

**\$489,000,000**



**FannieMae®**

**Guaranteed REMIC Pass-Through Certificates  
Fannie Mae REMIC Trust 2002-54**

**The Certificates**

We, the Federal National Mortgage Association (“Fannie Mae”), will issue the classes of certificates listed in the chart on this page.

**Payments to Certificateholders**

We will make monthly payments on the certificates. You, the investor, will receive

- interest accrued on the balance of your certificate (except in the case of the accrual class), and
- principal to the extent available for payment on your class.

We may pay principal at rates that vary from time to time. We may not pay principal to certain classes for long periods of time.

**The Fannie Mae Guaranty**

We will guarantee that required payments of principal and interest on the certificates are distributed to investors on time.

**The Trust and its Assets**

The trust will own Fannie Mae MBS.

The mortgage loans underlying the Fannie Mae MBS are first lien, single-family, fixed-rate loans.

<i>Class</i>	<i>Group</i>	<i>Original Class Balance</i>	<i>Principal Type</i>	<i>Interest Rate</i>	<i>Interest Type</i>	<i>CUSIP Number</i>	<i>Final Distribution Date</i>
FD . . . . .	1	\$73,294,117	PT	(1)	FLT	31392D5Q1	September 2032
PO(2) . . . .	1	15,705,883	PT	(3)	PO	31392D5R9	September 2032
SI(2) . . . .	1	73,294,117(4)	NTL	(1)	INV/IO	31392D5S7	September 2032
FA . . . . .	2	19,236,000	SUP	(1)	FLT	31392D5T5	September 2022
IA(2) . . . .	2	15,773,750(4)	NTL	6.00%	FIX/IO	31392D5U2	October 2011
IB(2) . . . .	2	9,013,541(4)	NTL	6.00	FIX/IO	31392D5V0	November 2014
IC(2) . . . .	2	13,744,375(4)	NTL	6.00	FIX/IO	31392D5W8	June 2018
ID(2) . . . .	2	2,532,666(4)	NTL	6.00	FIX/IO	31392D5X6	October 2019
IE(2) . . . .	2	1,546,925(4)	NTL	6.00	FIX/IO	31392D5Y4	February 2022
MD(2) . . . .	2	30,392,000	PAC	5.50	FIX	31392D5Z1	October 2019
PE . . . . .	2	61,877,000	PAC	5.85	FIX	31392D6A5	February 2022
PG . . . . .	2	20,036,000	PAC	6.00	FIX	31392D6B3	September 2022
PH(2) . . . .	2	75,714,000	PAC	4.75	FIX	31392D6C1	October 2011
PK(2) . . . .	2	43,265,000	PAC	4.75	FIX	31392D6D9	November 2014
PN(2) . . . .	2	65,973,000	PAC	4.75	FIX	31392D6E7	June 2018
Q(2) . . . . .	2	70,680,000	SCH/AD	6.00	FIX	31392D6F4	September 2022
QZ(2) . . . .	2	4,812,000	SCH	6.00	FIX/Z	31392D6G2	September 2022
SA . . . . .	2	8,015,000	SUP	(1)	INV	31392D6H0	September 2022
R . . . . .		0	NPR	0	NPR	31392D6J6	September 2032
RL . . . . .		0	NPR	0	NPR	31392D6K3	September 2032

(1) Based on LIBOR.

(2) Exchangeable classes.

(3) Principal only class.

(4) Notional balances. These classes are interest only classes.

If you own certificates of certain classes, you can exchange them for the corresponding RCR certificates to be issued at the time of the exchange. The SD, SE, SF, IJ, IK, IO, PA, PB, PC, PD, PJ, PL, PM, PQ, PR, PT, PU and QA Classes are the RCR classes, as further described in this prospectus supplement.

The dealer will offer the certificates from time to time in negotiated transactions at varying prices. We expect the settlement date to be August 30, 2002.

**Carefully consider the risk factors starting on page S-7 of this prospectus supplement and on page 10 of the REMIC prospectus. Unless you understand and are able to tolerate these risks, you should not invest in the certificates.**

**You should read the REMIC prospectus as well as this prospectus supplement.**

The certificates, together with interest thereon, are not guaranteed by the United States and do not constitute a debt or obligation of the United States or any agency or instrumentality thereof other than Fannie Mae.

The certificates are exempt from registration under the Securities Act of 1933 and are “exempted securities” under the Securities Exchange Act of 1934.

**GREENWICH CAPITAL**

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## AVAILABLE INFORMATION

You should purchase the certificates only if you have read and understood this prospectus supplement and the following documents (the “Disclosure Documents”):

- our Prospectus for Fannie Mae Guaranteed REMIC Pass-Through Certificates dated May 1, 2002 (the “REMIC Prospectus”);
- our Prospectus for Fannie Mae Guaranteed Mortgage Pass-Through Certificates (Single-Family Residential Mortgage Loans) dated May 1, 2002 (the “MBS Prospectus”); and
- our Information Statement dated April 1, 2002 and its supplements (the “Information Statement”).

You can obtain copies of the Disclosure Documents by writing or calling us at:

Fannie Mae  
MBS Helpline  
3900 Wisconsin Avenue, N.W., Area 2H-3S  
Washington, D.C. 20016  
(telephone 1-800-237-8627 or 202-752-6547).

In addition, the Disclosure Documents, together with the class factors, are available on our corporate web site located at [www.fanniemae.com](http://www.fanniemae.com) and our business to business web site at [www.efanniemae.com](http://www.efanniemae.com).

You also can obtain copies of the Disclosure Documents by writing or calling the dealer at:

Greenwich Capital Markets, Inc.  
Prospectus Department  
600 Steamboat Road  
Greenwich, Connecticut 06830  
(telephone 203-618-2318).

## REFERENCE SHEET

**This reference sheet is not a summary of the transaction and does not contain complete information about the certificates. You should purchase the certificates only after reading this prospectus supplement and each of the additional disclosure documents listed on page S-3.**

### Assets Underlying Each Group of Classes

<u>Group</u>	<u>Assets</u>
1	Group 1 MBS
2	Group 2 MBS

### Assumed Characteristics of the Mortgage Loans Underlying the MBS (as of August 1, 2002)

	<u>Approximate Principal Balance</u>	<u>Original Term to Maturity (in months)</u>	<u>Approximate Weighted Average Remaining Term to Maturity (in months)</u>	<u>Approximate Weighted Average Loan Age (in months)</u>	<u>Approximate Weighted Average Coupon</u>
Group 1 MBS	\$ 89,000,000	360	331	22	7.742%
Group 2 MBS	\$400,000,000	240	237	2	6.500%

The actual remaining terms to maturity, weighted average loan ages, interest rates of most of the mortgage loans will differ from the weighted averages shown above, perhaps significantly.

### Class Factors

The class factors are numbers that, when multiplied by the initial principal balance of a certificate, can be used to calculate the current principal balance of that certificate (after taking into account principal payments in the same month). We publish the class factors on or shortly after the 11th day of each month.

### Settlement Date

We expect to issue the certificates on August 30, 2002.

### Distribution Dates

We will make payments on the certificates on the 25th day of each calendar month, or on the next business day if the 25th day is not a business day.

### Book-Entry and Physical Certificates

We will issue the book-entry certificates through the U.S. Federal Reserve Banks, which will electronically track ownership of the certificates and payments on them. We will issue physical certificates in registered, certificated form.

We will issue the classes of certificates in the following forms:

<u>Fed Book-Entry</u>	<u>Physical</u>
All Classes of certificates other than the R and RL Classes	R and RL Classes

### Exchanging Certificates Through Combination and Recombination

If you own certain certificates, you will be able to exchange them for a proportionate interest in the related RCR certificates as shown on Schedule 1. We will issue the RCR certificates upon such

exchange. You can exchange your certificates by notifying us and paying an exchange fee. We use the principal and interest of the certificates exchanged to pay principal and interest on the related RCR certificates. Schedule 1 lists the available combinations of the certificates eligible for exchange and the related RCR certificates.

## Interest Rates

During each interest accrual period, the fixed rate classes will bear interest at the applicable annual interest rates listed on the cover of this prospectus supplement or on Schedule 1.

During the initial interest accrual period, the floating rate and inverse floating rate classes will bear interest at the initial interest rates listed below. During subsequent interest accrual periods, the floating rate and inverse floating rate classes will bear interest based on the formulas indicated below, but always subject to the specified maximum and minimum interest rates:

<u>Class</u>	<u>Initial Interest Rate</u>	<u>Maximum Interest Rate</u>	<u>Minimum Interest Rate</u>	<u>Formula for Calculation of Interest Rate (1)</u>
FD .....	2.23900%	8.500%	0.4%	LIBOR + 40 basis points
SI .....	6.26100%	8.100%	0.0%	8.10% – LIBOR
FA .....	2.78000%	8.500%	1.0%	LIBOR + 100 basis points
SA .....	13.72800%	18.000%	0.0%	18.00% – (2.4 × LIBOR)
SD .....	7.82625%	10.125%	0.0%	10.125% – (1.25 × LIBOR)
SE .....	14.08725%	18.225%	0.0%	18.225% – (2.25 × LIBOR)
SF .....	20.34825%	26.325%	0.0%	26.325% – (3.25 × LIBOR)

(1) We will establish LIBOR on the basis of the “BBA Method.”

We will apply interest payments from exchanged REMIC certificates to the corresponding RCR certificates, on a pro rata basis, following any exchange.

## Notional Classes

A notional class will not receive any principal. Its notional principal balance is the balance used to calculate accrued interest. The notional principal balances will equal the percentages of the outstanding balances specified below immediately before the related distribution date:

<u>Class</u>	
SI .....	100% of the FD Class
IA .....	20.8333333333% of the PH Class
IB .....	20.8333317924% of the PK Class
IC .....	20.8333333333% of the PN Class
ID .....	8.3333311398% of the MD Class
IE .....	2.5% of the PE Class
IJ .....	100% of the ID Class
	100% of the IE Class
IK .....	100% of the IA Class
	100% of the IB Class
	100% of the IC Class
	100% of the ID Class
	100% of the IE Class
IO .....	100% of the IA Class
	100% of the IB Class
	100% of the IC Class

## Distributions of Principal

### *Group 1 Principal Distribution Amount*

To the FD and PO Classes, pro rata, to zero.

### *Group 2 Principal Distribution Amount*

#### *QZ Accrual Amount*

To the Q and QZ Classes, in that order, to their Scheduled Balances, and thereafter to the QZ Class.

### *Group 2 Cash Flow Distribution Amount*

1. To the Aggregate Group to its Planned Balance.
2. To the Q and QZ Classes, in that order, to their Scheduled Balances.
3. To the FA and SA Classes, pro rata, to zero.
4. To the QZ and Q Classes, in that order, to zero.
5. To the Aggregate Group to zero.

For a description of the Aggregate Group, see “Description of the Certificates—Distributions of Principal” in this prospectus supplement.

We will apply principal payments from exchanged REMIC certificates to the corresponding RCR certificates, on a pro rata basis, following any exchange.

## Weighted Average Lives (years) \*

		PSA Prepayment Assumption					
<u>Group 1 Classes</u>		<u>0%</u>	<u>300%</u>	<u>611%</u>	<u>800%</u>	<u>1000%</u>	
FD, PO, SI, SD, SE and SF .....		21.3	4.7	2.2	1.6	1.2	
		PSA Prepayment Assumption					
<u>Group 2 Classes</u>		<u>0%</u>	<u>100%</u>	<u>200%</u>	<u>220%</u>	<u>250%</u>	<u>500%</u>
FA and SA.....		19.7	18.4	13.4	8.8	2.5	0.8
IA, PH, PA and PJ .....		4.3	2.0	2.0	2.0	2.0	1.9
IB, PK, PB, PL and PM .....		8.9	4.0	4.0	4.0	4.0	2.9
IC, PN, PC, PQ, PR and PT .....		11.8	6.0	6.0	6.0	6.0	3.7
ID, MD and PD .....		14.0	8.0	8.0	8.0	8.0	4.7
IE and PE .....		15.7	11.0	11.0	11.0	11.0	6.5
PG .....		17.4	16.4	16.4	16.4	16.4	10.8
Q .....		16.3	11.1	2.5	2.5	2.5	1.5
QZ .....		19.1	16.4	6.0	6.0	6.0	1.3
IJ .....		14.6	9.1	9.1	9.1	9.1	5.4
IK .....		8.7	4.4	4.4	4.4	4.4	3.0
IO .....		8.0	3.9	3.9	3.9	3.9	2.8
PU .....		6.0	2.7	2.7	2.7	2.7	2.2
QA .....		17.5	12.2	2.8	2.8	2.8	1.5

\* Determined as specified under “Description of the Certificates—Weighted Average Lives of the Certificates” in this prospectus supplement.

## ADDITIONAL RISK FACTORS

*The rate of principal payments on the certificates will be affected by the rate of principal payments on the underlying mortgage loans.* The rate at which you receive principal payments on the certificates will be sensitive to the rate of principal payments on the mortgage loans underlying the related MBS, including prepayments. Because borrowers generally may prepay their mortgage loans at any time without penalty, the rate of principal payments on the mortgage loans is likely to vary over time. It is highly unlikely that the mortgage loans will prepay

- at any of the prepayment rates we assumed in this prospectus supplement, or
- at any constant prepayment rate until maturity.

*Yields may be lower than expected due to unexpected rate of principal payments.* The actual yield on your certificates probably will be lower than you expect:

- if you buy your certificates at a premium and principal payments are faster than you expect, or
- if you buy your certificates at a discount and principal payments are slower than you expect.

Furthermore, in the case of interest only certificates and certificates purchased at a premium, you could lose money on your investment if prepayments occur at a rapid rate.

**You must make your own decisions about the various applicable assumptions, including prepayment assumptions, when deciding whether to purchase the certificates.**

*Weighted average lives and yields on the certificates are affected by actual characteristics of the underlying mortgage loans.* We have assumed that the mortgage loans underlying the MBS have certain characteristics. However, the actual mortgage loans probably will have different characteristics from those we assumed. As a result, your yields could be lower than you expect, even if the mortgage loans prepay at the indicated constant prepayment rates. In addition, slight differences between the assumed

mortgage loan characteristics and the actual mortgage loans could affect the weighted average lives of the classes of certificates.

*Level of floating rate index affects yields on certain certificates.* The yield on any floating rate or inverse floating rate certificate will be affected by the level of its interest rate index. If the level of the index differs from the level you expect, then your actual yield may be lower than you expect.

*Delay classes have lower yields and market values.* Since certain classes do not receive interest immediately following each interest accrual period, these classes have lower yields and lower market values than they would if there were no such delay.

*Reinvestment of certificate payments may not achieve same yields as certificates.* The rate of principal payments of the certificates is uncertain. You may be unable to reinvest the payments on the certificates at the same yields provided by the certificates.

*Unpredictable timing of last payment affects yields on certificates.* The actual final payment of your class is likely to occur earlier, and could occur much earlier, than the final distribution date listed on the cover page of this prospectus supplement. If you assume that the actual final payment will occur on the final distribution date specified, your yield could be lower than you expect.

*Some investors may be unable to buy certain classes.* Investors whose investment activities are subject to legal investment laws and regulations, or to review by regulatory authorities, may be unable to buy certain certificates. You should obtain legal advice to determine whether you may purchase the certificates.

*Uncertain market for the certificates could make them difficult to sell and cause their values to fluctuate.* We cannot be sure that a market for resale of the certificates will develop. Further, if a market develops, it may not continue or be sufficiently liquid to allow you to sell your certificates. Even if you are able to sell your certificates, the sale price may not be comparable to similar investments that have a developed market. Moreover, you may not be able to sell small



or large amounts of certificates at prices comparable to those available to other investors. You should purchase certificates only if you under-

stand and can tolerate the risk that the value of your certificates will vary over time and that your certificates may not be easily sold.

## DESCRIPTION OF THE CERTIFICATES

The material under this heading summarizes certain features of the Certificates. You will find additional information about the Certificates in the other sections of this prospectus supplement, as well as in the additional Disclosure Documents and the Trust Agreement. If we use a capitalized term in this prospectus supplement without defining it, you will find the definition of that term in the applicable Disclosure Document or in the Trust Agreement.

### General

*Structure.* We will create the Fannie Mae REMIC Trust specified on the cover of this prospectus supplement (the “Trust”) and a separate trust (the “Lower Tier REMIC”) pursuant to a trust agreement dated as of August 1, 2002 (the “Issue Date”). We will issue the Guaranteed REMIC Pass-Through Certificates (the “REMIC Certificates”) pursuant to that trust agreement. We will issue the Combinable and Recombinable REMIC Certificates (the “RCR Certificates” and, together with the REMIC Certificates, the “Certificates”) pursuant to a separate trust agreement dated as of the Issue Date (together with the trust agreement relating to the REMIC Certificates, the “Trust Agreement”). We will execute the Trust Agreement in our corporate capacity and as trustee (the “Trustee”). In general, the term “Classes” includes the Classes of REMIC Certificates and RCR Certificates.

The Trust and the Lower Tier REMIC each will constitute a “real estate mortgage investment conduit” (“REMIC”) under the Internal Revenue Code of 1986, as amended (the “Code”).

- The REMIC Certificates (except the R and RL Classes) will be “regular interests” in the Trust.
- The R Class will be the “residual interest” in the Trust.
- The interests in the Lower Tier REMIC other than the RL Class (the “Lower Tier Regular Interests”) will be the “regular interests” in the Lower Tier REMIC.
- The RL Class will be the “residual interest” in the Lower Tier REMIC.

The assets of the Trust will consist of the Lower Tier Regular Interests.

The assets of the Lower Tier REMIC will consist of two groups of Fannie Mae Guaranteed Mortgage Pass-Through Certificates (the “Group 1 MBS” and “Group 2 MBS” and, together, the “MBS”).

Each MBS represents a beneficial ownership interest in a pool of first lien, one- to four-family (“single-family”), fixed-rate residential mortgage loans (the “Mortgage Loans”) having the characteristics described in this prospectus supplement.

*Fannie Mae Guaranty.* We guarantee that we will distribute to Certificateholders:

- required installments of principal and interest on the Certificates on time, and
- the principal balance of each Class of Certificates no later than its Final Distribution Date, whether or not we have received sufficient payments on the MBS.

In addition, we guarantee that we will distribute to each holder of an MBS:

- scheduled installments of principal and interest on the underlying Mortgage Loans on time, whether or not the related borrowers pay us, and



- the full principal balance of any foreclosed Mortgage Loan, whether or not we recover it.

Our guarantees are not backed by the full faith and credit of the United States. See “Description of Certificates—The Fannie Mae Guaranty” in the REMIC Prospectus and “Description of the Certificates—Fannie Mae Guaranty” in the MBS Prospectus.

*Characteristics of Certificates.* We will issue the Certificates (except the R and RL Classes) in book-entry form on the book-entry system of the U.S. Federal Reserve Banks. Entities whose names appear on the book-entry records of a Federal Reserve Bank as having had Certificates deposited in their accounts are “Holders” or “Certificateholders.” 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 Certificates—Denominations and Form” in the REMIC Prospectus.

We will issue the R and RL Certificates in fully registered, certificated form. The “Holder” or “Certificateholder” of the R or RL Certificate is its registered owner. The R or RL Certificate can be transferred at the corporate trust office of the Transfer Agent, or at the office of the Transfer Agent in New York, New York. State Street Bank and Trust Company in Boston, Massachusetts (“State Street”) will be the initial Transfer Agent. We may impose a service charge for any registration of transfer of the R or RL Certificate and may require payment to cover any tax or other governmental charge. See also “—Characteristics of the R and RL Classes” below.

The Holder of the R Class will receive the proceeds of any remaining assets of the Trust, and the Holder of the RL Class will receive the proceeds of any remaining assets of the Lower Tier REMIC, in each case only by presenting and surrendering the related Certificate at the office of the Paying Agent. State Street will be the initial Paying Agent.

*Authorized Denominations.* We will issue the Certificates, other than the R and RL Classes, in minimum denominations of \$1,000 and whole dollar increments. We will issue the R and RL Classes as single Certificates with no principal balances.

*Distribution Dates.* We will make monthly payments on the Certificates on the 25th day of each month (or, if the 25th is not a business day, on the first business day after the 25th). We refer to each of these dates as a “Distribution Date.” We will make the first payments to Certificateholders the month after we issue the Certificates.

*Record Date.* On each Distribution Date, we will make each monthly payment on the Certificates to Holders of record on the last day of the preceding month.

*Class Factors.* On or shortly after the eleventh calendar day of each month, we will publish a factor (carried to eight decimal places) for each Class of Certificates. When the factor is multiplied by the original principal balance (or notional principal balance) of a Certificate of any Class, the product will equal the current principal balance (or notional principal balance) of that Certificate after taking into account payments on the Distribution Date in the same month (as well as any addition to principal in the case of the Accrual Class).

*No Optional Termination.* We have no option to effect an early termination of the Lower Tier REMIC or the Trust. Further, we will not repurchase the Mortgage Loans underlying any MBS in a “clean-up call.” See “Description of the Certificates—Termination” in the MBS Prospectus.

## **Combination and Recombination**

*General.* You are permitted to exchange all or a portion of the PO, SI, IA, IB, IC, ID, IE, MD, PH, PK, PN, Q and QZ Classes of REMIC Certificates for a proportionate interest in the related RCR Certificates in the combinations shown on Schedule 1. You also may exchange all or a portion of the RCR Certificates for the related REMIC Certificates in the same manner. This process may occur repeatedly.

Holders of RCR Certificates will be the beneficial owners of a proportionate interest in the related REMIC Certificates and will receive a proportionate share of the distributions on the related REMIC Certificates.

The Classes of REMIC Certificates and RCR Certificates that are outstanding at any given time, and the outstanding principal balances (or notional principal balances) of these Classes, will depend upon any related distributions of principal, as well as any exchanges that occur. REMIC Certificates and RCR Certificates in any combination may be exchanged only in the proportions shown on Schedule 1.

*Procedures.* If a Certificateholder wishes to exchange Certificates, the Certificateholder must notify our Structured Transactions Department through one of our “REMIC Dealer Group” dealers in writing or by telefax no later than two business days before the proposed exchange date. The exchange date can be any business day other than the first or last business day of the month subject to our approval. The notice must include the outstanding principal balance of both the Certificates to be exchanged and the Certificates to be received, and the proposed exchange date. After receiving the Holder’s notice, we will telephone the dealer with delivery and wire payment instructions. Notice becomes irrevocable on the second business day before the proposed exchange date.

In connection with each exchange, the Holder must pay us a fee equal to 1/32 of 1% of the outstanding principal balance (exclusive of any notional principal balance) of the Certificates to be exchanged. In no event, however, will our fee be less than \$2,000.

We will make the first distribution on a REMIC Certificate or an RCR Certificate received in an exchange transaction on the Distribution Date in the following month. We will make that distribution to the Holder of record as of the close of business on the last day of the month of the exchange.

*Additional Considerations.* The characteristics of RCR Certificates will reflect the characteristics of the REMIC Certificates used to form those RCR Certificates. You should also consider a number of factors that will limit a Certificateholder’s ability to exchange REMIC Certificates for RCR Certificates or vice versa:

- At the time of the proposed exchange, a Certificateholder must own Certificates of the related Class or Classes in the proportions necessary to make the desired exchange.
- A Certificateholder that does not own the Certificates may be unable to obtain the necessary REMIC Certificates or RCR Certificates.
- The Certificateholder of needed Certificates may refuse to sell them at a reasonable price (or any price) or may be unable to sell them.
- Certain Certificates may have been purchased and placed into other financial structures and thus be unavailable.
- Principal distributions will decrease the amounts available for exchange over time.
- Only the combinations listed on Schedule 1 are permitted.

## **The MBS**

The following table contains certain information about the MBS. The MBS included in each specified Group will have the aggregate unpaid principal balance and Pass-Through Rate shown below and the general characteristics described in the MBS Prospectus. The MBS provides that principal and interest on the related Mortgage Loans are passed through monthly. The Mortgage Loans underlying the MBS are conventional Level Payment Mortgage Loans secured by first mortgages or deeds of trust on single-family residential properties. These Mortgage Loans have original maturities of up to 30 years, in the case of the Group 1 MBS, and up to 20 years, in the case of the Group 2 MBS. See “Mortgage Loan Pools” and “Yield Considerations, Maturity and Prepayment Assumptions” in

the MBS Prospectus. We expect the characteristics of the MBS and the related Mortgage Loans as of the Issue Date to be as follows:

**Group 1 MBS**

Aggregate Unpaid Principal Balance .....	\$89,000,000
MBS Pass-Through Rate .....	7.00%
Range of WACs (annual percentages) .....	7.25% to 9.50%
Range of WAMs .....	241 months to 360 months
Approximate Weighted Average WAM .....	331 months
Approximate Weighted Average WALA (Weighted Average Loan Age) .....	22 months

**Group 2 MBS**

Aggregate Unpaid Principal Balance .....	\$400,000,000
MBS Pass-Through Rate .....	6.00%
Range of WACs (annual percentages) .....	6.25% to 8.50%
Range of WAMs .....	181 months to 240 months
Approximate Weighted Average WAM .....	237 months
Approximate Weighted Average WALA .....	2 months

**Final Data Statement**

After issuing the Certificates, we will prepare a Final Data Statement containing certain information, including 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 of the MBS as of the Issue Date. The Final Data Statement also will include the weighted averages of all the current or original WACs and the weighted averages of all the current or Adjusted WAMs, based on the current unpaid principal balances of the Mortgage Loans underlying each of the MBS as of the Issue Date. You may obtain the Final Data Statement by telephoning us at 1-800-237-8627 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 us at 1-800-752-6440 or 202-752-6000.

**Distributions of Interest**

*Categories of Classes*

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

<u>Interest Type*</u>	<u>Classes</u>
<b>Group 1 Classes</b>	
Floating Rate	FD
Inverse Floating Rate	SI
Interest Only	SI
Principal Only	PO
RCR**	SD, SE and SF

<u>Interest Type*</u>	<u>Classes</u>
<b>Group 2 Classes</b>	
Fixed Rate	IA, IB, IC, ID, IE, MD, PE, PG, PH, PK, PN, Q and QZ
Floating Rate	FA
Inverse Floating Rates	SA
Accrual	QZ
Interest Only	IA, IB, IC, ID and IE
RCR**	IJ, IK, IO, PA, PB, PC, PD, PJ, PL, PM, PQ, PR, PT, PU and QA
<b>No Payment Residual</b>	R and RL

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

\*\* See “—Combination and Recombination” above and Schedule 1 for a further description of the RCR Classes.

*General.* We will pay interest on the Certificates at the applicable annual interest rates specified on the cover or described in this prospectus supplement. We calculate interest based on an assumed 360-day year consisting of twelve 30-day months. We pay interest monthly (except in the case of the Accrual Class) on each Distribution Date, beginning in the month after the Settlement Date specified in the Reference Sheet.

Interest to be paid on each Certificate (or added to principal, in the case of the Accrual Class) on a Distribution Date will consist of one month’s interest on the outstanding balance of that Certificate immediately prior to that Distribution Date. For a description of the Accrual Class, see “—*Accrual Class*” below.

We will apply interest payments from exchanged REMIC Certificates to the corresponding RCR Certificates, on a pro rata basis, following any exchange.

*Interest Accrual Periods.* Interest to be paid on each Distribution Date will accrue on the Certificates during the applicable one-month periods set forth below (each, an “Interest Accrual Period”).

<u>Classes</u>	<u>Interest Accrual Periods</u>
All Fixed Rate Classes (collectively, the “Delay Classes”)	Calendar month preceding the month in which the Distribution Date occurs
All Floating Rate and Inverse Floating Rate Classes (collectively, the “No-Delay Classes”)	One-month period beginning on the 25th day of the month preceding the month in which the Distribution Date occurs

See “Additional Risk Factors—*Delay classes have lower yields and market values*” in this prospectus supplement.

The Dealer will treat the PO Class as a No-Delay Class for the sole purpose of facilitating trading.

*Accrual Class.* The QZ Class is an Accrual Class. Interest will accrue on the Accrual Class at the applicable annual rate specified on the cover of this prospectus supplement. However, we will not pay any interest on the Accrual Class. Instead, interest accrued on the Accrual Class will be added as principal to its principal balance on each Distribution Date. We will pay principal on the Accrual Class as described under “—Distributions of Principal” below.

*Notional Classes.* The Notional Classes will not have principal balances. During each Interest Accrual Period, the Notional Classes will bear interest on their notional principal balances at their applicable interest rates. The notional principal balances of the Notional Classes will be calculated as specified under “Reference Sheet—Notional Classes” in this prospectus supplement.

We use the notional principal balance of a Notional Class to determine interest payments on that Class. Although a Notional Class will not have a principal balance and will not be entitled to any

principal payments, we will publish a class factor for that Class. References in this prospectus supplement to the principal balances of the Certificates generally shall refer also to the notional principal balances of the Notional Classes.

*Floating Rate and Inverse Floating Rate Classes.* During each Interest Accrual Period, the Floating Rate and Inverse Floating Rate Classes will bear interest at rates determined as described under “Reference Sheet—Interest Rates” in this prospectus supplement.

Changes in the specified interest rate index (the “Index”) will affect the yields with respect to the related Classes. These changes may not correspond to changes in mortgage interest rates. Lower mortgage interest rates could occur while an increase in the level of the Index occurs. Similarly, higher mortgage interest rates could occur while a decrease in the level of the Index occurs.

Our establishment of each Index value and our determination of the interest rate for each applicable Class for the related Interest Accrual Period will be final and binding in the absence of manifest error. You may obtain each such interest rate by telephoning us at 1-800-237-8627 or 202-752-6547.

## Calculation of LIBOR

On each Index Determination Date, we will calculate LIBOR for the related Interest Accrual Period. We will calculate LIBOR on the basis of the “BBA Method,” as described in the REMIC Prospectus under “Description of Certificates—Indexes for Floating Rate Classes and Inverse Floating Rate Classes—*LIBOR*.”

If we are unable to calculate LIBOR on the initial Index Determination Date, LIBOR for the following Interest Accrual Period will be equal to 1.839% for the FD, SI, SD, SE and SF Classes and 1.78% for the FA and SA Classes.

## Distributions of Principal

### *Categories of Classes*

For the purpose of principal payments, the Classes fall into the following categories:

<u>Principal Type*</u>	<u>Classes</u>
<b>Group 1 Classes</b>	
Pass-Through	FD and PO
Notional	SI
RCR**	SD, SE and SF
<b>Group 2 Classes</b>	
PAC	MD, PE, PG, PH, PK and PN
Scheduled	Q and QZ
Support	FA and SA
Notional	IA, IB, IC, ID and IE
Accretion Directed	Q
RCR**	IJ, IK, IO, PA, PB, PC, PD, PJ, PL, PM, PQ, PR, PT, PU and QA
<b>No Payment Residual</b>	R and RL

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

\*\* See “—Combination and Recombination” above and Schedule 1 for a further description of the RCR Classes.

### *Principal Distribution Amount*

On the Distribution Date in each month, we will pay principal on the Certificates in an aggregate amount (the “Principal Distribution Amount”) equal to the sum of

- the principal then paid on the Group 1 MBS (the “Group 1 Principal Distribution Amount”) , and
- the principal then paid on the Group 2 MBS (the “Group 2 Cash Flow Distribution Amount”) plus any interest then accrued and added to the principal balance of the QZ Class (the “QZ Accrual Amount” and, together with the Group 2 Cash Flow Distribution Amount, the “Group 2 Principal Distribution Amount”).

### *Group 1 Principal Distribution Amount*

On each Distribution Date, we will pay the Group 1 Principal Distribution Amount, concurrently, as principal of the FD and PO Classes, pro rata (or 82.3529404494% and 17.6470595506%, respectively), until their principal balances are reduced to zero. } Pass-Through Classes

### *Group 2 Principal Distribution Amount*

#### *QZ Accrual Amount*

On each Distribution Date, we will pay the QZ Accrual Amount, sequentially, to the Q and QZ Classes, in that order, until their principal balances are reduced to their Scheduled Balances. Thereafter, we will pay the QZ Accrual Amount to the QZ Class. } Accretion Directed Class and Accrual Class

### *Group 2 Cash Flow Distribution Amount*

On each Distribution Date, we will pay the Group 2 Cash Flow Distribution Amount as principal of the Group 2 Classes as follows:

- (i) to the Aggregate Group (described below), until the Aggregate Balance (described below) is reduced to its Planned Balance for that Distribution Date; } PAC Group
- (ii) sequentially, to the Q and QZ Classes, in that order, until their principal balances are reduced to their Scheduled Balances for that Distribution Date; } Scheduled Classes
- (iii) concurrently, to the FA and SA Classes, pro rata (or 70.5882352941% and 29.4117647059%, respectively), until their principal balances are reduced to zero; } Support Classes
- (iv) sequentially, to the QZ and Q Classes, in that order, without regard to their Scheduled Balances and until their principal balances are reduced to zero; and } Scheduled Classes
- (v) to the Aggregate Group, without regard to its Planned Balance and until its Aggregate Balance is reduced to zero. } PAC Group

The “Aggregate Group” consists of the PH, PK, PN, MD, PE and PG Classes. On each Distribution Date, we will apply payments of principal of the Aggregate Group, sequentially, to the PH, PK, PN, MD, PE and PG Classes, in that order, until their principal balances are reduced to zero.

The “Aggregate Balance” for any Distribution Date is equal to \$297,257,000 *minus* the sum of all amounts applied to it as specified above.

We will apply principal payments from exchanged REMIC certificates to the corresponding RCR certificates, on a pro rata basis, following any exchange.



## Structuring Assumptions

*Pricing Assumptions.* Except where otherwise noted, the information in the tables in this prospectus supplement has been prepared based on the following assumptions (such characteristics and assumptions, collectively, the “Pricing Assumptions”):

- the Mortgage Loans underlying the MBS have the original terms to maturity, remaining terms to maturity, WALAs and interest rates specified under “Reference Sheet—Assumed Characteristics of the Mortgage Loans Underlying the MBS” in this prospectus supplement;
- the Mortgage Loans prepay at the constant percentages of PSA specified in the related table;
- the settlement date for the sale of the Certificates is August 30, 2002; and
- each Distribution Date occurs on the 25th day of a month.

*Prepayment Assumptions.* Prepayments of mortgage loans commonly are measured relative to a prepayment standard or model. The model used here is The Bond Market 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 Certificates—Prepayment Models” in the REMIC Prospectus. It is highly unlikely that prepayments will occur at any *constant* PSA rate or at any other constant rate.

*Structuring Ranges.* The Principal Balance Schedules are found beginning on page B-1 of this prospectus supplement. The Principal Balance Schedules have been prepared on the basis of the Pricing Assumptions and the assumption that the related Mortgage Loans will prepay at a constant PSA rate within the applicable Structuring Ranges set forth below.

<u>Principal Balance Schedule References</u>	<u>Related Classes and Group (1)</u>	<u>Structuring Ranges</u>
Planned Balances	Aggregate Group	Between 100% and 250%
Scheduled Balances	Q and QZ	Between 200% and 250%

(1) The Structuring Range for the Aggregate Group is associated with the Aggregate Balance but not with the individual balances of the related Classes.

**We cannot assure you that the balance of any Class or Group listed above will conform on any Distribution Date to the specified balance in the Principal Balance Schedules. As a result, we cannot assure you that payments of principal of any Class or Group listed above will begin or end on the Distribution Dates specified in the Principal Balance Schedules.** We will distribute any excess of principal payments over the amount needed to reduce a Class or Group to its scheduled balance on a Distribution Date. Accordingly, the ability to reduce a Class or Group to its scheduled balance will not be improved by the averaging of high and low principal payments from month to month. In addition, even if the related Mortgage Loans prepay at rates falling within the applicable Structuring Ranges principal distributions may be insufficient to reduce the applicable Classes or Group to their scheduled balances if the prepayments do not occur at a *constant* PSA rate. Moreover, because of the diverse remaining terms to maturity of the related Mortgage Loans, which may include recently originated Mortgage Loans, the Classes and Group specified above may not be reduced to their scheduled balances, even if prepayments occur at a *constant* rate within the applicable Structuring Range.

*Initial Effective Ranges.* The Effective Range for a Class or Group is the range of prepayment rates (measured by *constant* PSA rates) which would reduce that Class or Group to its scheduled



balance on each Distribution Date. The Initial Effective Ranges shown in the table below are based upon the assumed characteristics of the related Mortgage Loans specified in the Pricing Assumptions.

<u>Classes or Group</u>	<u>Initial Effective Ranges</u>
Aggregate Group	Between 100% and 250%
Q	Between 200% and 264%
QZ	Between 200% and 250%

The actual Effective Ranges at any time will be based upon the actual characteristics of the related Mortgage Loans at that time, which are likely to vary (and may vary considerably) from the Pricing Assumptions. The actual Effective Ranges calculated on the basis of the actual characteristics are likely to differ from the Initial Effective Ranges. As a result, the applicable Classes and Group might not be reduced to their scheduled balances even if prepayments were to occur at a *constant* PSA rate within the Initial Effective Ranges. This is so particularly if the rate were at the lower or higher end of those ranges. In addition, even if prepayments occur at rates falling within the actual Effective Ranges, principal distributions may be insufficient to reduce the applicable Classes and Group to their scheduled balances if such prepayments do not occur at a *constant* PSA rate. It is highly unlikely that the related Mortgage Loans will prepay at any *constant* PSA rate. In general, the actual Effective Ranges may narrow, widen or shift upward or downward to reflect actual prepayment experience over time. The stability in principal payment of the Aggregate Group and Scheduled Classes will be supported in part by the related Support Classes. When the related Support Classes are retired, the Aggregate Group and Scheduled Classes, if still outstanding, may no longer have Effective Ranges and will be more sensitive to prepayments.

## Yield Tables

*General.* The tables below illustrate the sensitivity of the pre-tax corporate bond equivalent yields to maturity of the applicable Classes to various constant percentages of PSA and, where specified, to changes in the Index. We calculated the yields set forth in the tables by

- determining the monthly discount rates that, when applied to the assumed streams of cash flows to be paid on the applicable Classes, would cause the discounted present values of the assumed streams of cash flows to equal the assumed aggregate purchase prices of those Classes, and
- converting the monthly rates to corporate bond equivalent rates.

These calculations do not take into account variations in the interest rates at which you could reinvest distributions on the Certificates. Accordingly, these calculations do not illustrate the return on any investment in the Certificates when reinvestment rates are taken into account.

We cannot assure you that

- the pre-tax yields on the applicable Certificates will correspond to any of the pre-tax yields shown here, or
- the aggregate purchase prices of the applicable Certificates will be as assumed.

In addition, it is unlikely that the Index will correspond to the levels shown here. Furthermore, because some of the Mortgage Loans are likely to have remaining terms to maturity shorter or longer than those assumed and interest rates higher or lower than those assumed, the principal payments on the Certificates are likely to differ from those assumed. This would be the case even if all Mortgage Loans prepay at the indicated constant percentages of PSA. Moreover, it is unlikely that

- the Mortgage Loans will prepay at a constant PSA rate until maturity,
- all of the Mortgage Loans will prepay at the same rate, or

- the level of the Index will remain constant.

*The Fixed Rate Interest Only Classes.* The yields to investors in the Fixed Rate Interest Only Classes will be very sensitive to the rate of principal payments (including prepayments) of the related Mortgage Loans. The Mortgage Loans generally can be prepaid at any time without penalty. On the basis of the assumptions described below, the yields to maturity on the Fixed Rate Interest Only Classes would be 0% if prepayments of the related Mortgage Loans were to occur at the constant rates shown in the table below:

<u>Class</u>	<u>% PSA</u>
IA .....	939%
IB .....	618%
IC .....	533%
ID .....	521%
IE .....	563%
IJ .....	540%
IK .....	594%
IO .....	611%

For any Fixed Rate Interest Only Class listed above, if the actual prepayment rate of the related Mortgage Loans were to exceed the level specified for as little as one month while equaling that level for the remaining months, the investors in the applicable Class would lose money on their initial investments.

The information shown in the yield tables has been prepared on the basis of the Pricing Assumptions and the assumption that the aggregate purchase prices of the Fixed Rate Interest Only Classes (expressed in each case as a percentage of the original principal balance) are as follows:

<u>Class</u>	<u>Price*</u>
IA .....	8.328125%
IB .....	14.734375%
IC .....	20.843750%
ID .....	26.984375%
IE .....	34.718750%
IJ .....	29.921875%
IK .....	15.781250%
IO .....	14.296875%

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

#### Sensitivity of the IA Class to Prepayments

	<u>PSA Prepayment Assumption</u>					
	<u>50%</u>	<u>100%</u>	<u>200%</u>	<u>220%</u>	<u>250%</u>	<u>500%</u>
Pre-Tax Yields to Maturity ...	44.6%	30.4%	30.4%	30.4%	30.4%	25.2%

#### Sensitivity of the IB Class to Prepayments

	<u>PSA Prepayment Assumption</u>					
	<u>50%</u>	<u>100%</u>	<u>200%</u>	<u>220%</u>	<u>250%</u>	<u>500%</u>
Pre-Tax Yields to Maturity ...	34.2%	25.8%	25.8%	25.8%	25.8%	9.2%

### Sensitivity of the IC Class to Prepayments

	PSA Prepayment Assumption					
	<u>50%</u>	<u>100%</u>	<u>200%</u>	<u>220%</u>	<u>250%</u>	<u>500%</u>
Pre-Tax Yields to Maturity ...	24.8%	19.8%	19.8%	19.8%	19.8%	2.4%

### Sensitivity of the ID Class to Prepayments

	PSA Prepayment Assumption					
	<u>50%</u>	<u>100%</u>	<u>200%</u>	<u>220%</u>	<u>250%</u>	<u>500%</u>
Pre-Tax Yields to Maturity ...	19.2%	16.0%	16.0%	16.0%	16.0%	1.4%

### Sensitivity of the IE Class to Prepayments

	PSA Prepayment Assumption					
	<u>50%</u>	<u>100%</u>	<u>200%</u>	<u>220%</u>	<u>250%</u>	<u>500%</u>
Pre-Tax Yields to Maturity ...	14.5%	13.1%	13.1%	13.1%	13.1%	3.2%

### Sensitivity of the IJ Class to Prepayments

	PSA Prepayment Assumption					
	<u>50%</u>	<u>100%</u>	<u>200%</u>	<u>220%</u>	<u>250%</u>	<u>500%</u>
Pre-Tax Yields to Maturity ...	17.0%	14.6%	14.6%	14.6%	14.6%	2.3%

### Sensitivity of the IK Class to Prepayments

	PSA Prepayment Assumption					
	<u>50%</u>	<u>100%</u>	<u>200%</u>	<u>220%</u>	<u>250%</u>	<u>500%</u>
Pre-Tax Yields to Maturity ...	26.8%	20.5%	20.5%	20.5%	20.5%	6.3%

### Sensitivity of the IO Class to Prepayments

	PSA Prepayment Assumption					
	<u>50%</u>	<u>100%</u>	<u>200%</u>	<u>220%</u>	<u>250%</u>	<u>500%</u>
Pre-Tax Yields to Maturity ...	29.8%	22.6%	22.6%	22.6%	22.6%	7.8%

*The Inverse Floating Rate Classes.* The yields on the Inverse Floating Rate Classes will be sensitive in varying degrees to the rate of principal payments, including prepayments, of the related Mortgage Loans and to the level of the Index. The Mortgage Loans generally can be prepaid at any time without penalty. In addition, the rate of principal payments (including prepayments) of the Mortgage Loans is likely to vary, and may vary considerably, from pool to pool. As illustrated in the applicable tables below, it is possible that investors in the SI, SE and SF Classes would lose money on their initial investments under certain Index and prepayment scenarios.

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

The information shown in the yield tables has been prepared on the basis of the Pricing Assumptions and the assumptions that

- the interest rates for the Inverse Floating Rate Classes for the initial Interest Accrual Period are the rates listed in the table under “Reference Sheet—Interest Rates” in this prospectus supplement and for each following Interest Accrual Period will be based on the specified level of the Index, and
- the aggregate purchase prices of those Classes (expressed in each case as a percentage of original principal balance) are as follows:

<u>Class</u>	<u>Price*</u>
SI .....	7.37500%
SA .....	100.75000%
SD .....	98.21875%
SE .....	105.59375%
SF .....	112.96875%

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

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

<u>LIBOR</u>	<u>PSA Prepayment Assumption</u>				
	<u>50%</u>	<u>300%</u>	<u>611%</u>	<u>800%</u>	<u>1000%</u>
0.839% .....	113.7%	91.5%	61.0%	40.2%	15.8%
1.839% .....	95.7%	74.4%	45.2%	25.3%	1.9%
3.839% .....	61.3%	41.9%	15.2%	(2.9)%	(24.4)%
5.839% .....	29.0%	11.4%	(12.9)%	(29.4)%	(48.9)%
8.100% .....	*	*	*	*	*

\* The pre-tax yield to maturity would be less than (99.9)%.

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

<u>LIBOR</u>	<u>PSA Prepayment Assumption</u>					
	<u>50%</u>	<u>100%</u>	<u>200%</u>	<u>220%</u>	<u>250%</u>	<u>500%</u>
0.78% .....	16.5%	16.5%	16.5%	16.4%	16.2%	15.3%
1.78% .....	14.0%	14.0%	14.0%	13.9%	13.7%	13.0%
3.78% .....	9.0%	9.0%	9.0%	9.0%	8.9%	8.5%
5.78% .....	4.2%	4.2%	4.2%	4.2%	4.1%	4.0%
7.50% .....	0.0%	0.0%	0.0%	0.0%	0.1%	0.3%

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

<u>LIBOR</u>	<u>PSA Prepayment Assumption</u>				
	<u>50%</u>	<u>300%</u>	<u>611%</u>	<u>800%</u>	<u>1000%</u>
0.839% .....	9.5%	9.8%	10.2%	10.5%	10.9%
1.839% .....	8.2%	8.5%	8.9%	9.3%	9.7%
3.839% .....	5.6%	5.9%	6.4%	6.7%	7.2%
5.839% .....	3.0%	3.4%	3.9%	4.3%	4.7%
7.839% .....	0.5%	0.8%	1.4%	1.8%	2.3%
8.100% .....	0.2%	0.5%	1.1%	1.5%	2.0%

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

<u>LIBOR</u>	<u>PSA Prepayment Assumption</u>				
	<u>50%</u>	<u>300%</u>	<u>611%</u>	<u>800%</u>	<u>1000%</u>
0.839% .....	15.7%	14.8%	13.4%	12.4%	11.2%
1.839% .....	13.4%	12.6%	11.3%	10.3%	9.1%
3.839% .....	9.0%	8.2%	7.0%	6.1%	5.0%
5.839% .....	4.6%	3.9%	2.8%	1.9%	0.9%
7.839% .....	0.2%	(0.4)%	(1.4)%	(2.2)%	(3.1)%
8.100% .....	(0.3)%	(0.9)%	(2.0)%	(2.7)%	(3.6)%

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

<u>LIBOR</u>	<u>PSA Prepayment Assumption</u>				
	<u>50%</u>	<u>300%</u>	<u>611%</u>	<u>800%</u>	<u>1000%</u>
0.839% .....	21.2%	19.2%	16.2%	14.1%	11.5%
1.839% .....	18.1%	16.2%	13.3%	11.2%	8.7%
3.839% .....	12.0%	10.2%	7.5%	5.5%	3.1%
5.839% .....	6.0%	4.3%	1.8%	(0.1)%	(2.4)%
7.839% .....	0.0%	(1.4)%	(3.9)%	(5.6)%	(7.8)%
8.100% .....	(0.8)%	(2.2)%	(4.6)%	(6.3)%	(8.5)%

*The Principal Only Class.* **The PO Class will not bear interest. As indicated in the applicable table below, a low rate of principal payments (including prepayments) on the related Mortgage Loans will have a negative effect on the yields to investors in the PO Class.**

The information shown in the yield table has been prepared on the basis of the Pricing Assumptions and the assumption that the aggregate purchase price of the PO Class (expressed as a percentage of its original principal balance) is as follows:

<u>Class</u>	<u>Price</u>
PO .....	89.0%

**Sensitivity of the PO Class to Prepayments**

	<u>PSA Prepayment Assumption</u>				
	<u>50%</u>	<u>300%</u>	<u>611%</u>	<u>800%</u>	<u>1000%</u>
Pre-Tax Yields to Maturity ...	0.9%	2.6%	5.6%	7.7%	10.4%

**Weighted Average Lives of the Certificates**

The weighted average life of a Certificate is determined by

- multiplying the amount of the reduction, if any, of the principal balance of the 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,
- summing the results, and
- dividing the sum by the aggregate amount of the reductions in principal balance of the 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 Certificates—Weighted Average Life and Final Distribution Date” 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 related Mortgage Loans increases. However, the weighted average lives will depend upon a variety of other factors, including

- the timing of changes in the rate of principal payments,
- the priority sequence of payments of principal of the Group 2 Classes, and
- in the case of the Group 2 Classes, the payment of principal of certain Classes in accordance with the Principal Balance Schedules.

See “—Distributions of Principal” above.

The effect of these factors may differ as to various Classes and the effects on any Class may vary at different times during the life of that Class. Accordingly, we can give no assurance as to the weighted average life of any Class. Further, to the extent the prices of the Certificates represent discounts or premiums to their original principal balances, variability in the weighted average lives of those 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 date shown at various constant PSA rates, and the corresponding weighted average lives of such Classes. The tables have been prepared on the basis of the Pricing Assumptions. However, in the case of the information set forth for each Class under 0% PSA, we assumed that the underlying Mortgage Loans have the original and remaining terms to maturity and bear interest at the annual rates specified in the table below.

Group	Mortgage Loans Relating to Trust Assets Specified Below	Original Terms to Maturity	Remaining Terms to Maturity	Interest Rates
1	Group 1 MBS	360 months	360 months	9.50%
2	Group 2 MBS	240 months	240 months	8.50%

It is unlikely

- that all of the underlying Mortgage Loans will have the interest rates, WALAs or remaining terms to maturity assumed or
- that the underlying Mortgage Loans will prepay at any *constant* PSA level.

In addition, the diverse remaining terms to maturity of the Mortgage Loans could produce slower or faster principal distributions than indicated in the tables at the specified constant PSA rates. This is the case even if the dispersion of weighted average remaining terms to maturity and the weighted average WALAs of the Mortgage Loans are identical to the dispersion specified in the Pricing Assumptions.

## Percent of Original Principal Balances Outstanding

Date	FD, PO, SI†, SD, SE and SF Classes					FA and SA Classes						IA†, PH, PA and PJ Classes					
	PSA Prepayment Assumption					PSA Prepayment Assumption						PSA Prepayment Assumption					
	0%	300%	611%	800%	1000%	0%	100%	200%	220%	250%	500%	0%	100%	200%	220%	250%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
August 2003	99	82	65	55	44	100	100	100	95	88	26	94	85	85	85	85	85
August 2004	99	67	41	28	17	100	100	100	85	62	0	82	51	51	51	51	51
August 2005	98	54	26	15	7	100	100	100	73	33	0	70	9	9	9	9	0
August 2006	97	44	16	7	3	100	100	100	65	15	0	56	0	0	0	0	0
August 2007	96	35	10	4	1	100	100	100	60	4	0	42	0	0	0	0	0
August 2008	95	28	6	2	*	100	100	100	58	*	0	25	0	0	0	0	0
August 2009	94	23	4	1	*	100	100	99	57	*	0	8	0	0	0	0	0
August 2010	93	18	2	1	*	100	100	95	55	*	0	0	0	0	0	0	0
August 2011	92	15	1	*	*	100	100	89	51	*	0	0	0	0	0	0	0
August 2012	90	12	1	*	*	100	100	81	46	*	0	0	0	0	0	0	0
August 2013	89	9	1	*	*	100	100	72	40	*	0	0	0	0	0	0	0
August 2014	87	7	*	*	*	100	100	63	35	*	0	0	0	0	0	0	0
August 2015	85	6	*	*	*	100	100	53	29	*	0	0	0	0	0	0	0
August 2016	83	5	*	*	*	100	100	44	24	*	0	0	0	0	0	0	0
August 2017	81	4	*	*	*	100	100	35	19	*	0	0	0	0	0	0	0
August 2018	78	3	*	*	*	100	100	26	14	*	0	0	0	0	0	0	0
August 2019	75	2	*	*	*	100	99	18	10	*	0	0	0	0	0	0	0
August 2020	72	2	*	*	*	100	62	11	6	*	0	0	0	0	0	0	0
August 2021	69	1	*	*	*	100	27	5	2	*	0	0	0	0	0	0	0
August 2022	65	1	*	*	*	0	0	0	0	0	0	0	0	0	0	0	0
August 2023	61	1	*	*	*	0	0	0	0	0	0	0	0	0	0	0	0
August 2024	56	1	*	*	*	0	0	0	0	0	0	0	0	0	0	0	0
August 2025	51	*	*	*	*	0	0	0	0	0	0	0	0	0	0	0	0
August 2026	46	*	*	*	*	0	0	0	0	0	0	0	0	0	0	0	0
August 2027	40	*	*	*	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2028	33	*	*	*	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2029	26	*	*	*	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2030	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2031	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	21.3	4.7	2.2	1.6	1.2	19.7	18.4	13.4	8.8	2.5	0.8	4.3	2.0	2.0	2.0	2.0	1.9

\* 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” above.

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



Date	IB†, PK, PB, PL and PM Classes						IC†, PN, PC, PQ, PR and PT Classes						ID†, MD and PD Classes					
	PSA Prepayment Assumption						PSA Prepayment Assumption						PSA Prepayment Assumption					
	0%	100%	200%	220%	250%	500%	0%	100%	200%	220%	250%	500%	0%	100%	200%	220%	250%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
August 2003	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
August 2004	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
August 2005	100	100	100	100	100	22	100	100	100	100	100	100	100	100	100	100	100	100
August 2006	100	47	47	47	47	0	100	100	100	100	100	22	100	100	100	100	100	100
August 2007	100	0	0	0	0	0	100	88	88	88	88	0	100	100	100	100	100	12
August 2008	100	0	0	0	0	0	100	48	48	48	48	0	100	100	100	100	100	0
August 2009	100	0	0	0	0	0	100	10	10	10	10	0	100	100	100	100	100	0
August 2010	81	0	0	0	0	0	100	0	0	0	0	0	100	46	46	46	46	0
August 2011	44	0	0	0	0	0	100	0	0	0	0	0	100	0	0	0	0	0
August 2012	5	0	0	0	0	0	100	0	0	0	0	0	100	0	0	0	0	0
August 2013	0	0	0	0	0	0	75	0	0	0	0	0	100	0	0	0	0	0
August 2014	0	0	0	0	0	0	45	0	0	0	0	0	100	0	0	0	0	0
August 2015	0	0	0	0	0	0	11	0	0	0	0	0	100	0	0	0	0	0
August 2016	0	0	0	0	0	0	0	0	0	0	0	0	46	0	0	0	0	0
August 2017	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2018	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2019	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2024	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2027	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2028	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2029	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	8.9	4.0	4.0	4.0	4.0	2.9	11.8	6.0	6.0	6.0	6.0	3.7	14.0	8.0	8.0	8.0	8.0	4.7

Date	IE† and PE Classes						PG Class						Q Class					
	PSA Prepayment Assumption						PSA Prepayment Assumption						PSA Prepayment Assumption					
	0%	100%	200%	220%	250%	500%	0%	100%	200%	220%	250%	500%	0%	100%	200%	220%	250%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
August 2003	100	100	100	100	100	100	100	100	100	100	100	100	95	91	82	82	82	82
August 2004	100	100	100	100	100	100	100	100	100	100	100	100	95	91	61	61	61	21
August 2005	100	100	100	100	100	100	100	100	100	100	100	100	94	90	36	36	36	0
August 2006	100	100	100	100	100	100	100	100	100	100	100	100	94	90	17	17	17	0
August 2007	100	100	100	100	100	100	100	100	100	100	100	100	93	89	3	3	3	0
August 2008	100	100	100	100	100	60	100	100	100	100	100	100	92	89	0	0	0	0
August 2009	100	100	100	100	100	30	100	100	100	100	100	100	92	88	0	0	0	0
August 2010	100	100	100	100	100	9	100	100	100	100	100	100	91	87	0	0	0	0
August 2011	100	92	92	92	92	0	100	100	100	100	100	84	91	82	0	0	0	0
August 2012	100	66	66	66	66	0	100	100	100	100	100	55	90	74	0	0	0	0
August 2013	100	45	45	45	45	0	100	100	100	100	100	35	89	64	0	0	0	0
August 2014	100	28	28	28	28	0	100	100	100	100	100	23	88	52	0	0	0	0
August 2015	100	13	13	13	13	0	100	100	100	100	100	14	87	39	0	0	0	0
August 2016	100	2	2	2	2	0	100	100	100	100	100	9	86	25	0	0	0	0
August 2017	80	0	0	0	0	0	100	76	76	76	76	5	86	11	0	0	0	0
August 2018	34	0	0	0	0	0	100	53	53	53	53	3	84	0	0	0	0	0
August 2019	0	0	0	0	0	0	52	34	34	34	34	2	83	0	0	0	0	0
August 2020	0	0	0	0	0	0	19	19	19	19	19	1	44	0	0	0	0	0
August 2021	0	0	0	0	0	0	7	7	7	7	7	*	0	0	0	0	0	0
August 2022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2024	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2027	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2028	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2029	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	15.7	11.0	11.0	11.0	11.0	6.5	17.4	16.4	16.4	16.4	16.4	10.8	16.3	11.1	2.5	2.5	2.5	1.5

\* 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” above.

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

Date	QZ Class						IJ† Class						IK† Class					
	PSA Prepayment Assumption						PSA Prepayment Assumption						PSA Prepayment Assumption					
	0%	100%	200%	220%	250%	500%	0%	100%	200%	220%	250%	500%	0%	100%	200%	220%	250%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
August 2003	106	106	106	106	106	106	100	100	100	100	100	100	98	95	95	95	95	95
August 2004	113	113	113	113	113	0	100	100	100	100	100	100	93	82	82	82	82	82
August 2005	120	120	120	120	120	0	100	100	100	100	100	100	89	66	66	66	66	47
August 2006	127	127	127	127	127	0	100	100	100	100	100	100	84	52	52	52	52	17
August 2007	135	135	135	135	135	0	100	100	100	100	100	45	78	38	38	38	38	4
August 2008	143	143	63	63	63	0	100	100	100	100	100	23	72	25	25	25	25	2
August 2009	152	152	4	4	4	0	100	100	100	100	100	11	66	13	13	13	13	1
August 2010	161	161	0	0	0	0	100	67	67	67	67	3	59	6	6	6	6	*
August 2011	171	171	0	0	0	0	100	35	35	35	35	0	51	3	3	3	3	0
August 2012	182	182	0	0	0	0	100	25	25	25	25	0	43	2	2	2	2	0
August 2013	193	193	0	0	0	0	100	17	17	17	17	0	34	2	2	2	2	0
August 2014	205	205	0	0	0	0	100	10	10	10	10	0	24	1	1	1	1	0
August 2015	218	218	0	0	0	0	100	5	5	5	5	0	13	*	*	*	*	0
August 2016	231	231	0	0	0	0	66	1	1	1	1	0	6	*	*	*	*	0
August 2017	245	245	0	0	0	0	30	0	0	0	0	0	3	0	0	0	0	0
August 2018	261	200	0	0	0	0	13	0	0	0	0	0	1	0	0	0	0	0
August 2019	277	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2020	294	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2021	231	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2024	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2027	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2028	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2029	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	19.1	16.4	6.0	6.0	6.0	1.3	14.6	9.1	9.1	9.1	9.1	5.4	8.7	4.4	4.4	4.4	4.4	3.0

Date	IO† Class					PU Class					QA Class				
	PSA Prepayment Assumption					PSA Prepayment Assumption					PSA Prepayment Assumption				
	0%	100%	200%	220%	500%	0%	100%	200%	220%	500%	0%	100%	200%	220%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
August 2003	97	94	94	94	94	96	91	91	91	91	96	92	83	83	83
August 2004	93	80	80	80	80	89	69	69	69	69	96	92	64	64	20
August 2005	88	63	63	63	63	81	42	42	42	42	96	92	41	41	0
August 2006	82	47	47	47	47	72	17	17	17	17	96	92	24	24	0
August 2007	76	31	31	31	31	63	0	0	0	0	96	92	12	12	0
August 2008	69	17	17	17	17	53	0	0	0	0	96	92	4	4	0
August 2009	62	4	4	4	4	41	0	0	0	0	96	92	*	*	0
August 2010	55	0	0	0	0	29	0	0	0	0	96	91	0	0	0
August 2011	46	0	0	0	0	16	0	0	0	0	96	88	0	0	0
August 2012	37	0	0	0	0	2	0	0	0	0	96	81	0	0	0
August 2013	27	0	0	0	0	0	0	0	0	0	96	72	0	0	0
August 2014	16	0	0	0	0	0	0	0	0	0	96	62	0	0	0
August 2015	4	0	0	0	0	0	0	0	0	0	96	51	0	0	0
August 2016	0	0	0	0	0	0	0	0	0	0	96	38	0	0	0
August 2017	0	0	0	0	0	0	0	0	0	0	96	26	0	0	0
August 2018	0	0	0	0	0	0	0	0	0	0	96	13	0	0	0
August 2019	0	0	0	0	0	0	0	0	0	0	96	0	0	0	0
August 2020	0	0	0	0	0	0	0	0	0	0	60	0	0	0	0
August 2021	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0
August 2022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2024	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2027	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2028	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2029	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
August 2032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	8.0	3.9	3.9	3.9	3.9	6.0	2.7	2.7	2.7	2.7	17.5	12.2	2.8	2.8	1.5

\* 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” above.

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

## Characteristics of the R and RL Classes

The R and RL Classes will not have principal balances and will not bear interest. If any assets of the Trust remain after the principal balances of all Classes are reduced to zero, we will pay the Holder of the R Class the proceeds from those assets. If any assets of the Lower Tier REMIC remain after the principal balances of the Lower Tier Regular Interests are reduced to zero, we will pay the proceeds of those assets to the Holder of the RL Class. Fannie Mae does not expect that any material assets will remain in either case.

A Residual Certificate will be subject to certain transfer restrictions. We will not permit transfer of record or beneficial ownership of a Residual Certificate to a “disqualified organization.” In addition, we will not permit transfer of record or beneficial ownership of a Residual Certificate to any person that is not a “U.S. Person” or a foreign person subject to United States income taxation on a net basis on income derived from that Certificate. Any transferee of a Residual Certificate must execute and deliver an affidavit and an Internal Revenue Service Form W-9 (or, if applicable, a Form W-8ECI) on which the transferee provides its taxpayer identification number. See “Description of Certificates—Special Characteristics of Residual Certificates” and “Certain Federal Income Tax Consequences—*Taxation of Beneficial Owners of Residual Certificates*” in the REMIC Prospectus. The affidavit must also state that the transferee is a “U.S. Person” or a foreign person subject to United States income taxation on a net basis on income derived from that Certificate and that, if the transferee is a partnership for U.S. federal income tax purposes, each person or entity that holds an interest (directly, or indirectly through a pass-through entity) in the partnership is a “U.S. Person” or a foreign person subject to United States income taxation on a net basis on income derived from that Certificate. In addition, the transferee must receive an affidavit containing these same representations from any new transferee. Transferors of a Residual Certificate should consult with their own tax advisors for further information regarding such transfers.

Treasury Department regulations (the “Regulations”) provide that a transfer of a “noneconomic residual interest” will be disregarded for all federal tax purposes unless no significant purpose of the transfer is to impede the assessment or collection of tax. The R and RL Classes will constitute noneconomic residual interests under the Regulations. Having a significant purpose to impede the assessment or collection of tax means that the transferor of a Residual Certificate 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 (that is, the transferor had “improper knowledge”).

As discussed under the caption “Special Characteristics of Residual Certificates” in the REMIC Prospectus, the Regulations presume that a transferor does not have improper knowledge if two conditions are met. The Treasury Department has amended the Regulations to provide additional requirements that a transferor must satisfy to avail itself of the safe harbor regarding the presumed lack of improper knowledge. For transfers occurring on or after August 19, 2002, a transferor of a Residual Certificate is presumed not to have improper knowledge if, in addition to meeting the two conditions discussed in the REMIC Prospectus, both (i) the transferee represents that it will not cause income from the Residual Certificate to be attributed to a foreign permanent establishment or fixed base of the transferee or another taxpayer and (ii) the transfer satisfies either the “asset test” or the “formula test.” The representation described in (i) will be included in the affidavit discussed above. See “Description of Certificates—Special Characteristics of Residual Certificates” and “Certain Federal Income Tax Consequences—*Taxation of Beneficial Owners of Residual Certificates*” in the REMIC Prospectus.

A transfer satisfies the asset test if (i) the transferee’s gross assets exceed \$100 million and its net assets exceed \$10 million (in each case, at the time of the transfer and at the close of each of the transferee’s two fiscal years preceding the year of the transfer), (ii) the transferee is an “eligible corporation” and the transferee agrees in writing that any subsequent transfer of the Residual Certificate will be to an eligible corporation and will comply with the safe harbor and satisfy the asset test, and (iii) the facts and circumstances known to the transferor do not reasonably indicate that the

taxes associated with the Residual Certificate will not be paid. A transfer satisfies the formula test if the present value of the anticipated tax liabilities associated with holding the Residual Certificate is less than or equal to the present value of the sum of (i) any consideration given to the transferee to acquire the Residual Certificate, (ii) expected future distributions on the Residual Certificate, and (iii) anticipated tax savings associated with holding the Residual Certificate as the related REMIC trust generates losses. The Regulations contain additional details regarding their application and you should consult your own tax adviser regarding the application of the Regulations to a transfer of a Residual Certificate.

The Holder of the R Class will be considered to be the holder of the “residual interest” in the REMIC constituted by the Trust, and the Holder of the RL Class will be considered to be the holder of the “residual interest” in the REMIC constituted by the Lower Tier REMIC. See “Certain Federal Income Tax Consequences” in the REMIC Prospectus. Pursuant to the Trust Agreement, we will be obligated to provide to these Holders (i) information necessary to enable them to prepare their federal income tax returns and (ii) any reports regarding the R or RL Class that may be required under the Code.

### **CERTAIN ADDITIONAL FEDERAL INCOME TAX CONSEQUENCES**

The Certificates and payments on the Certificates are not generally exempt from taxation. Therefore, you should consider the tax consequences of holding a Certificate before you acquire one. The following tax discussion supplements the discussion under the caption “Certain Federal Income Tax Consequences” in the REMIC Prospectus. When read together, the two discussions describe the current federal income tax treatment of beneficial owners of Certificates. These two tax discussions do not purport to deal with all federal tax consequences applicable to all categories of beneficial owners, some of which may be subject to special rules. In addition, these discussions may not apply to your particular circumstances for one of the reasons explained in the REMIC Prospectus. You should consult your own tax advisors regarding the federal income tax consequences of holding and disposing of Certificates as well as any tax consequences arising under the laws of any state, local or foreign taxing jurisdiction.

#### **REMIC Elections and Special Tax Attributes**

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

Because the Lower Tier REMIC and the Trust will qualify as REMICs, the REMIC Certificates and any related RCR Certificates generally will be treated as “regular or residual interests in a REMIC” for domestic building and loan associations, as “real estate assets” for real estate investment trusts, and, except for the R and RL Classes, as “qualified mortgages” for other REMICs. See “Certain Federal Income Tax Consequences—*REMIC Election and Special Tax Attributes*” in the REMIC Prospectus.

#### **Taxation of Beneficial Owners of Regular Certificates**

The Notional Classes, the Principal Only Class and the Accrual Class will be issued with original issue discount (“OID”), and certain other Classes of REMIC Certificates may be issued with OID. If a Class is issued with OID, a beneficial owner of a Certificate of that Class generally must recognize some taxable income in advance of the receipt of the cash attributable to that income. See “Certain Federal Income Tax Consequences—*Taxation of Beneficial Owners of Regular Certificates*—Treatment of Original Issue Discount” in the REMIC Prospectus. In addition, certain Classes of REMIC Certificates may be treated as having been issued at a premium. See “Certain Federal Income Tax Consequences—*Taxation of Beneficial Owners of Regular Certificates*—Regular Certificates Purchased at a Premium” in the REMIC Prospectus.

The Prepayment Assumptions that will be used in determining the rate of accrual of OID will be as follows:

<u>Certificate Group</u>	<u>PSA Prepayment Assumption</u>
1	611%
2	220%

See “Certain Federal Income Tax Consequences—*Taxation of Beneficial Owners of Regular Certificates*—Treatment of Original Issue Discount—*Daily Portions of Original Issue Discount*” in the REMIC Prospectus. No representation is made as to whether the Mortgage Loans underlying the MBS will prepay at either of those rates or any other rate. See “Description of the Certificates—Weighted Average Lives of the Certificates” in this prospectus supplement and “Description of Certificates—Weighted Average Life and Final Distribution Date” in the REMIC Prospectus.

### **Taxation of Beneficial Owners of Residual Certificates**

For purposes of determining the portion of the taxable income of the Trust (or the Lower Tier REMIC) that generally will not be treated as excess inclusions, the rate to be used is 120% of the “federal long-term rate.” The rate will be published on or about July 20, 2002. See “Certain Federal Income Tax Consequences—*Taxation of Beneficial Owners of Residual Certificates*—Treatment of Excess Inclusions” and “—*Foreign Investors*—Residual Certificates” in the REMIC Prospectus.

### **Taxation of Beneficial Owners of RCR Certificates**

*General.* The RCR Classes will be created, sold and administered pursuant to an arrangement that will be classified as a grantor trust under subpart E, part I of subchapter J of the Code. The REMIC Certificates that are exchanged for RCR Certificates (including any exchanges effective on the Settlement Date) will be the assets of the trust, and the RCR Certificates will represent an ownership interest in those REMIC Certificates. For a general discussion of the federal income tax treatment of beneficial owners of REMIC Certificates, see “Certain Federal Income Tax Consequences” in the REMIC Prospectus.

The RCR Classes (each, a “Combination RCR Class”) will represent the beneficial ownership of the underlying REMIC Certificates set forth in Schedule 1. Each Certificate of a Combination RCR Class (a “Combination RCR Certificate”) will represent beneficial ownership of undivided interests in two or more underlying REMIC Certificates.

*Combination RCR Classes.* A beneficial owner of a Combination RCR Certificate will be treated as the beneficial owner of a proportionate interest in the REMIC Certificates underlying that Combination RCR Certificate. Except in the case of a beneficial owner that acquires a Combination RCR Certificate in an exchange described under “—*Exchanges*” below, a beneficial owner of a Combination RCR Certificate must allocate its cost to acquire that Certificate among the underlying REMIC Certificates in proportion to their relative fair market values at the time of acquisition. Such an owner should account for its ownership interest in each underlying REMIC Certificate as described under “—Taxation of Beneficial Owners of Regular Certificates” above and “Certain Federal Income Tax Consequences—*Taxation of Beneficial Owners of Regular Certificates*” in the REMIC Prospectus. When a beneficial owner sells a Combination RCR Certificate, the owner must allocate the sale proceeds among the underlying REMIC Certificates in proportion to their relative fair market values at the time of sale.

*Exchanges.* If a beneficial owner exchanges one or more REMIC Certificates for the related RCR Certificate or Certificates in the manner described under “Description of the Certificates—Combination and Recombination” in this prospectus supplement, the exchange will not be taxable. Likewise, if a beneficial owner exchanges one or more RCR Certificates for the related REMIC Certificate or Certificates in the manner described in that discussion, the exchange will not be a taxable exchange. In each of these cases, the beneficial owner will be treated as continuing to own after the exchange the

same combination of interests in the related REMIC Certificates (or the same interest in the related REMIC Certificate) that it owned immediately prior to the exchange.

### **PLAN OF DISTRIBUTION**

*General.* We are obligated to deliver the Certificates to Greenwich Capital Markets, Inc. (the “Dealer”) in exchange for the MBS. 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 these transactions to or through other dealers.

*Increase in Certificates.* Before the Settlement Date, we and the Dealer may agree to offer Group 1 or 2 Classes in addition to those contemplated as of the date of this prospectus supplement. In this event, we will increase the related MBS in principal balance, but we expect that all these additional MBS will have the same characteristics as described under “Description of the Certificates—The MBS” in this prospectus supplement. The proportion that the original principal balance of each Group 1 or 2 Class bears to the aggregate original principal balance of all Group 1 or 2 Classes, respectively, will remain the same. In addition, the dollar amounts shown in the Principal Balance Schedules will be increased to correspond to the increase of the principal balances of the applicable Classes.

### **LEGAL MATTERS**

Sidley Austin Brown & Wood LLP will provide legal representation for Fannie Mae. Sidley Austin Brown & Wood LLP will also provide legal representation for the Dealer.

## Available Recombinations ( 1 )

REMIC Certificates		RCR Certificates						
Classes	Original Principal or Notional Principal Balances	RCR Class	Original Principal or Notional Principal Balances	Interest Rate	Interest Type (2)	Principal Type (2)	CUSIP Number	Final Distribution Date
Recombination 1								
PO	\$15,705,883	SD	\$ 15,705,883	(3)	INV	SEQ	31392D6L1	September 2032
SI	19,632,354 (4)							
Recombination 2								
PO	15,705,883	SE	15,705,883	(3)	INV	SEQ	31392D6M9	September 2032
SI	35,338,237 (4)							
Recombination 3								
PO	15,705,883	SF	15,705,883	(3)	INV	SEQ	31392D6N7	September 2032
SI	51,044,120 (4)							
Recombination 4								
ID	2,532,666 (4)	IJ	4,079,591 (4)	6.00%	FIX/IO	NTL	31392D6P2	February 2022
IE	1,546,925 (4)							
Recombination 5								
IA	15,773,750 (4)	IK	42,611,257 (4)	6.00	FIX/IO	NTL	31392D6Q0	February 2022
IB	9,013,541 (4)							
IC	13,744,375 (4)							
ID	2,532,666 (4)							
IE	1,546,925 (4)							
Recombination 6								
IA	15,773,750 (4)	IO	38,531,666 (4)	6.00	FIX/IO	NTL	31392D6R8	June 2018
IB	9,013,541 (4)							
IC	13,744,375 (4)							
Recombination 7								
PH	75,714,000	PA	75,714,000	5.25	FIX	PAC	31392D6S6	October 2011
IA	6,309,500 (4)							
Recombination 8								
PK	43,265,000	PB	43,265,000	5.50	FIX	PAC	31392D6T4	November 2014
IB	5,408,125 (4)							
Recombination 9								
PN	65,973,000	PC	65,973,000	5.75	FIX	PAC	31392D6U1	June 2018
IC	10,995,500 (4)							
Recombination 10								
MD	30,392,000	PD	30,392,000	6.00	FIX	PAC	31392D6V9	October 2019
ID	2,532,666 (4)							
Recombination 11								
PH	75,714,000	PJ	75,714,000	5.00	FIX	PAC	31392D6W7	October 2011
IA	3,154,750 (4)							



REMIC Certificates		RCR Certificates						
Classes	Original Principal or Notional Principal Balances	RCR Class	Original Principal or Notional Principal Balances	Interest Rate	Interest Type (2)	Principal Type (2)	CUSIP Number	Final Distribution Date
Recombination 12								
PK	\$43,265,000	PL	\$ 43,265,000	5.25%	FIX	PAC	31392D6X5	November 2014
IB	3,605,416 (4)							
Recombination 13								
PK	43,265,000	PM	43,265,000	5.00	FIX	PAC	31392D6Y3	November 2014
IB	1,802,708 (4)							
Recombination 14								
PN	65,973,000	PQ	65,973,000	5.00	FIX	PAC	31392D6Z0	June 2018
IC	2,748,875 (4)							
Recombination 15								
PN	65,973,000	PR	65,973,000	5.25	FIX	PAC	31392D7A4	June 2018
IC	5,497,750 (4)							
Recombination 16								
PN	65,973,000	PT	65,973,000	5.50	FIX	PAC	31392D7B2	June 2018
IC	8,246,625 (4)							
Recombination 17								
PH	75,714,000	PU	118,979,000	4.75	FIX	PAC	31392D7C0	November 2014
PK	43,265,000							
Recombination 18								
Q	70,680,000	QA(5)	75,492,000	6.00	FIX	SCH	31392D7D8	September 2022
QZ	4,812,000							

(1) REMIC Certificates and RCR Certificates in any Recombination may be exchanged only in the proportions shown above.

(2) See “Description of Certificates—Class Definitions and Abbreviations”, in the REMIC Prospectus and “Description of the Certificates—Distributions of Interest” and “—Distributions of Principal”.

(3) For a description of this interest rates, see “Description of the Certificates—Distributions of Interest” in this prospectus supplement.

(4) Notional Principal Balance.

(5) Principal payments on the REMIC Certificates in Recombination 18 from the QZ Accrual Amount will be paid as interest on the related RCR Certificates and thus will not reduce the principal balance of those RCR Certificates.

## Principal Balance Schedules

### *Aggregate Group*

<u>Distribution Date</u>	<u>Planned Balance</u>	<u>Distribution Date</u>	<u>Planned Balance</u>	<u>Distribution Date</u>	<u>Planned Balance</u>
Initial Balance through		March 2007 .....	\$181,982,397.53	June 2011 .....	\$ 79,738,861.66
January 2003 .....	\$297,257,000.00	April 2007 .....	179,649,997.61	July 2011 .....	78,252,219.10
February 2003 .....	295,875,411.56	May 2007 .....	177,329,372.47	August 2011 .....	76,788,931.53
March 2003 .....	294,425,863.84	June 2007 .....	175,020,461.50	September 2011 .....	75,348,657.57
April 2003 .....	292,908,948.11	July 2007 .....	172,723,204.39	October 2011 .....	73,931,060.64
May 2003 .....	291,325,291.92	August 2007 .....	170,437,541.16	November 2011 .....	72,535,808.91
June 2003 .....	289,675,558.68	September 2007 .....	168,163,412.12	December 2011 .....	71,162,575.24
July 2003 .....	287,960,447.23	October 2007 .....	165,900,757.90	January 2012 .....	69,811,037.10
August 2003 .....	286,180,691.36	November 2007 .....	163,649,519.43	February 2012 .....	68,480,876.50
September 2003 .....	284,337,059.33	December 2007 .....	161,409,637.94	March 2012 .....	67,171,779.96
October 2003 .....	282,430,353.35	January 2008 .....	159,181,054.97	April 2012 .....	65,883,438.42
November 2003 .....	280,461,408.98	February 2008 .....	156,963,712.36	May 2012 .....	64,615,547.18
December 2003 .....	278,431,094.59	March 2008 .....	154,757,552.24	June 2012 .....	63,367,805.85
January 2004 .....	276,340,310.72	April 2008 .....	152,562,517.05	July 2012 .....	62,139,918.29
February 2004 .....	274,189,989.41	May 2008 .....	150,378,549.52	August 2012 .....	60,931,592.53
March 2004 .....	271,981,093.54	June 2008 .....	148,205,592.66	September 2012 .....	59,742,540.75
April 2004 .....	269,714,616.13	July 2008 .....	146,043,589.81	October 2012 .....	58,572,479.20
May 2004 .....	267,391,579.60	August 2008 .....	143,892,484.56	November 2012 .....	57,421,128.13
June 2004 .....	265,013,034.98	September 2008 .....	141,752,220.83	December 2012 .....	56,288,211.76
July 2004 .....	262,580,061.17	October 2008 .....	139,622,742.78	January 2013 .....	55,173,458.22
August 2004 .....	260,093,764.10	November 2008 .....	137,503,994.91	February 2013 .....	54,076,599.48
September 2004 .....	257,555,275.90	December 2008 .....	135,395,921.96	March 2013 .....	52,997,371.32
October 2004 .....	254,965,754.02	January 2009 .....	133,298,468.99	April 2013 .....	51,935,513.24
November 2004 .....	252,326,380.39	February 2009 .....	131,211,581.32	May 2013 .....	50,890,768.48
December 2004 .....	249,638,360.47	March 2009 .....	129,135,204.55	June 2013 .....	49,862,883.86
January 2005 .....	246,963,945.80	April 2009 .....	127,069,284.58	July 2013 .....	48,851,609.85
February 2005 .....	244,303,066.35	May 2009 .....	125,013,767.58	August 2013 .....	47,856,700.43
March 2005 .....	241,655,652.46	June 2009 .....	122,968,599.97	September 2013 .....	46,877,913.07
April 2005 .....	239,021,634.82	July 2009 .....	120,933,728.50	October 2013 .....	45,915,008.69
May 2005 .....	236,400,944.48	August 2009 .....	118,909,100.13	November 2013 .....	44,967,751.62
June 2005 .....	233,793,512.85	September 2009 .....	116,894,662.15	December 2013 .....	44,035,909.53
July 2005 .....	231,199,271.67	October 2009 .....	114,890,362.08	January 2014 .....	43,119,253.37
August 2005 .....	228,618,153.07	November 2009 .....	112,896,147.74	February 2014 .....	42,217,557.38
September 2005 .....	226,050,089.48	December 2009 .....	110,911,967.19	March 2014 .....	41,330,598.99
October 2005 .....	223,495,013.73	January 2010 .....	108,940,647.26	April 2014 .....	40,458,158.81
November 2005 .....	220,952,858.95	February 2010 .....	106,999,731.94	May 2014 .....	39,600,020.57
December 2005 .....	218,423,558.64	March 2010 .....	105,088,780.74	June 2014 .....	38,755,971.07
January 2006 .....	215,907,046.63	April 2010 .....	103,207,359.31	July 2014 .....	37,925,800.15
February 2006 .....	213,403,257.11	May 2010 .....	101,355,039.42	August 2014 .....	37,109,300.65
March 2006 .....	210,912,124.58	June 2010 .....	99,531,398.84	September 2014 .....	36,306,268.37
April 2006 .....	208,433,583.90	July 2010 .....	97,736,021.27	October 2014 .....	35,516,502.00
May 2006 .....	205,967,570.25	August 2010 .....	95,968,496.28	November 2014 .....	34,739,803.11
June 2006 .....	203,514,019.15	September 2010 .....	94,228,419.18	December 2014 .....	33,975,976.12
July 2006 .....	201,072,866.45	October 2010 .....	92,515,390.96	January 2015 .....	33,224,828.21
August 2006 .....	198,644,048.34	November 2010 .....	90,829,018.26	February 2015 .....	32,486,169.33
September 2006 .....	196,227,501.32	December 2010 .....	89,168,913.21	March 2015 .....	31,759,812.15
October 2006 .....	193,823,162.22	January 2011 .....	87,534,693.41	April 2015 .....	31,045,572.01
November 2006 .....	191,430,968.21	February 2011 .....	85,925,981.85	May 2015 .....	30,343,266.89
December 2006 .....	189,050,856.77	March 2011 .....	84,342,406.80	June 2015 .....	29,652,717.36
January 2007 .....	186,682,765.71	April 2011 .....	82,783,601.79	July 2015 .....	28,973,746.59
February 2007 .....	184,326,633.15	May 2011 .....	81,249,205.49	August 2015 .....	28,306,180.24

**Aggregate Group (Continued)**

<u>Distribution Date</u>	<u>Planned Balance</u>	<u>Distribution Date</u>	<u>Planned Balance</u>	<u>Distribution Date</u>	<u>Planned Balance</u>
September 2015.....	\$ 27,649,846.49	January 2018 .....	\$ 13,207,255.21	April 2020 .....	\$ 4,726,176.88
October 2015 .....	27,004,575.98	February 2018 .....	12,811,979.81	May 2020 .....	4,487,929.69
November 2015 .....	26,370,201.78	March 2018 .....	12,423,786.05	June 2020 .....	4,254,303.64
December 2015 .....	25,746,559.32	April 2018.....	12,042,564.37	July 2020 .....	4,025,225.07
January 2016 .....	25,133,486.44	May 2018 .....	11,668,206.78	August 2020 .....	3,800,621.43
February 2016 .....	24,530,823.27	June 2018 .....	11,300,606.88	September 2020.....	3,580,421.22
March 2016 .....	23,938,412.24	July 2018 .....	10,939,659.79	October 2020 .....	3,364,554.00
April 2016.....	23,356,098.04	August 2018 .....	10,585,262.19	November 2020 .....	3,152,950.36
May 2016 .....	22,783,727.61	September 2018.....	10,237,312.22	December 2020 .....	2,945,541.93
June 2016 .....	22,221,150.07	October 2018 .....	9,895,709.54	January 2021 .....	2,742,261.34
July 2016 .....	21,668,216.72	November 2018 .....	9,560,355.24	February 2021 .....	2,543,042.21
August 2016 .....	21,124,780.97	December 2018 .....	9,231,151.87	March 2021 .....	2,347,819.16
September 2016.....	20,590,698.38	January 2019 .....	8,908,003.39	April 2021.....	2,156,527.74
October 2016 .....	20,065,826.55	February 2019 .....	8,590,815.16	May 2021 .....	1,969,104.50
November 2016 .....	19,550,025.17	March 2019 .....	8,279,493.93	June 2021 .....	1,785,486.89
December 2016 .....	19,043,155.91	April 2019.....	7,973,947.80	July 2021 .....	1,605,613.32
January 2017 .....	18,545,082.46	May 2019 .....	7,674,086.21	August 2021 .....	1,429,423.07
February 2017 .....	18,055,670.46	June 2019 .....	7,379,819.93	September 2021.....	1,256,856.37
March 2017 .....	17,574,787.49	July 2019 .....	7,091,061.03	October 2021 .....	1,087,854.30
April 2017.....	17,102,303.06	August 2019 .....	6,807,722.87	November 2021 .....	922,358.84
May 2017 .....	16,638,088.53	September 2019.....	6,529,720.07	December 2021 .....	760,312.80
June 2017 .....	16,182,017.15	October 2019 .....	6,256,968.49	January 2022 .....	601,659.88
July 2017 .....	15,733,963.97	November 2019 .....	5,989,385.26	February 2022 .....	446,344.58
August 2017.....	15,293,805.87	December 2019 .....	5,726,888.68	March 2022 .....	294,312.27
September 2017.....	14,861,421.50	January 2020 .....	5,469,398.28	April 2022.....	145,509.09
October 2017 .....	14,436,691.25	February 2020 .....	5,216,834.75	May 2022 and thereafter .....	0.00
November 2017.....	14,019,497.28	March 2020 .....	4,969,119.94		
December 2017 .....	13,609,723.43				

**Q Class Scheduled Balances**

<u>Distribution Date</u>	<u>Scheduled Balance</u>	<u>Distribution Date</u>	<u>Scheduled Balance</u>	<u>Distribution Date</u>	<u>Scheduled Balance</u>
Initial Balance .....	\$70,680,000.00	April 2004.....	\$48,645,095.07	December 2005 .....	\$20,367,563.74
September 2002.....	69,420,692.76	May 2004 .....	47,284,909.62	January 2006 .....	19,206,138.08
October 2002 .....	68,024,492.26	June 2004 .....	45,885,220.62	February 2006 .....	18,074,520.73
November 2002 .....	66,492,232.41	July 2004 .....	44,448,239.83	March 2006 .....	16,972,303.19
December 2002 .....	64,824,890.09	August 2004 .....	42,976,236.91	April 2006.....	15,899,081.73
January 2003 .....	63,023,584.44	September 2004.....	41,471,535.24	May 2006 .....	14,854,457.37
February 2003 .....	62,470,926.56	October 2004 .....	39,936,507.67	June 2006 .....	13,838,035.79
March 2003 .....	61,854,914.18	November 2004 .....	38,373,572.07	July 2006 .....	12,849,427.30
April 2003.....	61,176,495.63	December 2004 .....	36,785,186.87	August 2006 .....	11,888,246.81
May 2003 .....	60,436,720.11	January 2005 .....	35,232,381.22	September 2006.....	10,954,113.71
June 2003 .....	59,636,736.16	February 2005 .....	33,714,679.33	October 2006 .....	10,046,651.91
July 2003 .....	58,777,789.97	March 2005 .....	32,231,610.90	November 2006 .....	9,165,489.71
August 2003 .....	57,861,223.43	April 2005.....	30,782,711.11	December 2006 .....	8,310,259.79
September 2003.....	56,888,472.00	May 2005 .....	29,367,520.55	January 2007 .....	7,480,599.18
October 2003 .....	55,861,062.40	June 2005 .....	27,985,585.18	February 2007 .....	6,676,149.17
November 2003 .....	54,780,610.02	July 2005 .....	26,636,456.23	March 2007 .....	5,896,555.27
December 2003 .....	53,648,816.23	August 2005 .....	25,319,690.15	April 2007.....	5,141,467.19
January 2004 .....	52,467,465.47	September 2005.....	24,034,848.58	May 2007 .....	4,410,538.77
February 2004 .....	51,238,422.11	October 2005 .....	22,781,498.28	June 2007 .....	3,703,427.95
March 2004 .....	49,963,627.21	November 2005 .....	21,559,211.07	July 2007 .....	3,019,796.70

**Q Class (Continued)**

<u>Distribution Date</u>	<u>Scheduled Balance</u>	<u>Distribution Date</u>	<u>Scheduled Balance</u>
August 2007 .....	\$ 2,359,310.99	November 2007 .....	\$ 513,445.95
September 2007 .....	1,721,640.76	December 2007 and thereafter .....	0.00
October 2007 .....	1,106,459.84		

**QZ Class Scheduled Balances**

<u>Distribution Date</u>	<u>Scheduled Balance</u>	<u>Distribution Date</u>	<u>Scheduled Balance</u>	<u>Distribution Date</u>	<u>Scheduled Balance</u>
Initial Balance .....	\$4,812,000.00	February 2005 .....	\$5,588,657.20	August 2007 .....	\$6,490,666.93
September 2002 .....	4,836,060.00	March 2005 .....	5,616,600.48	September 2007 .....	6,523,120.27
October 2002 .....	4,860,240.30	April 2005 .....	5,644,683.49	October 2007 .....	6,555,735.87
November 2002 .....	4,884,541.50	May 2005 .....	5,672,906.90	November 2007 .....	6,588,514.55
December 2002 .....	4,908,964.21	June 2005 .....	5,701,271.44	December 2007 .....	6,563,737.75
January 2003 .....	4,933,509.03	July 2005 .....	5,729,777.80	January 2008 .....	6,047,213.57
February 2003 .....	4,958,176.58	August 2005 .....	5,758,426.69	February 2008 .....	5,552,077.86
March 2003 .....	4,982,967.46	September 2005 .....	5,787,218.82	March 2008 .....	5,078,024.17
April 2003 .....	5,007,882.30	October 2005 .....	5,816,154.91	April 2008 .....	4,624,749.76
May 2003 .....	5,032,921.71	November 2005 .....	5,845,235.69	May 2008 .....	4,191,955.48
June 2003 .....	5,058,086.32	December 2005 .....	5,874,461.87	June 2008 .....	3,779,345.75
July 2003 .....	5,083,376.75	January 2006 .....	5,903,834.18	July 2008 .....	3,386,628.55
August 2003 .....	5,108,793.63	February 2006 .....	5,933,353.35	August 2008 .....	3,013,515.35
September 2003 .....	5,134,337.60	March 2006 .....	5,963,020.11	September 2008 .....	2,659,721.08
October 2003 .....	5,160,009.29	April 2006 .....	5,992,835.21	October 2008 .....	2,324,964.08
November 2003 .....	5,185,809.33	May 2006 .....	6,022,799.39	November 2008 .....	2,008,966.10
December 2003 .....	5,211,738.38	June 2006 .....	6,052,913.39	December 2008 .....	1,711,452.20
January 2004 .....	5,237,797.07	July 2006 .....	6,083,177.95	January 2009 .....	1,436,045.54
February 2004 .....	5,263,986.06	August 2006 .....	6,113,593.84	February 2009 .....	1,186,274.77
March 2004 .....	5,290,305.99	September 2006 .....	6,144,161.81	March 2009 .....	961,672.58
April 2004 .....	5,316,757.52	October 2006 .....	6,174,882.62	April 2009 .....	761,778.69
May 2004 .....	5,343,341.31	November 2006 .....	6,205,757.03	May 2009 .....	586,139.72
June 2004 .....	5,370,058.01	December 2006 .....	6,236,785.82	June 2009 .....	434,309.12
July 2004 .....	5,396,908.30	January 2007 .....	6,267,969.75	July 2009 .....	305,847.09
August 2004 .....	5,423,892.84	February 2007 .....	6,299,309.60	August 2009 .....	200,320.42
September 2004 .....	5,451,012.31	March 2007 .....	6,330,806.15	September 2009 .....	117,302.47
October 2004 .....	5,478,267.37	April 2007 .....	6,362,460.18	October 2009 .....	56,373.04
November 2004 .....	5,505,658.71	May 2007 .....	6,394,272.48	November 2009 .....	17,118.27
December 2004 .....	5,533,187.00	June 2007 .....	6,426,243.84	December 2009 and thereafter .....	0.00
January 2005 .....	5,560,852.93	July 2007 .....	6,458,375.06		

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No one is authorized to give information or to make representations in connection with the Certificates other than the information and representations contained in this Prospectus Supplement and the additional Disclosure Documents. You must not rely on any unauthorized information or representation. This Prospectus Supplement and the additional Disclosure Documents do not constitute an offer or solicitation with regard to the Certificates if it is illegal to make such an offer or solicitation to you under state law. By delivering this Prospectus Supplement and the additional Disclosure Documents at any time, no one implies that the information contained herein or therein is correct after the date hereof or thereof.

The Securities and Exchange Commission has not approved or disapproved the Certificates or determined if this Prospectus Supplement is truthful and complete. Any representation to the contrary is a criminal offense.

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**\$489,000,000**



**Guaranteed REMIC  
Pass-Through Certificates  
Fannie Mae REMIC Trust 2002-54**

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**PROSPECTUS SUPPLEMENT**

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**GREENWICH CAPITAL**

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**July 15, 2002**

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