans in the first month of the life of such mortgage loans and an additional 0.2% per annum in each month thereafter (for example, 0.4% per annum in the second month) until the 30th month. Beginning in the 30th month and in each month thereafter during the life of such mortgage loans, 100% PSA assumes a constant prepayment rate of 6% per annum. Multiples may be calculated from this

prepayment rate sequence. For example, 150% PSA assumes prepayment rates will be 0.3% per annum in month one, 0.6% per annum in month two, and increasing by 0.3% in each succeeding month until reaching a rate of 9% per annum in month 30 and remaining constant at 9% per annum thereafter. Similarly, 200% PSA assumes prepayment rates will be 0.4% per annum in month one, 0.8% per annum in month two, and increasing by 0.4% in each succeeding month until reaching a rate of 12% per annum in month 30 and remaining constant at 12% per annum thereafter. 0% PSA assumes no prepayments.

Another model is the "Constant Prepayment Rate" or "CPR" model. The CPR model represents an annualized rate of prepayment relative to the then outstanding principal balance of a pool of new mortgage loans. Accordingly, 0% CPR indicates no prepayments; 15% CPR indicates prepayments at an annual rate of 15% and so on.

Neither PSA nor the CPR model purport to be an historical description of the prepayment experience of any pool of mortgage loans or a prediction of the anticipated rate of prepayment of any pool of mortgage loans, including the Mortgage Loans relating to the Underlying Securities backing the Certificates of any Series.

The Prospectus Supplement for each Series of Certificates will indicate the model used to measure prepayments.

Weighted Average Life and Final Distribution Dates

The weighted average life of a security refers to the average length of time, weighted by principal, that will elapse from the date of issuance to the date each dollar of principal is repaid to the investor. 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 specified in the related Prospectus Supplement 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). The weighted average life of the Certificates will be influenced by, among other factors, the rate at which principal payments (including scheduled payments, principal prepayments, liquidations due to default, casualty and condemnation and payments made pursuant to any guaranty of payment by, or option to repurchase of, Fannie Mae) are made on the underlying Mortgage Loans. Prepayments on the Mortgage Loans backing the related Underlying Securities will be applied to principal distributions on the Certificates.

The Final Distribution Date for Certificates of a particular Class is the date by which the principal balance is required to be fully paid and will be specified in the related Prospectus Supplement. The Final Distribution Dates of the respective Classes of Certificates of a Series will be determined so that distributions on the Underlying Securities will be sufficient to retire each such Class on or before its Final Distribution Date without the necessity of any call on Fannie Mae under its guaranty of the Certificates.

The Prospectus Supplement for each Series of Certificates will contain a table setting forth the weighted average life of each Class of Certificates of such Series, and the percentage of original principal amount of each Class of Certificates of such Series that would be outstanding on specified Distribution Dates for such Series, on the assumption that prepayments on the Mortgage Loans backing the related Underlying Securities are made at such rates and on such other assumptions as may be specified in such Prospectus Supplement. The actual final distribution of each Class of Certificates is likely to occur earlier, and could occur significantly earlier, than its Final Distribution Date because (i) the rate of distribution on the Certificates will be affected by the actual rate of payment (including prepayments) of principal on the Mortgage Loans backing the related Underlying Securities and (ii) some Mortgage Loans have stated maturities prior to the dates assumed and will have interest rates lower than that assumed. However, there can be no assurance that the final

distribution of principal of any Class of Certificates will be earlier than the Final Distribution Date specified for such Class in the related Prospectus Supplement.

In general, when the level of prevailing interest rates declines sufficiently relative to the interest rates on fixed-rate mortgage loans, the rate of prepayments is likely to increase, although the prepayment rate is influenced by a number of other factors, including general economic conditions and homeowner mobility. See "Maturity and Prepayment Assumptions" in the MBS Prospectus. Based upon published information and Fannie Mae's own experience, the rate of prepayments on 30-year single-family loans has fluctuated significantly in recent years. Accordingly, Fannie Mae cannot estimate what the prepayment experience of the Mortgage Loans backing the Underlying Securities in any Series Trust will be.

Fannie Mae has agreed not to effect indirectly an early termination of any Series Trust through the exercise of its right, as described in "Description of Certificates—Termination" in the MBS Prospectus, to repurchase the Mortgage Loans underlying any MBS in the Series Trust unless only one Mortgage Loan remains in the Pool or the principal balance of such Pool at the time of repurchase is less than one percent of the original principal balance of such Pool. In addition, the Prospectus Supplement will describe the terms and conditions of the right, if any, of Fannie Mae or any other party to terminate the Series Trust by purchasing the Underlying Securities included therein.

Acceleration of mortgage payments as a result of transfers of the mortgaged property is another factor affecting prepayment rates. Conventional Mortgage Loans may provide by their terms that in the event of the transfer or prospective transfer of title to the underlying mortgaged property the full unpaid principal balance of the Mortgage Loan is due and payable at the option of the holder. FHA/VA Mortgage Loans contain no such "due-on-sale" provisions. As set forth under "Description of Certificates—Collection and Other Servicing Procedures" in the MBS Prospectus, Fannie Mae is required to exercise its right to accelerate the maturity of Conventional Mortgage Loans containing enforceable "due-on-sale" provisions upon certain transfers of the mortgaged property. Consequently, transfers of the underlying mortgaged property may not affect prepayments on FHA/VA Mortgage Loans to the same extent as on Conventional Mortgage Loans with comparable interest rates.

Reinvestment Risk

Because the Mortgage Loans backing the related Underlying Securities may be prepaid at any time, it is not possible to predict the rate at which distributions of principal of the Certificates of any Series will be received. Accordingly, since prevailing interest rates are subject to fluctuation, there can be no assurance that investors in the Certificates of any Series will be able to reinvest the distributions thereon at yields equaling or exceeding the yields on such Certificates. It is possible that yields on any such reinvestments will be lower, and may be significantly lower, than the yields on such Certificates. Prospective investors in the Certificates should carefully consider the related reinvestment risks in light of other investments that may be available to such investors.

Additional Characteristics of Residual Certificates

A Certificate of any Class that is designated in the Prospectus Supplement as a residual interest in a REMIC Trust (a "Residual Certificate") may not be transferred to a "disqualified organization" or any person who would hold a Residual Certificate on behalf of a disqualified organization. For purposes of the preceding sentence, a transfer includes any transfer of record or beneficial ownership, whether pursuant to a purchase, a default under a secured lending agreement or otherwise. The term "disqualified organization" includes the United States, any State or political subdivision thereof, any foreign government, any international organization, or any agency or instrumentality of the foregoing (other than certain taxable instrumentalities), any cooperative organization furnishing electric energy or providing telephone service to persons in rural areas, or any organization (other than a farmers' cooperative) that is exempt from federal income tax, unless such organization is subject to the tax on unrelated business income. Each transferee of a Residual Certificate will be required to execute an

affidavit, in a form acceptable to Fannie Mae, that: (i) it is not a disqualified organization, (ii) it is not acquiring the Residual Certificate for the account of a disqualified organization, (iii) it consents to any amendment of the Trust Agreement (or the applicable Issue Supplement) that shall be deemed necessary by Fannie Mae (upon advice of counsel) to constitute a reasonable arrangement to ensure that the Residual Certificates will not be owned directly or indirectly by a disqualified organization, (iv) no purpose of the acquisition of the Residual Certificate is to avoid or impede the assessment or collection of tax, (v) it understands that it may incur tax liabilities in excess of any cash flows generated by the Residual Certificate, (vi) it intends to pay taxes associated with holding the Residual Certificate as they become due, and (vii) it will not transfer such Residual Certificate unless (a) it has received from the transferee an affidavit containing these same seven representations and (b) as of the time of the transfer, it does not have actual knowledge that such affidavit is false. See "Certain Federal Income Tax Consequences—Sales of Certificates—*Residual Certificates Transferred to or Held by Disqualified Organizations*" below. Such transferee also must deliver a properly executed Internal Revenue Service ("IRS") Form W-9 on which such transferee provides its taxpayer identification number. In addition, a pass-through entity (including a nominee) that holds a Residual Certificate may be subject to additional taxes if a disqualified organization is a record holder therein.

In addition, no transfer of record or beneficial ownership in a Residual Certificate (whether pursuant to a purchase, a default under a secured lending agreement or otherwise) will be allowed to any person that is not a "U.S. Person" without the written consent of Fannie Mae. The term "U.S. Person" means a citizen or resident of the United States, a corporation, partnership or other entity created or organized in or under the laws of the United States or any political subdivision thereof, or an estate or trust that is subject to U.S. federal income tax regardless of the source of its income.

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. A Residual Certificate would be treated as constituting a noneconomic residual interest unless, at the time of the transfer, (i) the present value of the expected future distributions on the Residual Certificate is no less than the product of the present value of the "anticipated excess inclusions" with respect to such Certificate and the highest corporate rate of tax for the year in which the transfer occurs, and (ii) the transferor reasonably expects that the transferee will receive distributions from the applicable REMIC Trust in an amount sufficient to satisfy the liability for income tax on any "excess inclusions" at or after the time when such liability accrues. Anticipated excess inclusions are the excess inclusions that are anticipated to be allocated to each calendar quarter (or portion thereof) following the transfer of a Residual Certificate, determined as of the date such Certificate is transferred and based on events that have occurred as of that date and on the Prepayment Assumption. See "Certain Federal Income Tax Consequences—Taxation of Beneficial Owners of Regular Certificates—*Original Issue Discount*" and "—Taxation of Beneficial Owners of Residual Certificates—*Excess Inclusions*."

The Regulations provide that a significant purpose to impede the assessment or collection of tax exists if, at the time of the transfer, a transferor of a Residual Certificate has "improper knowledge" (i.e., either knew, or should have known, that the transferee would be unwilling or unable to pay taxes due on its share of the taxable income of the REMIC Trust). A transferor is presumed not to have improper knowledge if (i) the transferor conducts, at the time of a transfer, a reasonable investigation of the financial condition of the transferee and, as a result of the investigation, the transferor finds that the transferee has historically paid its debts as they come due and finds no significant evidence to indicate that the transferee will not continue to pay its debts as they come due in the future; and (ii) the transferee makes certain representations to the transferor in the affidavit relating to disqualified organizations discussed above. Transferors of a Residual Certificate should consult with their own tax advisors for further information regarding such transfers.

Fannie Mae will provide to Holders of Residual Certificates of each Series of Certificates (i) such information as is necessary to enable them to prepare their federal income tax returns and (ii) any reports regarding the Certificates of such Series that may be required under the Code.

THE TRUST AGREEMENT

The following summaries describe certain provisions of the Trust Agreement not otherwise summarized in this Prospectus. Certain capitalized terms in these summaries are used as defined in the Trust Agreement. These summaries do not purport to be complete and are subject to, and qualified in their entirety by reference to, the more complete provisions of the Trust Agreement.

Transfer of Underlying Securities to a Series Trust

The Underlying Securities transferred to a Series Trust will be identified in a Fannie Mae Security Schedule appearing as an exhibit to the Trust Agreement for such Series Trust. The Underlying Securities will be registered in Fannie Mae's name on the books of the Federal Reserve Bank of New York and held for the Holders of Certificates by Fannie Mae in its capacity as Trustee of such Series Trust.

Certain Matters Regarding Fannie Mae

The Trust Agreement provides that Fannie Mae may not resign from its obligations and duties thereunder, except upon determination that those duties are no longer permissible under applicable law. No such resignation will become effective until a successor has assumed Fannie Mae's obligations and duties under the Trust Agreement; provided, however, that no successor will succeed to Fannie Mae's guaranty obligations described above. Fannie Mae will continue to be responsible under its guaranty notwithstanding any termination of its other duties and responsibilities under the Trust Agreement. See "Rights Upon Event of Default" below.

The Trust Agreement also provides that neither Fannie Mae nor any director, officer, employee, or agent of Fannie Mae will be under any liability to the Series Trust or to Certificateholders for any action taken, or for refraining from the taking of any action, in good faith pursuant to the Trust Agreement or for errors in judgment; provided, however, that neither Fannie Mae nor any such person will be protected against any liability that would otherwise be imposed by reason of willful misfeasance, bad faith or gross negligence or by reason of willful disregard of obligations and duties.

In addition, the Trust Agreement provides that Fannie Mae is not under any obligation to appear in, prosecute, or defend any legal action that is not incidental to its responsibilities under the Trust Agreement and that in its opinion may involve it in any expense or liability. Fannie Mae may, however, in its discretion undertake any such legal action that it may deem necessary or desirable in the interests of the Certificateholders. In such event, the legal expenses and costs of such action will be expenses and costs of Fannie Mae.

Any corporation into which Fannie Mae may be merged or consolidated, or any corporation resulting from any merger, conversion, or consolidation to which Fannie Mae is a party, or any corporation succeeding to the business of Fannie Mae, will be the successor of Fannie Mae under the terms of the Trust Agreement.

Voting Under Any Underlying Trust Indenture

As set forth in the related Underlying Prospectus, the Holders of Underlying Securities evidencing in the aggregate certain minimum percentage interests in the related trust assets may terminate certain obligations and duties of Fannie Mae with respect thereto if an Event of Default under the related trust agreement (the "Underlying Trust Indenture") has occurred and is continuing. The Trust Agreement provides that Holders of Certificates may, upon the occurrence of an Event of Default with respect to an Underlying Security in the related Series Trust, take, or join in, any such

action to the extent of the product of the percentage interest represented by such Underlying Security and the percentage obtained by dividing the aggregate of the principal balances of all Certificates of the related Series the Holders of which have taken or joined in such action by the aggregate of the principal balances of all Certificates of such Series.

As set forth in the related Underlying Prospectus, the Holders of Underlying Securities evidencing in the aggregate certain minimum percentage interests in the related trust assets may consent to certain amendments to the related Underlying Trust Indenture or waivers thereunder. The Trust Agreement provides that the Trustee may not vote any Underlying Securities held in a Series Trust in favor of such an amendment or modification except upon the direction of the Holders of Certificates of the related Series having principal balances aggregating not less than 66 percent of the aggregate of the principal balances of all Certificates of such Series.

Events of Default

Events of Default under the Trust Agreement will consist of (i) any failure by Fannie Mae to distribute to Holders of Certificates of any Class any required distribution that continues unremedied for 15 days after the giving of written notice of such failure to Fannie Mae by the Holders of Certificates representing principal balances aggregating not less than five percent of the aggregate principal balances of all Certificates of such Class; (ii) any failure by Fannie Mae duly to observe or perform in any material respect any other of its covenants or agreements in the Trust Agreement, which failure continues unremedied for 60 days after the giving of written notice of such failure to Fannie Mae by the Holders of Certificates of any Class representing principal balances aggregating not less than 25 percent of the aggregate principal balances of all of the Certificates of such Class; and (iii) certain events of insolvency, readjustment of debt, marshalling of assets and liabilities or similar proceedings and certain actions by or against Fannie Mae indicating its insolvency, reorganization or inability to pay its obligations.

Rights Upon Event of Default

As long as an Event of Default under the Trust Agreement for any Series Trust remains unremedied, the Holders of Certificates of any Class representing principal balances aggregating not less than 25 percent of the aggregate of the principal balances of all Certificates of such Class may, in writing, terminate all of the obligations and duties of Fannie Mae as Trustee and in its corporate capacity under the Trust Agreement in respect of such Series Trust (other than its guaranty obligations described above, which continue notwithstanding any such termination) and name and appoint, in writing, a successor to succeed to all such responsibilities, duties and obligations of Fannie Mae thereunder (other than Fannie Mae's guaranty obligations) and to the legal title to the Underlying Securities and other assets held in the Series Trust.

Amendment

The Trust Agreement as it relates to any REMIC Trust may be amended by Fannie Mae and the Trustee without the consent of or notice to any of the Certificateholders, for one or more of the following purposes: (i) to add to the covenants of Fannie Mae; (ii) to evidence the succession of another party or parties to Fannie Mae and the assumption by such successor or successors of the obligations of Fannie Mae thereunder in its corporate capacity or in its capacity as Trustee or in both such capacities; (iii) to eliminate any right reserved to or conferred upon Fannie Mae in its corporate capacity; (iv) to make provisions for the purpose of curing any ambiguity or correcting or supplementing any provision in the Trust Agreement, provided such provisions do not adversely affect the interest of any Certificateholder; or (v) to modify the Trust Agreement to maintain the qualification of each REMIC Trust as a REMIC.

The Trust Agreement as it relates to a REMIC Trust also may be amended by Fannie Mae with the consent of the Holders of Certificates of each Class representing principal balances aggregating not

less than 66 percent of the aggregate principal balances of all Certificates of such Class so as to waive compliance by Fannie Mae with any terms of the Trust Agreement, or to allow Fannie Mae to eliminate, change, add to or modify the terms of the Trust Agreement. However, no such waiver or amendment may, without the consent of all Certificateholders, terminate or modify the guaranty obligations of Fannie Mae or reduce the percentages of the Certificates the Holders of which are required to consent to any waiver or amendments. In addition, no waiver or amendment shall, without the consent of each Certificateholder affected thereby, reduce in any manner the amount of, or delay the timing of, payments received on Underlying Securities or other assets in the Series Trust that are required to be distributed on any Certificate, or, without the consent of all Holders of any residual interest in a REMIC Trust, adversely affect the rights of the Holders of such residual interest.

Termination

Each Series Trust will terminate upon the distribution to Certificateholders of all required distributions of the principal of and interest on the Certificates. In addition, the Prospectus Supplement will describe the terms and conditions of the right, if any, of Fannie Mae or any other party to terminate the Series Trust by purchasing the Underlying Securities included therein. Fannie Mae has agreed not to effect indirectly an early termination of any Series Trust through the exercise of its right, as described in "Description of Certificates—Termination" in the MBS Prospectus, to repurchase the Mortgage Loans underlying any MBS in the Series Trust unless only one Mortgage Loan remains in the Pool or the principal balance of such Pool at the time of repurchase is less than one percent of the original principal balance of such Pool.

CERTAIN FEDERAL INCOME TAX CONSEQUENCES

General

The following is a general discussion of the material anticipated federal income tax consequences to beneficial owners of the purchase, ownership and disposition of the Certificates offered hereby. The discussion is based upon laws, regulations, rulings and decisions now in effect, all of which are subject to change. The discussion below does 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.

The Regulations provide some guidance regarding the federal income tax consequences associated with the purchase, ownership and disposition of the Certificates. Generally, the Regulations apply to any REMIC the "settlement date" of which is on or after November 12, 1991. While certain material provisions of the Regulations are discussed below, investors should consult their own tax advisors regarding the possible application of the Regulations in their specific circumstances.

REMIC Election

An election will be made to treat each REMIC Trust as a REMIC under the Code. Qualification as a REMIC requires ongoing compliance with certain conditions. With respect to each Series of Certificates, Dewey Ballantine, special tax counsel to Fannie Mae, will deliver its opinion to Fannie Mae that (unless otherwise limited in the applicable Prospectus Supplement), assuming compliance with the Trust Agreement, each REMIC Trust will be treated as a REMIC for federal income tax purposes. The Certificates of each Class will be designated as "regular interests" in a REMIC Trust, except that a separate Class will be designated as the "residual interest" in each REMIC Trust. The Prospectus Supplement for each Series of Certificates will state whether Certificates of each Class will constitute a regular interest (a "Regular Certificate") or a residual interest (a "Residual Certificate").

A REMIC Trust will not be subject to federal income tax except with respect to income from prohibited transactions and in certain other instances described below. See "Taxes on a REMIC

Trust" below. Generally, the total income of the Underlying Securities in a Series Trust will be taxable to the beneficial owners of the Certificates of that Series, as described below.

Taxation of Beneficial Owners of Regular Certificates

Except as indicated below in this federal income tax discussion, the Regular Certificates will be treated for federal income tax purposes as debt instruments issued by a REMIC on the date such Certificates are first sold to the public (the "Settlement Date") and not as ownership interests in a REMIC or its assets. Beneficial owners of Regular Certificates ("Regular Owners") that otherwise report income under a cash method of accounting will be required to report income with respect to such Certificates under an accrual method.

Original Issue Discount

All the Accrual Classes, Notional Classes and Principal Only Classes will be, and certain other Regular Certificates may be, issued with "original issue discount" within the meaning of section 1273(a) of the Code. Regular Owners should be aware that for federal income tax purposes they must include in gross income original issue discount as it accrues under a method that takes account of the compounding of interest, generally in advance of receipt of the cash attributable to such income. Fannie Mae will supply, at the time and in the manner required by the Internal Revenue Service (the "IRS"), to Holders of Regular Certificates, brokers and middlemen information with respect to the original issue discount accruing on the Regular Certificates.

In general, a Regular Certificate will be considered to be issued with original issue discount equal to the excess, if any, of its "stated redemption price at maturity" over its "issue price." The issue price of a Regular Certificate is the initial offering price to the public (excluding bond houses and brokers) at which a substantial amount of the Regular Certificates was sold. The issue price also includes any accrued interest attributable to the period between the beginning of the first Interest Accrual Period and the Settlement Date. The stated redemption price at maturity of a Regular Certificate that is a Notional or Principal Only Certificate or that is or may be an Accrual Certificate is equal to the sum of all distributions to be made under such Regular Certificate. The stated redemption price at maturity of any other Regular Certificate is its stated principal amount, plus an amount equal to the excess (if any) of the interest payable on the first Distribution Date over the interest that accrues for the period from the Settlement Date to the first Distribution Date.

Notwithstanding the general definition, original issue discount will be treated as zero in the case of a Regular Certificate if such discount is less than 0.25 percent of the stated redemption price at maturity of such Certificate multiplied by its weighted average life. The weighted average life of a Regular Certificate is apparently computed for this purpose as the sum, for all distributions included in the stated redemption price at maturity of the Certificate, of the amounts determined by multiplying (i) the number of complete years (rounding down for partial years) from the Settlement Date until the date on which each such distribution is expected to be made under the assumption that the Mortgage Loans backing the related Underlying Securities prepay at the rate specified in the applicable Prospectus Supplement (the "Prepayment Assumption") by (ii) a fraction, the numerator of which is the amount of such distribution and the denominator of which is the Regular Certificate's stated redemption price at maturity. If original issue discount is treated as zero under this rule, the actual amount of original issue discount must be allocated to the principal distributions on the Regular Certificate and, when each such distribution is received, gain equal to the discount allocated to such distribution will be recognized.

Section 1272(a)(6) of the Code contains special original issue discount rules applicable to the Regular Certificates. Under these rules, (i) it is anticipated that the amount and rate of accrual of original issue discount on each Series of Regular Certificates will be based on (x) the Prepayment Assumption, and (y) in the case of a Regular Certificate calling for a variable rate of interest, an assumption that the value of the index upon which such variable rate is based remains the same over

the entire life of such Certificate, and (ii) adjustments will be made in the amount of discount accruing in each taxable year in which the actual prepayment rate differs from the Prepayment Assumption.

Section 1272(a)(6)(B)(iii) of the Code requires that the prepayment assumption used to calculate original issue discount be determined in the manner prescribed in Treasury regulations. To date, no such regulations have been promulgated. The legislative history of this Code provision indicates that the regulations will provide that the assumed prepayment rate must be the rate used by the parties in pricing the particular transaction. Fannie Mae anticipates that the Prepayment Assumption for each Series of Regular Certificates will be consistent with this standard. Fannie Mae makes no representation, however, that the Mortgage Loans backing the Underlying Securities for a given Series will prepay at the rate reflected in the Prepayment Assumption for that Series or at any other rate. Each investor must make its own decision as to the appropriate prepayment assumption to be used in deciding whether or not to purchase any of the Certificates.

Each Regular Owner must include in gross income the sum of the "daily portions" of original issue discount on its Regular Certificate for each day during its taxable year on which it held such Certificate. For this purpose, in the case of an original Regular Owner, the daily portions of original issue discount will be determined as follows. A calculation will first be made of the portion of the original issue discount that accrued during each "accrual period." Final regulations issued by the Treasury Department relating to the tax treatment of debt instruments with original issue discount (the "OID Regulations") provide that for purposes of measuring the accrual of original issue discount on a debt instrument, each Regular Owner may use an accrual period of any length, up to one year, as long as each Distribution Date falls on either the final day or the first day of an accrual period. Unless otherwise disclosed in the applicable Prospectus Supplement, Fannie Mae will report original issue discount based on accrual periods of one month, beginning on a Distribution Date and ending on the day before the next Distribution Date.

The portion of original issue discount treated as accruing for any accrual period will equal the excess, if any, of (i) the sum of (A) the present values of all the distributions remaining to be made on the Regular Certificate, if any, as of the end of the accrual period and (B) the distribution made on such Certificate during the accrual period of amounts included in the stated redemption price at maturity, over (ii) the adjusted issue price of such Certificate at the beginning of the accrual period. The present value of the remaining distributions referred to in the preceding sentence will be calculated based on (i) the yield to maturity of the Regular Certificate, calculated as of the Settlement Date, giving effect to the Prepayment Assumption, (ii) events (including actual prepayments) that have occurred prior to the end of the accrual period, (iii) the Prepayment Assumption, and (iv) in the case of a Regular Certificate calling for a variable rate of interest, an assumption that the value of the index upon which such variable rate is based remains the same as its value on the Settlement Date over the entire life of such Certificate. The adjusted issue price of a Regular Certificate at any time will equal the issue price of such Certificate, increased by the aggregate amount of previously accrued original issue discount with respect to such Certificate, and reduced by the amount of any distributions made on such Certificate as of that time of amounts included in the stated redemption price at maturity. The original issue discount accruing during any accrual period will then be allocated ratably to each day during the period to determine the daily portion of original issue discount.

A subsequent purchaser of a Regular Certificate that purchases such Certificate at a cost less than its remaining stated redemption price at maturity also will be required to include in gross income for each day on which it holds such Certificate, the daily portion of original issue discount with respect to such Certificate (but reduced, if the cost of such Certificate to such purchaser exceeds its adjusted issue price, by an amount equal to the product of (i) such daily portion and (ii) a constant fraction, the numerator of which is such excess and the denominator of which is the sum of the daily portions of original issue discount on such Certificate for all days on or after the day of purchase).

Under the OID Regulations, if all the regular interests of a REMIC Trust are issued to another REMIC Trust, such regular interests will be treated as a single debt instrument because they were issued to a single holder in a single transaction. Consequently, Fannie Mae will calculate the taxable income (or net loss) of each REMIC Trust (and report to Holders of Residual Certificates) by treating all such regular interests as a single debt instrument.

Floating Rate and Inverse Floating Rate Classes

The OID Regulations define and provide special rules applicable to variable rate debt instruments ("VRDIs"). Most Floating Rate and Inverse Floating Rate Classes will be VRDIs under the OID Regulations. To be a VRDI, a Regular Certificate generally must satisfy three requirements. First, the issue price (including accrued interest) must not exceed the total noncontingent principal payments by more than (i) 1.5 percent of the product of the total noncontingent principal payments and the weighted average life, or (ii) 15 percent of the total noncontingent principal payments, whichever is smaller. Second, the Regular Certificate must bear interest at a "qualified floating rate" or an "objective rate," or certain combinations of such rates and possibly a fixed rate. Third, under the terms of the Regular Certificate, the qualified floating rate or objective rate must be based on a current value of the applicable interest index. An interest index (such as LIBOR, COFI, Treasury or the Prime Rate) or an interest index plus or minus a fixed rate generally is a qualified floating rate. A floating or inverse floating rate equal to a positive or negative multiple of an interest index plus or minus a fixed rate is an objective rate and may be a qualified floating rate.

Regular Certificates that do not meet all three requirements may be considered to be contingent debt instruments rather than VRDIs. The OID Regulations do not contain rules for the tax treatment of contingent debt instruments and no other definitive guidance has been issued regarding the treatment of such instruments. Proposed regulations governing contingent debt instruments were published in the Federal Register on April 8, 1986 (the "1986 Proposed Contingent Payment Regulations"). The 1986 Proposed Contingent Payment Regulations, however, are not binding on either taxpayers or the IRS and are subject to change before publication in final form. In the absence of further guidance and unless otherwise stated in the applicable Prospectus Supplement, Fannie Mae will compute accruals of interest and original issue discount on all Floating Rate and Inverse Floating Rate Classes by applying the principles of the OID Regulations applicable to VRDIs.

The OID Regulations contain specific rules for debt instruments bearing interest initially at a fixed rate and subsequently at a variable rate. If the fixed rate is in effect for less than one year and is intended to approximate the value of the variable rate that follows it, then the fixed rate and variable rate together will constitute a single qualified floating rate or objective rate. If the values of the fixed rate and the variable rate are within 25 basis points on the Settlement Date, it is conclusively presumed that the two rates constitute a single qualified floating rate or objective rate.

If a VRDI bears interest at a fixed rate for a year or more, the OID Regulations treat all payments of interest on such VRDI as "qualified stated interest" provided that the fair market value of the VRDI is approximately the same as it would be if the variable rate were in effect during all Interest Accrual Periods. Although this rule would not be literally applicable to certain Regular Certificates that bear interest initially at a fixed rate followed by interest at an objective rate, in the absence of further guidance, Fannie Mae intends to apply the principles of this rule to all Floating Rate and Inverse Floating Rate Classes that bear interest at a fixed rate for an initial period of one year or more or that bear interest at a fixed rate for a period of less than one year but for which there is a difference of more than 25 basis points between the values of the fixed and variable rates on the Settlement Date. Investors are urged to consult their own tax advisors regarding the possible tax treatment of such Classes.

Certificates Purchased at a Premium

A purchaser of a Regular Certificate that purchases such Certificate at a cost greater than its remaining stated redemption price at maturity will be considered to have purchased such Certificate (a "Premium Certificate") at a premium. Such a purchaser need not include in income any remaining original issue discount and may elect, under section 171(c)(2) of the Code, to treat such premium as "amortizable bond premium." If a Regular Owner makes such an election, the amount of any interest payment that must be included in such Regular Owner's income for each period ending on a Distribution Date will be reduced by the portion of the premium allocable to such period based on the Premium Certificate's yield to maturity. The legislative history of the Tax Reform Act of 1986 states that such premium amortization should be made under principles analogous to those governing the accrual of market discount (as discussed below under "*Market Discount*"). If such election is made by the Regular Owner, the election will also apply to all bonds (as well as all REMIC regular interests) the interest on which is not excludible from gross income ("fully taxable bonds") held by the Regular Owner at the beginning of the first taxable year to which the election applies and to all such fully taxable bonds thereafter acquired by it, and is irrevocable without the consent of the IRS. If such an election is not made, (i) such a Regular Owner must include the full amount of each interest payment in income as it accrues, and (ii) the premium must be allocated to the principal distributions on the Premium Certificate and, when each such distribution is received, a loss equal to the premium allocated to such distribution will be recognized. Any tax benefit from the premium not previously recognized will be taken into account in computing gain or loss upon the sale or disposition of the Premium Certificate.

Some Regular Certificates may provide for only nominal distributions of principal in comparison to the distributions of interest thereon. It is possible that the IRS or the Treasury Department may issue guidance excluding such Certificates from the rules generally applicable to debt instruments issued at a premium. In particular, it is possible that such a REMIC interest will be treated as having original issue discount equal to the excess of the total payments to be received thereon over its issue price. In such event, section 1272(a)(6) of the Code would govern the accrual of such original issue discount, but a Regular Owner would recognize substantially the same income in any given period as would be recognized if an election were made under section 171(c)(2) of the Code. Unless and until the Treasury Department or the IRS publishes specific guidance relating to the tax treatment of such Certificates, Fannie Mae intends to furnish tax information to Holders of such Certificates in accordance with the rules described in the preceding paragraph.

Market Discount

A Regular Owner that purchases a Regular Certificate at a market discount, that is, at a purchase price less than the remaining stated redemption price at maturity of such Certificate, or in the case of a Regular Certificate issued with original issue discount, less than the adjusted issue price of such Certificate, will be required to allocate each principal distribution first to accrued market discount on the Regular Certificate, and recognize ordinary income to the extent such distribution does not exceed the aggregate amount of accrued market discount on such Certificate that was not previously included in income. With respect to Regular Certificates that have unaccrued original issue discount, such market discount must be included in income in addition to original issue discount includible under the rules described above under "*Original Issue Discount*." A Regular Owner that incurs or continues indebtedness to acquire a Regular Certificate at a market discount may also be required to defer the deduction of all or a portion of the interest on such indebtedness until the corresponding amount of market discount is included in income. In general terms, market discount on a Regular Certificate may be treated as accruing either (i) under a constant yield method, taking into account the Prepayment Assumption, or (ii) in proportion to remaining accruals of original issue discount, if any, or if none, in proportion to remaining distributions of interest on the Regular Certificate. Fannie Mae will make available, as required by the IRS, to Holders of Regular Certificates information necessary to compute the accrual of market discount.

Notwithstanding the above rules, market discount on a Regular Certificate will be considered to be zero if such discount is less than 0.25 percent of the remaining stated redemption price at maturity of such Certificate multiplied by its weighted average remaining life. Weighted average remaining life presumably would be calculated in a manner similar to weighted average life, taking into account payments (including prepayments) prior to the date of acquisition of the Regular Certificate by the subsequent purchaser. If market discount on a Regular Certificate is treated as zero under this rule, the actual amount of market discount must be allocated to the remaining principal distributions on the Regular Certificate and, when each such distribution is received, gain equal to the discount allocated to such distribution will be recognized.

Special Election

For any Regular Certificate acquired on or after April 4, 1994, the OID Regulations permit a Regular Owner to elect to include in gross income all "interest" that accrues on the Regular Certificate by using a constant yield method. For purposes of the election, the term "interest" includes stated interest, acquisition discount, original issue discount, de minimis original issue discount, market discount, de minimis market discount and unstated interest, as adjusted by any amortizable bond premium or acquisition premium. A Regular Owner should consult its own tax advisor regarding the time and manner of making and the scope of the election and the implementation of the constant yield method.

Taxation of Beneficial Owners of Residual Certificates

Daily Portions

Except as indicated below, a beneficial owner of a Residual Certificate ("Residual Owner") for a given REMIC Trust generally will be required to report its daily portion of the taxable income or net loss of the REMIC Trust for each day during a calendar quarter that the Residual Owner owned such Residual Certificate. For this purpose, the daily portion shall be determined by allocating to each day in the calendar quarter its ratable portion of the taxable income or net loss of the REMIC Trust for such quarter and by allocating the amount so allocated among the Residual Owners (on such day) in accordance with their percentage interests on such day. Any amount included in the gross income or allowed as a loss of any Residual Owner by virtue of this paragraph will be treated as ordinary income or loss.

The requirement that each Residual Owner report its daily portion of the taxable income or net loss of the REMIC Trust will continue until there are no Certificates of any Class outstanding, even though the Residual Owner may have received full payment of the stated interest and principal on its Residual Certificate.

Taxable Income or Net Loss of a REMIC Trust

The taxable income or net loss of a REMIC Trust will be the income from the "qualified mortgages" it holds and any reinvestment earnings less deductions allowed to the REMIC Trust. Such taxable income or net loss for a given calendar quarter will be determined in the same manner as for an individual having the calendar year as the taxable year and using the accrual method of accounting, with certain modifications. The first modification is that a deduction will be allowed for accruals of interest (including any original issue discount, but without regard to the investment interest limitation in section 163(d) of the Code) on the Regular Certificates (but not the Residual Certificates), even though Regular Certificates are for non-tax purposes certificates of beneficial ownership rather than indebtedness of a REMIC Trust. Second, market discount or premium equal to the difference between the total Stated Principal Balances of the qualified mortgages and the basis to the REMIC Trust therein generally will be included in income (in the case of discount) or deductible (in the case of premium) by the REMIC Trust as it accrues under a constant yield method, taking into account the Prepayment Assumption. The basis to a REMIC Trust in qualified mortgages is the

aggregate of the issue prices of all the Regular and Residual Certificates in the REMIC Trust on the Settlement Date. If, however, a substantial amount of a Class of Regular or Residual Certificates has not been sold to the public, then the fair market value of all the Regular or Residual Certificates in that Class as of the date of the Prospectus Supplement should be substituted for the issue price. Third, no item of income, gain, loss or deduction allocable to a prohibited transaction (see "Taxes on a REMIC Trust—*Prohibited Transactions*" below) will be taken into account. Fourth, a REMIC Trust generally may not deduct any item that would not be allowed in calculating the taxable income of a partnership by virtue of section 703(a)(2) of the Code. Finally, the limitation on miscellaneous itemized deductions imposed on individuals by section 67 of the Code will not be applied at the REMIC Trust level to Fannie Mae's servicing and guaranty fees. (See, however, "*Pass-Through of Servicing and Guaranty Fees to Individuals*" below.) In addition, under the Regulations, any expenses that are incurred in connection with the formation of a REMIC Trust and the issuance of the Regular and Residual Certificates are not treated as expenses of the REMIC Trust for which a deduction is allowed. If the deductions allowed to a REMIC Trust exceed its gross income for a calendar quarter, such excess will be a net loss for the REMIC Trust for that calendar quarter. The Regulations also provide that any gain or loss to a REMIC Trust from the disposition of any asset, including a qualified mortgage or "permitted investment" (as defined in section 860G(a)(5) of the Code) will be treated as ordinary gain or loss.

A Residual Owner may be required to recognize taxable income without being entitled to receive a corresponding amount of cash. This could occur, for example, if the qualified mortgages are considered to be purchased by the REMIC Trust at a discount, some or all of the Regular Certificates are issued at a discount, and the discount included as a result of a prepayment on a Mortgage Loan that is used to pay principal on the Regular Certificates exceeds the REMIC Trust's deduction for unaccrued original issue discount relating to such Regular Certificates. Taxable income may also be greater in earlier years because interest expense deductions, expressed as a percentage of the outstanding principal amount of the Regular Certificates, may increase over time as the earlier Classes of Regular Certificates are paid, whereas interest income with respect to any given Mortgage Loan backing an Underlying Security, expressed as a percentage of the outstanding principal amount of that Mortgage Loan, will remain constant over time.

If the settlement date of a REMIC Trust is on or after April 4, 1994, and the qualified mortgages of such REMIC Trust include Regular Certificates from two or more different REMIC Trusts, an election will be made to have such REMIC Trust include in gross income all interest that accrues on such Regular Certificates by using a constant yield method. See "Taxation of Beneficial Owners of Regular Certificates—*Special Election*" above.

Basis Rules and Distributions

A Residual Owner has an initial basis in its Residual Certificate equal to the amount paid for such Residual Certificate. Such basis is increased by amounts included in the income of the Residual Owner and decreased by distributions and by any net loss taken into account with respect to such Residual Certificate. A distribution on a Residual Certificate to a Residual Owner is not included in gross income to the extent it does not exceed such Residual Owner's basis in the Residual Certificate (adjusted as described above) and, to the extent it exceeds the adjusted basis of the Residual Certificate, shall be treated as gain from the sale of the Residual Certificate.

A Residual Owner is not allowed to take into account any net loss for any calendar quarter to the extent such net loss exceeds such Residual Owner's adjusted basis in its Residual Certificate as of the close of such calendar quarter (determined without regard to such net loss). Any loss disallowed by reason of this limitation may be carried forward indefinitely to future calendar quarters and, subject to the same limitation, may be used only to offset income from the Residual Certificate.

Excess Inclusions

Any excess inclusions with respect to a Residual Certificate are subject to certain special tax rules. With respect to a Residual Owner, the excess inclusion for any calendar quarter is defined as the excess (if any) of the daily portions of taxable income over the sum of the "daily accruals" for each day during such quarter that such Residual Certificate was held by such Residual Owner. The daily accruals are determined by allocating to each day during a calendar quarter its ratable portion of the product of the "adjusted issue price" of the Residual Certificate at the beginning of the calendar quarter and 120 percent of the "Federal long-term rate" in effect on the Settlement Date, based on quarterly compounding, and properly adjusted for the length of such quarter. For this purpose, the adjusted issue price of a Residual Certificate as of the beginning of any calendar quarter is equal to the issue price of the Residual Certificate, increased by the amount of daily accruals for all prior quarters and decreased by any distributions made with respect to such Residual Certificate before the beginning of such quarter. The issue price of a Residual Certificate is the initial offering price to the public (excluding bond houses and brokers) at which a substantial amount of the Residual Certificates was sold. The Federal long-term rate is a blend of current yields on Treasury securities having a maturity of more than nine years, computed and published monthly by the IRS. With respect to each Series of Certificates, if the Federal long-term rate based on quarterly compounding that will be in effect on the Settlement Date is available as of the date of the related Prospectus Supplement, 120 percent of such rate will be set forth therein.

For Residual Owners that are thrift institutions described in section 593 of the Code, income from a Residual Certificate generally may be offset by losses from other activities. Under the Regulations, such an organization is treated as having applied its allowable deductions for the year first to offset income that is not an excess inclusion and then to offset that portion of its income that is an excess inclusion. For other Residual Owners, any excess inclusions cannot be offset by losses from other activities. For Residual Owners that are subject to tax only on unrelated business taxable income (as defined in section 511 of the Code), an excess inclusion of such Residual Owner is treated as unrelated business taxable income. With respect to variable contracts (within the meaning of section 817 of the Code), a life insurance company cannot adjust its reserve to the extent of any excess inclusion, except as provided in regulations. The Regulations indicate that if a Residual Owner is a member of an affiliated group filing a consolidated income tax return, the taxable income of the affiliated group cannot be less than the sum of the excess inclusions attributable to all residual interests in REMICs held by members of the affiliated group. For a discussion of the effect of excess inclusions on certain foreign investors that own Residual Certificates, see "Foreign Investors—Residual Certificates" below.

The Regulations provide that an organization to which section 593 of the Code applies and which is the beneficial owner of a Residual Certificate may not use its allowable deductions to offset any excess inclusions with respect to such Certificate if such Certificate does not have "significant value." For this purpose, a Residual Certificate has significant value under the Regulations if (i) its issue price is at least 2% of the aggregate of the issue prices of all the Regular and Residual Certificates in that REMIC Trust and (ii) its "anticipated weighted average life" is at least 20% of the "anticipated weighted average life" of such REMIC Trust.

In determining whether a Residual Certificate has significant value, the anticipated weighted average life of such Certificate is based on the Prepayment Assumption and is determined as described in "Description of the Certificates—Weighted Average Life and Final Distribution Dates" herein, except that all anticipated payments on such Certificate are taken into account, regardless of their designation as principal or interest. The anticipated weighted average life of a REMIC Trust is the weighted average of the anticipated weighted average lives of the Certificates. Such weighted average is determined under the formula described in "Description of the Certificates—Weighted Average Life and Final Distribution Dates" herein, with two distinctions. First, the formula is applied by treating all payments taken into account in computing the anticipated weighted average lives of the Regular and Residual Certificates in the REMIC Trust as principal payments on a single Regular Certificate. Second, for any Residual Certificate or for a Regular Certificate that is an Interest Only Class or for

which the issue price of the Regular Certificate is greater than 125% of its specified principal amount, all anticipated payments on that Residual or Regular Certificate, regardless of their designation as principal or interest, are taken into account in computing the anticipated weighted average life of the Certificate.

The Treasury Department also has the authority to issue regulations that would treat all taxable income of a REMIC Trust as excess inclusions if the Residual Certificate does not have "significant value." Although the Treasury Department did not exercise this authority in the Regulations, future regulations may contain such a rule. If such a rule were adopted, it is unclear whether the test for significant value that is contained in the Regulations and discussed in the two preceding paragraphs would be applicable. If no such rule is applicable, excess inclusions should be calculated as discussed above.

In the case of any Residual Certificates that are held by a real estate investment trust, the aggregate excess inclusions with respect to such Residual Certificates reduced (but not below zero) by the real estate investment trust taxable income (within the meaning of section 857(b)(2) of the Code, excluding any net capital gain) will be allocated among the shareholders of such trust in proportion to the dividends received by such shareholders from such trust, and any amount so allocated will be treated as an excess inclusion with respect to a Residual Certificate as if held directly by such shareholder. Similar rules will apply in the case of regulated investment companies, common trust funds and certain cooperatives that hold a Residual Certificate.

Pass-Through of Servicing and Guaranty Fees to Individuals

A Residual Owner who is an individual will be required to include in income a share of Fannie Mae's servicing and guaranty fees. Such fees would include any servicing and guaranty fees imposed at the MBS level. See "Description of Certificates—Servicing Through Lenders" and "Certain Federal Income Tax Consequences" in the MBS Prospectus. A deduction for such fees will be allowed to such Owner only to the extent that such fees, along with certain of such Owner's other miscellaneous itemized deductions exceed 2 percent of such Owner's adjusted gross income. In addition, a Residual Owner may not be able to deduct any portion of such fees in computing such Residual Owner's alternative minimum tax liability. A Residual Owner's share of such fees will generally be determined by (i) allocating the amount of such expenses for each calendar quarter on a pro rata basis to each day in the calendar quarter, and (ii) allocating the daily amount among the Owners in proportion to their respective holdings on such day.

Special Tax Attributes

Regular and Residual Certificates will be "regular or residual interests in a REMIC" within the meaning of section 7701(a)(19)(C)(xi) of the Code, "qualifying real property loans" within the meaning of section 593(d) of the Code and "real estate assets" within the meaning of section 856(c)(5)(A) of the Code. If at any time during a calendar year less than 95 percent of the assets of a REMIC Trust consist of qualified mortgages, then the portion of the Regular and Residual Certificates that are qualifying assets under those sections during such calendar year may be limited to the portion of the assets of such REMIC Trust that are qualified mortgages. Similarly, income on the Regular and Residual Certificates will be treated as "interest on obligations secured by mortgages on real property" within the meaning of section 856(c)(3)(B) of the Code, subject to the same limitation as set forth in the preceding sentence. For purposes of applying this limitation, a REMIC Trust should be treated as owning the assets represented by the qualified mortgages. The assets of the Series Trust will include, in addition to Underlying Securities representing Mortgage Loans, payments on Underlying Securities held pending distribution on the Regular and Residual Certificates and any reinvestment income thereon. Regular and Residual Certificates held by a financial institution to which section 585, 586 or 593 of the Code applies will be treated as evidences of indebtedness for purposes of section 582(c)(1) of the Code. Regular Certificates will also be "qualified mortgages" within the meaning of section 860G(a)(3) of the Code with respect to other REMICs.

Taxes on a REMIC Trust

Prohibited Transactions

The Code imposes a tax on a REMIC equal to 100 percent of the net income derived from "prohibited transactions." In general, a prohibited transaction means the disposition of a qualified mortgage other than pursuant to certain specified exceptions, the receipt of investment income from a source other than a Mortgage Loan or certain other permitted investments, the receipt of compensation for services, or the disposition of an asset purchased with the payments on the qualified mortgages for temporary investment pending distribution on the regular and residual interests.

Contributions to a REMIC after the Startup Day

The Code imposes a tax on a REMIC equal to 100 percent of the value of any property contributed to the REMIC after the "startup day" (generally the same as the Settlement Date). Exceptions are provided for cash contributions to a REMIC (i) during the three month period beginning on the startup day, (ii) made to a qualified reserve fund by a Holder of a residual interest, (iii) in the nature of a guarantee, (iv) made to facilitate a qualified liquidation or clean-up call, and (v) as otherwise permitted by Treasury regulations.

Net Income from Foreclosure Property

The Code imposes a tax on a REMIC equal to the highest corporate rate on "net income from foreclosure property." The terms "foreclosure property" (which includes property acquired by deed in lieu of foreclosure) and "net income from foreclosure property" are defined by reference to the rules applicable to real estate investment trusts. Generally, foreclosure property would be treated as such for a period of two years, with possible extensions. Net income from foreclosure property generally means gain from the sale of foreclosure property that is inventory property and gross income from foreclosure property other than qualifying rents and other qualifying income for a real estate investment trust.

Application to a REMIC Trust

It is not anticipated that a REMIC Trust will engage in any transactions that will give rise to a tax on the REMIC Trust. In any event, pursuant to its guaranty obligations, Fannie Mae will make distributions on the Regular Certificates and Residual Certificates without offset or deduction for any tax imposed on the REMIC Trust.

Sales of Certificates

In General

Except as provided below, if a Regular or Residual Certificate is sold, the seller will recognize gain or loss equal to the difference between the amount realized in the sale and its adjusted basis in the Certificate. The adjusted basis of a Regular Certificate generally will equal the cost of such Certificate to the seller, increased by any original issue discount or market discount included in the seller's gross income with respect to such Certificate and reduced by distributions on such Certificate previously received by the seller of amounts included in the stated redemption price at maturity and by any premium that has reduced the seller's interest income with respect to such Certificate. The adjusted basis of a Residual Certificate is determined as described above under "Taxation of Beneficial Owners of Residual Certificates—Basis Rules and Distributions." Except as provided in the following paragraph or under section 582(c) of the Code, any such gain or loss will be capital gain or loss, provided such Certificate is held as a "capital asset" (generally, property held for investment) within the meaning of section 1221 of the Code.

Gain from the sale of a Regular Certificate that might otherwise be capital gain will be treated as ordinary income to the extent that such gain does not exceed the excess, if any, of (i) the amount that would have been includible in the income of the Regular Owner had income accrued at a rate equal to 110 percent of the "applicable Federal rate" (generally, an average of current yields on Treasury securities) as of the date of purchase over (ii) the amount actually includible in such Regular Owner's income. In addition, gain recognized on such a sale by a Regular Owner who purchased a Regular Certificate at a market discount would also be taxable as ordinary income in an amount not exceeding the portion of such discount that accrued during the period such Certificate was held by such Regular Owner, reduced by any market discount includible in income under the rules described above under "Taxation of Beneficial Owners of Regular Certificates—Market Discount."

If a Residual Owner sells its Residual Certificate at a loss, the loss will not be recognized if, within six months before or after the sale of the Residual Certificate, such Residual Owner purchases another residual interest in any REMIC or any interest in a taxable mortgage pool (as defined in section 7701(i) of the Code) comparable to a residual interest in a REMIC. Such disallowed loss would be allowed upon the sale of the other residual interest (or comparable interest) if the rule referred to in the preceding sentence does not apply to that sale. While this rule may be modified by Treasury regulations, no such regulations have yet been published.

Residual Certificates Transferred to or Held by Disqualified Organizations

Section 860E(e) of the Code imposes a substantial tax, payable by the transferor (or, if a transfer is through a broker, nominee, or other middleman as the transferee's agent, payable by that agent) upon any transfer of a Residual Certificate to a disqualified organization and upon a pass-through entity (including regulated investment companies, real estate investment trusts, common trust funds, partnerships, trusts, estates, certain cooperatives, and nominees) that owns a Residual Certificate if such pass-through entity has a disqualified organization as a record holder. For purposes of the preceding sentence, a transfer includes any transfer of record or beneficial ownership, whether pursuant to a purchase, a default under a secured lending agreement or otherwise. The term "disqualified organization" is defined above under "Description of the Certificates—Additional Characteristics of Residual Certificates."

A transferor of a Residual Certificate (or an agent of a transferee of a Residual Certificate, as the case may be) will be relieved of such tax liability if (i) the transferee furnishes to the transferor (or the transferee's agent) an affidavit that the transferee is not a disqualified organization, and (ii) the transferor (or the transferee's agent) does not have actual knowledge that the affidavit is false at the time of the transfer. Similarly, no such tax will be imposed on a pass-through entity for a period with respect to an interest therein owned by a disqualified organization if (i) the record holder of such interest furnishes to the pass-through entity an affidavit that it is not a disqualified organization, and (ii) during such period, the pass-through entity has no actual knowledge that the affidavit is false.

Termination

In general, no special tax consequences will apply to a Regular Owner upon the termination of a REMIC Trust by virtue of the final payment or liquidation of the last Mortgage Loan underlying an MBS remaining in the Series Trust. If a Residual Owner's adjusted basis in its Residual Certificate at the time such termination occurs exceeds the amount of cash distributed to such Residual Owner in liquidation of its interest, then, although the matter is not entirely free from doubt, it would appear that the Residual Owner is entitled to a loss equal to the amount of such excess.

Reporting and Other Administrative Matters

For purposes of the administrative provisions of the Code, each REMIC Trust will be treated as a partnership and the Residual Owners will be treated as partners. Fannie Mae will prepare, sign and file federal income tax returns for each REMIC Trust, which returns are subject to audit by the IRS.

Moreover, within a reasonable time after the end of each calendar year, Fannie Mae will furnish to each Holder that received a distribution during such year a statement setting forth the portions of any such distributions that constitute interest distributions, original issue discount, and such other information as is required by Treasury regulations and, with respect to Holders of Residual Certificates in a REMIC Trust, information necessary to compute the daily portions of the taxable income (or net loss) of such REMIC Trust for each day during such year. Fannie Mae will also act as the tax matters partner for each REMIC Trust, either in its capacity as an Owner of a Residual Certificate or in a fiduciary capacity. Each Residual Owner, by the acceptance of its Residual Certificate, agrees that Fannie Mae will act as its fiduciary in the performance of any duties required of it in the event that it is the tax matters partner.

Each Residual Owner is required to treat items on its return consistently with the treatment on the return of the REMIC Trust, unless the Residual Owner either files a statement identifying the inconsistency or establishes that the inconsistency resulted from incorrect information received from the REMIC Trust. The IRS may assert a deficiency resulting from a failure to comply with the consistency requirement without instituting an administrative proceeding at the REMIC Trust level. Unless otherwise specified in the Prospectus Supplement, Fannie Mae does not intend to register any REMIC Trust as a tax shelter pursuant to section 6111 of the Code.

Backup Withholding

Distributions of interest and principal, as well as distributions of proceeds from the sale of Regular and Residual Certificates, may be subject to the "backup withholding tax" under section 3406 of the Code at a rate of 31 percent if recipients of such distributions fail to furnish to the payor certain information, including their taxpayer identification numbers, or otherwise fail to establish an exemption from such tax. Any amounts deducted and withheld from a distribution to a recipient would be allowed as a credit against such recipient's federal income tax. Furthermore, certain penalties may be imposed by the IRS on a recipient of distributions that is required to supply information but that does not do so in the proper manner.

Foreign Investors

Regular Certificates

Distributions made on a Regular Certificate to, or on behalf of, a Regular Owner that is not a U.S. Person (a "Non-U.S. Person") generally will be exempt from U.S. federal income and withholding taxes, provided (a) the Regular Owner is not subject to U.S. tax as a result of a connection to the United States other than ownership of the Certificate, (b) the Regular Owner signs a statement under penalties of perjury that certifies that such Regular Owner is a Non-U.S. Person, and provides the name and address of such Regular Owner, and (c) the last U.S. Person in the chain of payment to the Regular Owner receives such statement from such Regular Owner or a financial institution holding on its behalf and does not have actual knowledge that such statement is false. Regular Owners should be aware that the IRS might take the position that this exemption does not apply to a Regular Owner that also owns 10 percent or more of the Residual Certificates or of the voting stock of Fannie Mae, or to a Regular Owner that is a "controlled foreign corporation" described in section 881(c)(3)(C) of the Code.

Residual Certificates

Amounts distributed to a Residual Owner that is a Non-U.S. Person generally will be treated as interest for purposes of applying the 30 percent (or lower treaty rate) withholding tax on income that is not effectively connected with a U.S. trade or business. Temporary Treasury Regulations clarify that amounts not constituting excess inclusions that are distributed on a Residual Certificate to a Non-U.S. Person generally will be exempt from U.S. federal income and withholding taxes, subject to the same conditions applicable to distributions on Regular Certificates, as described above, but only to

the extent that the obligations directly underlying the REMIC Trust that issued the Residual Certificate (e.g., Mortgage Loans or regular interests in another REMIC) were issued after July 18, 1984. In no case will any portion of REMIC income that constitutes an excess inclusion be entitled to any exemption from the withholding tax or a reduced treaty rate for withholding. See "Taxation of Beneficial Owners of Residual Certificates—*Excess Inclusions*."

LEGAL INVESTMENT CONSIDERATIONS

Institutions whose investment activities are subject to legal investment laws and regulations or to review by certain regulatory authorities may be subject to restrictions on investment in certain Classes of the Certificates of a Series. Any financial institution that is subject to the jurisdiction of the Comptroller of the Currency, the Board of Governors of the Federal Reserve System, the Federal Deposit Insurance Corporation, the Office of Thrift Supervision, the National Credit Union Administration or other federal or state agencies with similar authority should review any applicable rules, guidelines and regulations prior to purchasing the Certificates of a Series. Financial institutions should review and consider the applicability of the Federal Financial Institutions Examination Council Supervisory Policy Statement on Securities Activities (to the extent adopted by their respective federal regulators), which, among other things, sets forth guidelines for investing in certain types of mortgage related securities, including securities such as the Certificates. In addition, financial institutions should consult their regulators concerning the risk-based capital treatment of any Certificate. Investors should consult their own legal advisors in determining whether and to what extent the Certificates of a Series constitute legal investments or are subject to restrictions on investment.

LEGAL OPINION

Any purchaser of Certificates will be furnished upon request an opinion by the General Counsel or Deputy General Counsel of Fannie Mae as to the validity of the Certificates and the Trust Agreement.

ERISA CONSIDERATIONS

The Employee Retirement Income Security Act of 1974, as amended ("ERISA") and the Code impose certain requirements on employee benefit plans and certain other retirement plans and arrangements, as well as on collective investment funds and separate accounts in which such plans or arrangements are invested (all of which are hereinafter referred to as a "Plan") and on persons who are fiduciaries with respect to such Plans. Any Plan fiduciary which proposes to cause a Plan to acquire any Certificates of a Series would be required to determine whether such an investment is permitted under the governing Plan instruments and is prudent and appropriate for the Plan in view of its overall investment policy and the composition and diversification of its portfolio. In addition, ERISA and the Code prohibit certain transactions involving the assets of a Plan and "disqualified persons" (within the meaning of the Code) and "parties in interest" (within the meaning of ERISA) who have certain specified relationships to the Plan. Therefore, a Plan fiduciary considering an investment in Certificates of a Series should also consider whether such an investment might constitute or give rise to a prohibited transaction under ERISA or the Code.

The United States Department of Labor ("Labor") issued a final regulation on November 13, 1986, which provides that in the case where a Plan acquires a "guaranteed governmental mortgage pool certificate" then, for purposes of the fiduciary responsibility provisions of ERISA and the prohibited transaction provisions of the Code, the Plan's assets include the certificate and all of its rights with respect to such certificate under applicable law, but do not, solely by reason of the Plan's holding of such certificate, include any of the mortgages underlying such certificate. Under the Regulation, the term "guaranteed governmental mortgage pool certificate" is specifically defined to include a certificate "backed by, or evidencing an interest in specified mortgages or participation

interests therein” and with respect to which interest and principal payable pursuant to the certificate are guaranteed by Fannie Mae. The effect of the Regulation is to make clear that the sponsor (that is, the entity that organizes and services the trust, in this case Fannie Mae), the trustee, and other persons, in providing services with respect to the assets in the trust, would not be subject to the fiduciary responsibility provisions of Title I of ERISA, nor be subject to the prohibited transaction provisions of section 4975 of the Code, merely by reason of the Plan’s investment in a certificate. At the time the Regulation was originally issued, certificates similar to the Certificates were not in existence. However, Fannie Mae has been advised by its counsel, Brown & Wood, that the Certificates qualify as “guaranteed governmental mortgage pool certificates,” and thus the acquisition and holding of the Certificates by Plans should not be prohibited either by ERISA or related provisions of the Code.

GLOSSARY

Accretion Directed Class: As defined herein under "Description of the Certificates—Class Definitions and Abbreviations" on page 9.

Accrual Class: As defined herein under "Description of the Certificates—Class Definitions and Abbreviations" on page 12.

Adjusted WAM: The WAM of the Mortgage Loans in each Pool underlying a Series of Certificates at the issue date of the related MBS, less the number of months elapsed from such issue date through the Issue Date for such Series of Certificates.

Ascending Rate Class: As defined herein under "Description of the Certificates—Class Definitions and Abbreviations" on page 11.

Available Funds Class: As defined herein under "Description of the Certificates—Class Definitions and Abbreviations" on pages 9 and 11.

CAGE: The weighted average calculated loan age of the Mortgage Loans in each Pool underlying a Series of Certificates. The CAGE of such Mortgage Loans will be determined by subtracting the original WAM for such Pool from the original term to maturity (in months) of such Mortgage Loans, and adding thereto the number of months elapsed since the issue date of the related MBS.

Fixed Rate Class: As defined herein under "Description of the Certificates—Class Definitions and Abbreviations" on page 11.

Floating Rate Class: As defined herein under "Description of the Certificates—Class Definitions and Abbreviations" on page 11.

Index Allocation Class: As defined herein under "Description of the Certificates—Class Definitions and Abbreviations" on page 11.

Index Determination Date: Unless otherwise specified in the related Prospectus Supplement, the second business day preceding the first day of each Interest Accrual Period (other than the initial Interest Accrual Period) for the related Class or Classes of Certificates. Unless otherwise specified in the related Prospectus Supplement, "business day" means any day other than a Saturday or Sunday and other than any day on which either of the Federal Reserve Bank of New York or Boston authorizes banking institutions in the Second or First Federal Reserve District, respectively, to be closed; provided that for purposes of calculating LIBOR, "business day" means a day on which banks are open for dealing in foreign currency and exchange in London, Boston and New York City.

Index Differential Class: As defined herein under "Description of the Certificates—Class Definitions and Abbreviations" on page 11.

Interest Only Class: As defined herein under "Description of the Certificates—Class Definitions and Abbreviations" on page 12.

Inverse Floating Rate Class: As defined herein under "Description of the Certificates—Class Definitions and Abbreviations" on page 11.

Liquid Asset Class: As defined herein under "Description of the Certificates—Class Definitions and Abbreviations" on page 12.

Non-Sticky Jump Class: As defined herein under "Description of the Certificates—Class Definitions and Abbreviations" on page 10.

Notional Class: As defined herein under "Description of the Certificates—Class Definitions and Abbreviations" on page 10.

PAC Class: As defined herein under “Description of the Certificates—Class Definitions and Abbreviations” on page 10.

Partial Accrual Class: As defined herein under “Description of the Certificates—Class Definitions and Abbreviations” on page 12.

Pass-Through Class: As defined herein under “Description of the Certificates—Class Definitions and Abbreviations” on page 10.

Principal Only Class: As defined herein under “Description of the Certificates—Class Definitions and Abbreviations” on page 12.

Retail Class: As defined herein under “Description of the Certificates—Class Definitions and Abbreviations” on page 12.

Scheduled Class: As defined herein under “Description of the Certificates—Class Definitions and Abbreviations” on page 10.

Sequential Pay Class: As defined herein under “Description of the Certificates—Class Definitions and Abbreviations” on page 10.

Sticky Jump Class: As defined herein under “Description of the Certificates—Class Definitions and Abbreviations” on page 10.

Strip Class: As defined herein under “Description of the Certificates—Class Definitions and Abbreviations” on page 10.

Support Class: As defined herein under “Description of the Certificates—Class Definitions and Abbreviations” on page 11.

TAC Class: As defined herein under “Description of the Certificates—Class Definitions and Abbreviations” on page 11.

WAC: The weighted average coupon of the Mortgage Loans in each Pool underlying a Series of Certificates.

WALA: The weighted average loan age (in months) of the Mortgage Loans in each pool underlying a GNMA Certificate.

WAM: The weighted average remaining term to maturity (in months) of the Mortgage Loans in each Pool underlying a Series of Certificates.

WARM: The weighted average remaining maturity (in months) of the Mortgage Loans in each pool underlying a GNMA Certificate.

Weighted Average Coupon Class: As defined herein under “Description of the Certificates—Class Definitions and Abbreviations” on page 12.

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 and the additional Disclosure Documents 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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Federal National Mortgage Association



**Guaranteed REMIC
Pass-Through Certificates**

Fannie Mae REMIC Trust 1996-10

PROSPECTUS SUPPLEMENT

MORGAN STANLEY & CO.
Incorporated

March 1, 1996