

PROSPECTUS SUPPLEMENT
(To REMIC Prospectus dated May 1, 2002)

\$1,051,392,754



FannieMae®

Guaranteed REMIC Pass-Through Certificates
Fannie Mae REMIC Trust 2002-85

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,
- Fannie Mae Stripped MBS, and
- a non-interest bearing cash deposit of \$999.99.

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

Carefully consider the risk factors starting on page S-10 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.

Prospective investors in the GG Class and all other classes should consider carefully whether such an investment is appropriate for their investment objectives.

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.

Class	Group	Original Class Balance	Principal Type	Interest Rate	Interest Type	CUSIP Number	Final Distribution Date
PN(1)	1	\$105,112,720	PAC	4.5%	FIX	31392FXV4	April 2014
PI(1)	1	19,111,403(2)	NTL	5.5	FIX/IO	31392FXW2	April 2014
PT(1)	1	150,830,824	PAC	4.5	FIX	31392FXX0	January 2022
MI(1)	1	27,423,786(2)	NTL	5.5	FIX/IO	31392FXY8	January 2022
PB	1	128,383,016	PAC	5.5	FIX	31392FXZ5	March 2026
PC	1	77,981,992	PAC	5.5	FIX	31392FYYA9	March 2028
PD	1	156,590,816	PAC	5.5	FIX	31392FYB7	May 2031
PE	1	93,435,136	PAC	5.5	FIX	31392FYC5	December 2032
CA	1	6,351,765	PAC	5.5	FIX	31392FYD3	December 2032
CB	1	33,639,345	SUP	5.5	FIX	31392FYE1	June 2031
PO	1	2,660,439	SUP	(3)	PO	31392FYF8	December 2032
CD	1	15,973,965	SUP	6.0	FIX	31392FYG6	April 2032
CE	1	10,290,860	SUP	6.0	FIX	31392FYH4	December 2032
CF	1	1,500,000	SUP	(4)	FLT	31392FYJ0	December 2032
CS	1	1,500,000	SUP	(4)	INV	31392FYK7	December 2032
CT	1	12,000,000	PAC	5.5	FIX	31392FYL5	December 2032
FT	1	22,000,000	SUP/AD	(4)	FLT	31392FYM3	August 2030
ST	1	27,500,000	SUP/AD	(4)	INV	31392FYN1	August 2030
ZT	1	10,416,374	SUP	5.5	FIX/Z	31392FYP6	December 2032
BC	1	13,465,651	PAC	5.5	FIX	31392FYQ4	December 2032
HF	1	7,730,555	SUP	(5)	FLT	31392FYR2	September 2031
HS	1	3,327,860	SUP	(5)	INV	31392FYS0	September 2031
HT	1	1,591,585	SUP	(5)	INV	31392FYT8	September 2031
DF	1	7,115,625	SUP	(4)	FLT	31392FYU5	December 2032
DS	1	2,700,704	SUP	(4)	INV	31392FYZ3	December 2032
DT	1	533,671	SUP	(4)	INV	31392FYW1	December 2032
DA	1	15,445,000	SUP	5.5	FIX	31392FYX9	May 2031
DB	1	2,074,000	SUP	5.5	FIX	31392FYY7	July 2031
DC	1	2,350,000	SUP	5.5	FIX	31392FYZ4	October 2031
DE	1	1,415,000	SUP	5.5	FIX	31392FZA8	November 2031
DG	1	2,164,000	SUP	5.5	FIX	31392FZB6	January 2032
DH	1	12,002,723	SUP	5.5	FIX	31392FZC4	December 2032
GA	1	8,110,950	PAC	5.5	FIX	31392FZD2	December 2032
GB	1	33,477,168	SUP	5.5	FIX	31392FZE0	July 2031
GC	1	14,050,498	SUP	5.5	FIX	31392FZF7	March 2032
GD	1	13,777,758	SUP	5.5	FIX	31392FZG5	December 2032
GG(6)	1	2,500,000(7)	SUP/RTL	5.5	FIX	31392FZH3	December 2032
FK	2	51,392,754	PT	(4)	FLT	31392FZJ9	December 2032
SK	2	51,392,754(2)	NTL	(4)	INV/IO	31392FZK6	December 2032
R		0	NPR	0	NPR	31392FZL4	December 2032
RL		0	NPR	0	NPR	31392FZM2	December 2032

(1) Exchangeable classes.

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

(3) Principal only class.

(4) Based on LIBOR.

(5) The HF, HS and HT Classes will bear interest during the first 24 interest accrual periods at the respective initial interest rates.

Thereafter, the HF, HS and HT Classes will bear interest as described in this prospectus supplement.

(6) The GG Class is a retail class.

(7) The retail certificates are offered in \$1,000 increments.

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 PA, PQ, PL and PM 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 November 29, 2002.

MORGAN STANLEY

The date of this Prospectus Supplement is October 1, 2002

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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”); and
- if you are purchasing any Group 2 Class or the R or RL Class, our Prospectus for Fannie Mae Stripped Mortgage-Backed Securities dated May 1, 2002 (the “SMBS Prospectus”).

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 at www.fanniemae.com and our business to business web site at www.efanniemae.com.

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

Morgan Stanley & Co. Incorporated
Prospectus Department
1585 Broadway
Lower Level B
New York, New York 10036
(telephone 212-761-6675).

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.

The Retail Certificates (GG Class)

Description

The retail certificates represent an indirect interest in the mortgage loans underlying the related MBS. The retail certificates are guaranteed by us but are not guaranteed by, and are not a debt or obligation of, the United States.

Timing of Principal Payments

It is possible that no principal will be available for payment to holders of the retail certificates for a substantial period. Thereafter, the amount of principal available for payment to such holders is likely to fluctuate, and may vary widely from period to period. **As a result, the retail certificates may not be an appropriate investment for you if you require a particular payment of principal on a specified date or an otherwise predictable stream of principal payments.** See “Description of the Certificates—Distributions of Principal—*Principal Distribution Amount*” in this prospectus supplement.

Investment Objective

You should determine, after consulting with your investment advisor, whether or not the retail certificates satisfy your individual investment objectives.

Liquidity

If you sell a retail certificate before its maturity, you may receive sales proceeds that, after taking into account transaction costs, are less than the amount originally invested. Morgan Stanley & Co. Incorporated intends to make a market for the purchase and sale of the retail certificates after their initial issuance, but is not obligated to do so. We cannot be sure that a market for resale of the retail certificates will develop or, if it develops, that it will continue.

Federal Income Taxes

Interest on the retail certificates will be taxed in the year it is earned, which may not be the year it is paid. Annually, relevant federal income tax information for the preceding calendar year will be mailed to investors who owned retail certificates during that year, as required by the Internal Revenue Service. You should be aware, however, that this information need not be furnished before March 15 of any calendar year following a calendar year in which income accrues on a retail certificate.

Maturity

Unlike many other fixed income securities, the retail certificates do not have fixed principal redemption schedules. The timing of principal payments may vary considerably based upon a number of factors, including changes in prevailing interest rates. If prevailing interest rates decrease, principal payments on the retail certificates may accelerate due to increased mortgage loan prepayments, and any reinvestment of those payments might be at such lower prevailing interest rates. Conversely, if prevailing interest rates increase, principal payments on the retail certificates may slow down due to decreased mortgage loan prepayments, and you might not be able to reinvest your principal at such higher prevailing interest rates. In such case, the market value of your retail certificates is likely to have declined.

Assets Underlying Each Group of Classes

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

Assumed Characteristics of the Mortgage Loans Underlying the Group 1 MBS and the Group 2 SMBS (as of November 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	\$1,000,000,000	360	358	1	6.100%
Group 2 SMBS*	\$ 51,392,754	360	348	9	6.574%

* The Group 2 SMBS will represent ownership of (i) interest payments at a pass-through rate of 6.0% on an initial notional principal amount of \$77,089,131 and (ii) principal payments on an initial principal amount of \$51,392,754 of MBS. See "Description of the Certificates—The Group 2 SMBS" in this prospectus supplement.

The actual remaining terms to maturity, weighted average loan ages and 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 November 29, 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.

Retail Class Units

The GG Class consists of retail certificates. We will issue the retail certificates in units having \$1,000 denominations. Since these units cannot be divided into smaller denominations, you can purchase one or more retail class units in whole but not in part. On each distribution date, principal on the retail certificates may be paid to owners of retail class units, but only in increments of \$1,000. Accordingly, certain retail class units will be paid in full on a particular distribution date, while the remaining retail class units will receive no principal payments on that date. The investors in retail class units who receive principal payments on a particular distribution date will first be selected from the investors in that class who request them. If on any distribution date the amount of principal payable on the retail certificates exceeds the total amount of principal requested by retail investors, then remaining retail investors will be selected randomly to receive principal payments on that date in the amount of the excess.

Book-Entry and Physical Certificates

We will issue the book-entry certificates through the U.S. Federal Reserve Banks and DTC, as applicable, 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>DTC Book-Entry</u>	<u>Physical</u>
All Classes of certificates other than the GG, R and RL Classes	GG Class	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

We will make the first interest payment in December 2002 in an amount equal to approximately \$4.58 with respect to each retail class unit. We will continue to pay interest in that approximate amount on each monthly distribution date on each retail class unit until it is retired.

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>
CF	2.63000%	8.00000%	1.25%	LIBOR + 125 basis points
CS	9.37000%	10.75000%	4.00%	10.75% - LIBOR
FT	2.60000%	8.00000%	1.00%	LIBOR + 100 basis points
ST	7.82000%	9.10000%	3.50%	9.1% - (0.8 × LIBOR)
HF*	2.94000%(2)	9.00000%	0.75%	LIBOR + 75 basis points
HS*	10.01204%(2)	15.09937%	0.00%	15.09937% - (2.322981 × LIBOR)
HT*	8.50000%(2)	8.50000%	0.00%	40.07141% - (4.8571411 × LIBOR)
DF	2.88000%	8.00000%	1.25%	LIBOR + 125 basis points
DS	11.51377%	15.80838%	0.00%	15.80838% - (2.63473 × LIBOR)
DT	10.00000%	10.00000%	0.00%	90% - (13.3333333 × LIBOR)
FK	2.38000%	9.00000%	1.00%	LIBOR + 100 basis points
SK	6.62000%	8.00000%	0.00%	8% - LIBOR

* Fixed first 24 accrual periods.

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

(2) Interest will accrue on the HF, HS and HT Classes at their respective initial interest rates during the initial twenty-four interest accrual periods ending on October 31, 2004, and thereafter will bear interest during each interest accrual period on the basis of the applicable formulas, subject to the specified maximum and minimum rates.

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>	
PI	18.18181818% of the PN Class
MI	18.18181818% of the PT Class
SK	100% of the FK Class

Distributions of Principal

Group 1 Principal Distribution Amount

ZT Accrual Amount

To the FT and ST Classes, pro rata, to zero, and thereafter to the ZT Class.

Group 1 Cash Flow Distribution Amount

1. To the Aggregate Group to its Planned Balance.

2. (a) 25% of the remaining amount as follows:

first, to the CA Class to its Planned Balance;

second, to the CB Class to zero;

third, (x) 8.3333343774% of the remaining amount to the PO Class to zero, and

(y) 91.6666656226% of such remaining amount as follows:

first, to the CD Class to zero; and

second, to the CE, CF and CS Classes, pro rata to zero; and

fourth, to the CA Class to zero,

(b) 25% of such remaining amount as follows:

first, to the CT Class to its Planned Balance;

second, to the FT and ST Classes, pro rata, to zero;

third, to the ZT Class to zero; and

fourth, to the CT Class to zero,

(c) 25% of such remaining amount as follows:

first, to the BC Class to its Planned Balance;

second, (x) 39.3493849511% of the remaining amount as follows:

first, to the HF, HS and HT Classes, pro rata, to zero; and

second, to the DF, DS and DT Classes, pro rata to zero, and

(y) 60.6506150489% of such remaining amount to the DA, DB, DC, DE, DG and DH Classes, in that order, to zero; and

third, to the BC Class to zero, and

(d) 25% of such remaining amount as follows:

first, to the GA Class to its Planned Balance;

second, to the GB and GC Classes, in that order, to zero;

third, to the GD and GG Classes, pro rata, to zero; and

fourth, to the GA Class to zero.

3. To the Aggregate Group to zero.

For a description of the Aggregate Group, see “Description of the Certificates—Distributions of Principal—*Group 1 Principal Distribution Amount*” in this prospectus supplement.

Group 2 Principal Distribution Amount

To the FK Class to zero.

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) *

<u>Group 1 Classes</u>	<u>PSA Prepayment Assumption</u>				
	<u>0%</u>	<u>100%</u>	<u>170%</u>	<u>250%</u>	<u>500%</u>
PN, PI, PQ and PL	5.0	1.5	1.5	1.5	1.5
PT, MI and PM	12.8	3.6	3.6	3.6	2.9
PB	17.9	6.0	6.0	6.0	3.7
PC	20.7	8.0	8.0	8.0	4.5
PD	23.2	11.0	11.0	11.0	6.0
PE	25.6	18.3	18.3	18.3	10.1
PA	9.6	2.8	2.8	2.8	2.3

	<u>PSA Prepayment Assumption</u>						
	<u>0%</u>	<u>100%</u>	<u>112%</u>	<u>170%</u>	<u>200%</u>	<u>250%</u>	<u>500%</u>
CA	26.4	11.2	3.2	3.2	3.2	3.2	2.2
CB	27.5	16.9	14.8	3.9	2.6	1.9	1.1
PO	29.3	25.1	24.3	18.2	12.8	4.9	2.1
CD	28.9	23.1	21.9	14.1	7.4	3.8	1.9
CE, CF and CS	29.7	27.6	27.0	23.1	19.3	6.1	2.3
GA	26.4	11.6	4.3	4.3	4.3	4.2	2.3
GB	27.6	17.3	15.4	3.9	2.6	1.9	1.1
GC	28.9	23.1	21.9	14.1	6.7	3.7	1.8
GD and GG**	29.6	27.3	26.7	22.5	18.5	5.6	2.2

	<u>PSA Prepayment Assumption</u>						
	<u>0%</u>	<u>100%</u>	<u>113%</u>	<u>170%</u>	<u>200%</u>	<u>250%</u>	<u>500%</u>
CT	26.5	12.2	6.1	6.1	6.1	4.9	2.3
FT and ST	19.7	15.2	14.0	5.8	3.5	2.4	1.3
ZT	28.9	25.1	24.4	20.6	18.4	5.2	2.2

	<u>PSA Prepayment Assumption</u>						
	<u>0%</u>	<u>100%</u>	<u>115%</u>	<u>170%</u>	<u>200%</u>	<u>250%</u>	<u>500%</u>
BC	26.6	12.5	6.0	6.0	6.0	4.8	2.3
HF, HS and HT	27.9	18.4	16.2	4.1	2.6	1.9	1.0
DF, DS and DT	29.4	25.9	24.9	19.7	13.5	4.3	2.0
DA	27.7	17.6	15.3	3.0	2.2	1.6	0.9
DB	28.5	21.1	19.3	6.6	3.9	2.7	1.5
DC	28.7	22.0	20.3	10.5	4.4	2.9	1.6
DE	28.9	22.7	21.2	13.5	5.0	3.2	1.7
DG	29.0	23.5	22.1	14.9	5.6	3.4	1.8
DH	29.6	26.8	26.0	21.5	16.1	4.7	2.1

<u>Group 2 Classes</u>	<u>PSA Prepayment Assumption</u>				
	<u>0%</u>	<u>100%</u>	<u>298%</u>	<u>450%</u>	<u>600%</u>
FK and SK	20.8	10.9	5.2	3.6	2.8

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

** The weighted average lives shown in the table apply to the entire retail class as a whole and are not likely to reflect the experience of any particular investor in the class of retail certificates. Because investors will receive principal distributions subject to the distribution priorities and allocations as described under “Description of the Certificates—Characteristics of the Retail Certificates—*Retail Principal Payments*” in this prospectus supplement, the weighted average lives of retail class units will vary among individual investors. See “Description of the Certificates—Characteristics of the Retail Certificates—*Certain Principal Payment Considerations*” 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 Group 1 MBS and the Group 2 SMBS 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 addi-

tion, 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 mar-

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

Additional Risk Factors Affecting the Retail Certificates

We cannot predict the timing of honoring requests for principal payments on the retail certificates. Owners of retail certificates may request payments of principal, but several factors affect the timing of honoring these requests.

- Principal payments on the retail certificates will be affected by the timing of principal payments on the Group 1 MBS.
- Principal payments on the retail certificates will also be affected by the payment priorities governing the Group 1 Classes, including the class of retail certificates. In particular, the retail certificates are entitled to receive principal payments on any distribution date only after scheduled

payments have been made on other specified classes, and only after certain other classes have been retired. As a result, the retail certificates are likely to receive no principal payments for extended periods and thereafter may receive principal payments that vary widely from period to period.

- Other owners of retail certificates might be entitled to earlier principal payments because they submitted earlier requests.
- Requests submitted on behalf of deceased owners of retail certificates are honored in substantially greater amounts than requests submitted by living owners.

We cannot provide any assurance about whether or when any request for principal payment will be honored.

Retail certificates may not be appropriate for all investors. If you require a principal payment on a specific date or a predictable stream of principal payments, the retail certificates are not an appropriate investment for you.

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 November 1, 2002 (the “Issue Date”). We will issue the Guaranteed REMIC Pass-Through Certificates (the “REMIC Certificates”), which include the GG Class of Certificates (the “Retail 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, and
- a separate non-interest bearing cash deposit of \$999.99 relating to the Class of Retail Certificates (the “Retail Class Deposit”).

The assets of the Lower Tier REMIC will consist of

- certain Fannie Mae Guaranteed Mortgage Pass-Through Certificates (the “Group 1 MBS”, and
- certain Fannie Mae Stripped Mortgage-Backed Securities (the “Group 2 SMBS”).

The Group 2 SMBS represent beneficial ownership interests in certain interest and principal distributions on certain Fannie Mae Guaranteed Mortgage Pass-Through Certificates (together with the Group 1 MBS, 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, “Description of the Certificates—Fannie Mae Guaranty” in the MBS Prospectus, and “The SMBS Certificates—Fannie Mae Obligations” in the SMBS Prospectus.

Characteristics of Certificates. We will issue the Certificates (except the GG, R and RL Classes) in book-entry form on the book-entry system of the U.S. Federal Reserve Banks (the “Fed Book-Entry Certificates”). 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.”

The GG Class will be represented by one certificate (the “DTC Certificate”) to be registered at all times in the name of the nominee of The Depository Trust Company (“DTC”), a New York-chartered limited purpose trust company, or any successor or depository selected or approved by us. We refer to the nominee of DTC as the “Holder” or “Certificateholder” of the DTC Certificate. DTC will maintain the DTC Certificate through its book-entry facilities.

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 GG, R and RL Classes, in minimum denominations of \$1,000 and whole dollar increments. We will issue the GG Class in an integral number of units (the “Retail Class Units”), each of which will be issued in a denomination of \$1,000. 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 applicable class factor is multiplied by the original principal balance (or notional principal balance) of a Certificate of any Class other than the Retail 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).
- When the applicable class factor is multiplied by the original aggregate principal balance of the Retail Class, the product will equal the current aggregate principal balance of the Retail Certificates after taking into account payments on the Distribution Date in the same month. As a result, the factor for the Retail Class will reflect the reduction in aggregate principal balance of that Class taken as a whole, and will not reflect the reduction in principal balance of the Retail Certificates owned by any particular investor. For purposes of determining the factor for the Retail Class, we will disregard any rounding of the principal payment on that 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.

Voting the Group 2 SMBS. Holders of the Group 2 SMBS may be asked to vote on issues arising under the applicable trust indenture. If so, the Trustee will vote the Group 2 SMBS as instructed by Holders of Certificates of the Classes backed by the Group 2 SMBS. The Trustee must receive instructions from Holders of Certificates having principal balances totaling at least 51% of the aggregate principal balance of the related Classes. In the absence of such instructions, the Trustee will vote in a manner consistent, in its sole judgment, with the best interests of Certificateholders.

Characteristics of the Retail Certificates

General

The GG Class will consist of Retail Certificates and will be represented by one certificate to be registered at all times in the name of the nominee of DTC, or any successor or depository selected or approved by us (the “Depository”). We refer to the nominee of the Depository as the “Holder” or “Certificateholder” of the Class of Retail Certificates. The Depository will maintain the Class of Retail Certificates in even \$1,000 increments through its book-entry facilities. For purposes of calculating principal payments, each Retail Class Unit will have the initial principal balance shown below:

<u>Class</u>	<u>Initial Principal Balance Per Unit</u>	<u>Number of Retail Class Units</u>
GG	\$1,000	2,500

Under its normal procedures, the Depository will record the amount of Retail Certificates held by each firm which participates in the book-entry system of the Depository (each, a “Depository Participant”), whether held for its own account or on behalf of another person. Initially, State Street will act as paying agent for the Retail Certificates. State Street will also perform certain administrative functions in connection with the Retail Certificates.

A “beneficial owner” or an “investor” is anyone who acquires a beneficial ownership interest in the Retail Certificates. As an investor, you will not receive a physical certificate. Instead, your interest will be recorded on the records of the brokerage firm, bank, thrift institution or other financial intermediary (a “financial intermediary”) that maintains an account for you. In turn, the record ownership of the financial intermediary that holds your Retail Class Units will be recorded by the Depository. If the intermediary is not a Depository Participant, the record ownership of the intermediary will be recorded by a Depository Participant acting on its behalf. Therefore, you must rely on these various arrangements to record your ownership of the Retail Certificates and to relay the distributions to your account. You may transfer your beneficial ownership interest in the Retail Certificates only under the procedures of your financial intermediary and of Depository Participants. In general, ownership of Retail Certificates will be subject to the prevailing rules, regulations and procedures governing the Depository and Depository Participants.

Method of Payment

State Street will direct payments on the Class of Retail Certificates to the Depository in immediately available funds. In turn, the Depository will credit the payments to the accounts of the appropriate Depository Participants, in accordance with the Depository’s procedures. These procedures currently provide for payments made in same-day funds to be settled through the New York Clearing House. Depository Participants and financial intermediaries will direct the payments to the investors in Retail Certificates that they represent.

Retail Interest Payments

We will pay interest on the Class of Retail Certificates on each Distribution Date in an amount equal to one month’s interest at the annual interest rate of 5.50%, accrued on their outstanding principal balances immediately before that Distribution Date. See “—Distributions of Interest” below.

Retail Principal Payments

General. We will pay principal on the Class of Retail Certificates on any Distribution Date (each, a “Retail Principal Payment”) in increments of \$1,000, based on the priorities and limitations described in this prospectus supplement. Either State Street or the Depository will determine the portion of the Retail Principal Payment to be paid to particular Retail Class Units held for the account of Depository Participants. Financial intermediaries and Depository Participants will in turn deter-

mine the portion of the Retail Principal Payment to be paid to particular Retail Class Units held for the account of each investor that they represent.

Rounding of Retail Principal Payments. On each Distribution Date when principal is to be paid on the Class of Retail Certificates (as described below under “—Distributions of Principal”), the payment amount will be rounded to the nearest \$1,000 increment. When we first make a Retail Principal Payment to the Class of Retail Certificates, we will round that payment upward to the nearest \$1,000 by withdrawing from the related Retail Cash Deposit the necessary amount. After the initial Retail Principal Payment, we will apply the amount available as principal of the Class, first, to replenish the related Retail Cash Deposit and, second, as a Retail Principal Payment (rounded to the nearest \$1,000).

We will repeat this procedure on each Distribution Date until the principal balance of the Class of Retail Certificates is reduced to zero. On any Distribution Date, a Retail Principal Payment may be slightly more or less than it would be in the absence of rounding, but any such difference will never exceed \$999.99. The total amount of all Retail Principal Payments made through any Distribution Date will never be *less* than it would have been in the absence of rounding.

Retail Principal Payment Requests. As an investor, you may request that principal of your Retail Class Unit or Units be paid to you in increments of \$1,000 on the earliest possible Distribution Date (each, a “Retail Principal Payment Request”). You must submit a Retail Principal Payment Request to the financial intermediary that maintains the account reflecting your interest in the Class. If the financial intermediary is not a Depository Participant, it must notify the related Depository Participant of the request. The Depository Participant must then make the request to the Depository in writing, on a form that the Depository requires.

The Depository will establish procedures for determining the order in which it receives requests. When the Depository receives a request, it will date and time stamp the request and forward it to State Street. State Street will not be liable for any delay in delivery to it of Retail Principal Payment Requests or for the withdrawal of requests.

State Street will maintain a list of Depository Participants representing investors that have submitted Retail Principal Payment Requests. The list will include the order of receipt and the amounts of such requests. State Street will notify the Depository and the applicable Depository Participants as to which requests to honor on each Distribution Date. The Depository will honor Retail Principal Payment Requests according to the procedures, and subject to the priorities and limitations, described below. Either State Street or the Depository will establish the procedures for determining such priorities and limitations. The decisions of State Street and the Depository concerning such matters will be final and binding on all affected persons.

Withdrawing a Retail Principal Payment Request. To withdraw a Retail Principal Payment Request, you must notify the financial intermediary that maintains the account reflecting your interest in the Class. If the financial intermediary is not a Depository Participant, it must notify the related Depository Participant, which will forward the withdrawal to State Street, on a form that the Depository requires. A Retail Principal Payment Request will be considered withdrawn upon the transfer of beneficial ownership of the related Retail Certificate, but only if State Street receives notification of the withdrawal on the proper form.

The Depository can honor a Retail Principal Payment Request on any Distribution Date only if it receives the request and forwards it to State Street by the last day of the month before the month in which that Distribution Date occurs (the “Record Date”). The Depository can honor the withdrawal of a request on any Distribution Date only if the Depository Participant receives the withdrawal and forwards it to State Street by the Record Date. Priority will be given to investors on whose behalf

Retail Principal Payment Requests have been duly received and not withdrawn. The Depository will honor requests in the following order of priority:

(i) the Depository will honor requests on behalf of Deceased Owners (as defined below) in the order it receives them, until it has honored each such request in an initial amount up to \$100,000 of original principal balance per Deceased Owner; and

(ii) the Depository will honor requests on behalf of Living Owners (as defined below) in the order it receives them, until it has honored each such request in an initial amount up to \$10,000 of original principal balance per Living Owner.

After that, the Depository will honor requests on behalf of

- Deceased Owners, as provided in clause (i), up to an additional \$100,000 of original principal balance; and
- Living Owners as provided in clause (ii), up to an additional \$10,000 of original principal balance.

The Depository will repeat this sequence of priorities until it has honored all Retail Principal Payment Requests.

If a Retail Principal Payment Request is submitted on behalf of a Living Owner who becomes a Deceased Owner, that request takes on the priority of a newly-submitted request on behalf of a Deceased Owner. The Depository must receive appropriate evidence of death and any required tax waivers and forward these items to State Street on or before the related Record Date.

On any Distribution Date, if the Retail Principal Payment Requests for the Class of Retail Certificates exceed the aggregate amount of principal available for payment, those requests will automatically be honored on later Distribution Dates, without the investor making any additional Retail Principal Payment Requests, all in accordance with State Street's procedures.

Excess Retail Principal Payment by Random Lot. On any Distribution Date, if a Retail Principal Payment for the Class of Retail Certificates exceeds the amount evidenced by the Retail Principal Payment Requests received by State Street, the Retail Certificates in respect of which principal payments are to be made (in increments of \$1,000) will be determined under the random lot procedures of the Depository and the established procedures of the Depository Participants and financial intermediaries. Accordingly, a Depository Participant or financial intermediary may choose to allot the excess portion of the Retail Principal Payment to the accounts of some investors (which could include that Depository Participant or financial intermediary) without allotting such distributions to the accounts of other investors.

Beneficial Owners. A "Deceased Owner" is a beneficial owner of Retail Certificates who was living when that interest was acquired and whose authorized representative provides the Depository with evidence of death satisfactory to State Street and any tax waivers requested by State Street. A "Living Owner" is any beneficial owner of Retail Certificates other than a Deceased Owner.

- Retail Certificates beneficially owned by tenants by the entirety, joint tenants or tenants in common ("Tenants") are considered beneficially owned by a single owner. The death of an individual Tenant will be considered the death of the beneficial owner. In the event of such a death, the Retail Certificates beneficially owned by the Tenants will be eligible for the priority in principal payment described above.
- Retail Certificates beneficially owned by a trust will be considered beneficially owned by each beneficiary of the trust. However, a trust's beneficiaries as a group will not be considered to own more than the principal amount of Retail Certificates owned by the related trust.
- The death of a beneficiary of a trust will be considered the death of a beneficial owner of a share of the related Retail Certificates which corresponds to that beneficiary's interest in the trust.

- The death of a Tenant in a tenancy which is the beneficiary of a trust will be considered the death of the beneficiary of the trust.
- The death of a person who had been entitled to substantially all of the beneficial ownership interests in any Retail Certificates will be considered the death of the beneficial owner of those Retail Certificates, regardless of the owner identified in the relevant records, if that beneficial interest can be established to State Street's satisfaction.

Beneficial interests are considered to exist in the case of street name or nominee ownership, ownership by a trustee, ownership under the Uniform Gifts to Minors Act and community property or other joint ownership arrangements between spouses. Beneficial interest will include the power to sell, transfer or otherwise dispose of Retail Certificates and the right to receive the related proceeds, as well as interest and principal payments on the Retail Certificates.

Tax Information. As required by federal law, we will provide to Depository Participants and financial intermediaries information that will allow beneficial owners of the Retail Certificates to calculate properly the taxable income attributable to the Retail Certificates. Financial intermediaries, in turn, will be obligated to supply such information to individuals and other beneficial owners who are not "exempt recipients." Beneficial owners should be aware, however, that such information need not be furnished before March 15 of any calendar year following a calendar year in which income accrues on a Retail Certificate. The Retail Certificates may be issued with "original issue discount" or at a premium for federal income tax purposes. **You should be aware that the beneficial owners of Retail Certificates must include in gross income original issue discount, if any, as it accrues under a method that generally results in recognition of some taxable income in advance of receipt of the cash attributable to such income.** You also should be aware that beneficial owners of Retail Certificates should treat any premium, any original issue discount and any market discount with respect to such Certificates in the same manner as beneficial owners of other "regular interests" in a REMIC. See "Certain Federal Income Tax Consequences—*Taxation of Beneficial Owners of Regular Certificates*" in the REMIC Prospectus. Because the Retail Certificates will not receive payments of principal on a pro rata basis, however, a payment in full of a Retail Certificate may be treated as a prepayment for purposes of the premium, original issue discount and market discount rules. Additional tax consequences affecting beneficial owners of the Retail Certificates are discussed under "Certain Additional Federal Income Tax Consequences—*Taxation of Beneficial Owners of Regular Certificates*" in this prospectus supplement and "Certain Federal Income Tax Consequences—*Taxation of Beneficial Owners of Regular Certificates*" in the REMIC Prospectus.

Certain Principal Payment Considerations

The Class of Retail Certificates may receive no principal at all for significant periods. Thereafter, the rate of principal payments may vary widely so that the Class of Retail Certificates may receive little or no principal on any particular Distribution Date. Accordingly, **we cannot assure you that a Retail Principal Payment Request will be honored, either in whole or in part, within any particular period after it is submitted.** In addition, the timing for honoring a Retail Principal Payment Request will also be affected by the aggregate principal balance of the Class of Retail Certificates beneficially owned by persons having priority to right of payment, either:

- due to their status as Deceased Owners, or
- because they submitted their Retail Principal Payment Requests earlier.

By contrast, the amount of principal available for payment to the Class of Retail Certificates on any Distribution Date may exceed the amount necessary to satisfy the Retail Principal Payment Requests relating to the Class. In that event, you may receive principal payments under the random lot procedures referred to in this prospectus supplement even if you did not request a payment.

If prevailing interest rates are higher than the interest rate on the Class of Retail Certificates, more investors are likely to submit Retail Principal Payment Requests. Under those circumstances,

however, there may be a slower rate of prepayments on the related Mortgage Loans. That slower rate would reduce the funds available for the Retail Principal Payments for the Class. By contrast, Retail Principal Payments may be greater when prevailing interest rates decline relative to the interest rates on the related Mortgage Loans. In that event, investors are less likely to submit Retail Principal Payment Requests, but mortgagors are more likely to prepay the Mortgage Loans. If your Retail Certificates are selected for payment under those conditions, you may be unable to reinvest the amounts you receive at effective interest rates equal to the interest rate on your Retail Certificates.

The rate of Retail Principal Payments depends on the rate of principal payments (including prepayments) on the related Mortgage Loans. Accordingly, we cannot predict:

- the rate at which the payments on the Class of Retail Certificates will continue after they begin, or
- the date on which the principal balance of the Class of Retail Certificates will be paid in full.

In addition, it is possible that you might not receive Retail Principal Payments until the Final Distribution Date for the Class of Retail Certificates.

The actual yield on your Retail Certificates probably will be lower than you expect:

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

See “Risk Factors—Yield Considerations” in the REMIC Prospectus and “Additional Risk Factors” in this prospectus supplement. Also see “—*Weighted Average Lives of the Retail Certificates*” and “—Distributions of Principal” below.

Weighted Average Lives of the Retail Certificates

To illustrate the effect of prepayments on principal payments to the Class of Retail Certificates, the following tables show the approximate aggregate principal payments during the periods specified. The following tables show the amounts that would be available for principal payments at various constant percentages of PSA (as defined below under “—Structuring Assumptions—*Prepayment Assumptions*”) based on the principal allocations described under “—Distributions of Principal” in this prospectus supplement. The amounts shown have been calculated on the basis of the Pricing Assumptions (as defined in this prospectus supplement) and on the assumption that principal payments on the Retail Certificates are not rounded to integral multiples of \$1,000 and are made on the Distribution Date of each month in which those payments are required to be made. The amounts in the tables:

- are hypothetical numbers only,
- apply to the Class of Retail Certificates taken as a whole, and
- are presented solely to show the relationship between prepayments and principal payments on the Class of Retail Certificates in order to assist investors in analyzing that relationship.

Because of the payment allocations described above and because investors in the Retail Certificates will receive principal payments in increments of \$1,000, we cannot assure you that you will receive a principal payment on any particular Distribution Date. You are urged to consult your own financial advisors as to the significance of prepayments in terms of your financial and investment objectives.

**Aggregate Retail Principal Payments on the GG Class
(for illustrative purposes only)**

(Amounts in thousands)

Distribution Date	PSA Prepayment Assumption						
	50%	100%	112%	170%	200%	250%	500%
November 2003.....	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
November 2004.....	0	0	0	0	0	0	66
November 2005.....	0	0	0	0	0	0	2,434
November 2006.....	0	0	0	0	0	0	0
November 2007.....	0	0	0	0	0	876	0
November 2008.....	0	0	0	0	0	873	0
November 2009.....	0	0	0	0	0	528	0
November 2010.....	0	0	0	0	0	223	0
November 2011.....	0	0	0	0	0	0	0
November 2012.....	0	0	0	0	0	0	0
November 2013.....	0	0	0	0	0	0	0
November 2014.....	0	0	0	0	126	0	0
November 2015.....	0	0	0	0	200	0	0
November 2016.....	0	0	0	0	204	0	0
November 2017.....	0	0	0	0	202	0	0
November 2018.....	0	0	0	0	196	0	0
November 2019.....	0	0	0	0	187	0	0
November 2020.....	0	0	0	184	177	0	0
November 2021.....	0	0	0	291	165	0	0
November 2022.....	0	0	0	274	153	0	0
November 2023.....	0	0	0	256	140	0	0
November 2024.....	0	0	0	238	127	0	0
November 2025.....	0	0	0	219	115	0	0
November 2026.....	0	0	41	200	103	0	0
November 2027.....	0	73	479	183	92	0	0
November 2028.....	0	546	456	165	82	0	0
November 2029.....	0	524	431	149	72	0	0
November 2030.....	426	500	407	133	63	0	0
November 2031.....	1,128	477	384	119	55	0	0
November 2032.....	946	380	302	89	40	0	0
Total	<u>\$2,500</u>	<u>\$2,500</u>	<u>\$2,500</u>	<u>\$2,500</u>	<u>\$2,500</u>	<u>\$2,500</u>	<u>\$2,500</u>

It is highly unlikely that:

- **the related Mortgage Loans will have the assumed characteristics,**
- **the related Mortgage Loans will prepay at any of the constant rates shown in the table or at any other particular rate, or**
- **the amounts available for principal payments on the Class of Retail Certificates will correspond to any of the amounts shown in this prospectus supplement.**

The rate of Retail Principal Payments for the Class of Retail Certificates will depend, in part, on the actual amortization and prepayments of the related Mortgage Loans, which will likely include Mortgage Loans that have remaining terms to maturity shorter or longer than those assumed and interest rates higher or lower than those assumed. As a result, the amounts available for principal payments on the Class of Retail Certificates are likely to differ from those shown in the table above even if all the related Mortgage Loans prepay at the indicated constant percentages of PSA. In particular, the diverse remaining terms to maturity of the Mortgage Loans could produce lower yields than those produced by Mortgage Loans having the assumed characteristics.

In addition, it is extremely unlikely that the Mortgage Loans will prepay at a constant level of PSA until maturity or that all of such Mortgage Loans will prepay at the same rate. The timing of changes in the prepayment rates may significantly affect the amount of principal payments and yield to maturity, even if the average prepayment rate is consistent with an investor's expectation. In general, the earlier the distribution of principal of the Mortgage Loans, the greater the effect on an investor's yield to maturity. As a result, the effect on your yield of principal prepayments at a rate slower (or faster) than the rate you expect during the period immediately following the issuance of the Retail Certificates will not be offset completely by a subsequent like increase (or decrease) in the prepayment rate. You are urged to consult your own financial advisors as to the appropriate prepayment assumption to be used in deciding whether to purchase any Retail Certificates.

Principal payments on the Retail Certificates will also be affected by the payment priorities governing the Group 1 Classes, including the Class of Retail Certificates. In particular, the Retail Certificates are entitled to receive principal payments on any Distribution Date only after scheduled payments have been made on specified Classes, and only after certain other Classes have been retired. As a result, the Retail Certificates may receive no principal payments for substantial periods and thereafter may receive principal payments that vary widely from period to period.

The weighted average lives of the Class of Retail Certificates shown in the table under "—Decrement Tables" below relate to the Class taken as a whole. As a result of the payment priorities and allocations described above, the weighted average lives of the Retail Certificates beneficially owned by individual investors may vary significantly from the weighted average life of the Class as a whole. Although we guarantee payments of principal and interest on the Retail Certificates as described in this prospectus supplement, we can give no assurance as to:

- any particular principal payment scenario,
- any particular weighted average life for the Class of Retail Certificates, or
- the date or dates on which any particular investor will receive payments of principal.

In addition, the procedures of the financial intermediaries or the Depository may change. You should understand that you are assuming all risks and benefits associated with the rate of principal payments on your Retail Certificates, whether such rate is rapid or slow, and variations in that rate from time to time. You should also consider that the effective yields to Holders of the Retail Certificates will be lower than the yields otherwise produced because principal and interest payable on a Distribution Date will not be paid until on or after the 25th day following the end of the related Interest Accrual Period and will not bear interest during that delay.

Investment Determination

The Retail Certificates may not be an appropriate investment for you if you require a particular payment of principal on a specified date or an otherwise predictable stream of principal payments. We cannot assure you that any investor in the Retail Certificates will receive a principal payment (in integral multiples of \$1,000) on any particular Distribution Date. In addition, although the Dealer intends to make a secondary market in the Retail Certificates, it is not obligated to do so. Any market making by the Dealer may be discontinued at any time. We cannot assure you that such a secondary market will develop, that any secondary market will continue, or that information on any secondary market will be as readily available as information regarding certain other types of investments. The price of the Retail Certificates in any secondary market will be affected by various factors. Furthermore, the volatility of the price may differ from the volatility associated with other types of investments. Finally, we cannot assure you that the price at which you may be able to sell a Retail Certificate will be the same as or higher than the price at which you purchased that Retail Certificate.

Combination and Recombination

General. You are permitted to exchange all or a portion of the PN, PI, PT and MI 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.

Book-Entry Procedures

General. The Fed Book-Entry Certificates will be issued and maintained only on the book-entry system of the Federal Reserve Banks. The Fed Book-Entry Certificates may be held of record only by entities eligible to maintain book-entry accounts with the Federal Reserve Banks. Beneficial owners

ordinarily will hold Fed Book-Entry Certificates through one or more financial intermediaries, such as banks, brokerage firms and securities clearing organizations. A Holder that is not the beneficial owner of a Fed Book-Entry Certificate, and each other financial intermediary in the chain to the beneficial owner, will have to establish and maintain accounts for their respective customers. A beneficial owner's rights with respect to the Federal Reserve Banks and Fannie Mae may be exercised only through the Holder of such Certificate. Neither the Federal Reserve Banks nor Fannie Mae will have any direct obligation to a beneficial owner of a Fed Book-Entry Certificate that is not the Holder of that Certificate. The Federal Reserve Banks will act only upon the instructions of the Holder in recording transfers of a Fed Book-Entry Certificate. See "Description of Certificates—Denominations and Form" in the REMIC Prospectus.

The DTC Certificates will be registered at all times in the name of the nominee of DTC. Under its normal procedures DTC will record the amount of DTC Certificates held by each firm which participates in the book-entry system of DTC (each, a "DTC Participant"), whether held for its own account or on behalf of another person.

A "beneficial owner" or an "investor" is anyone who acquires a beneficial ownership interest in the DTC Certificates. As an investor, you will not receive a physical certificate. Instead, your interest will be recorded on the records of the brokerage firm, bank, thrift institution or other financial intermediary (a "financial intermediary") that maintains an account for you. In turn, the record ownership of the financial intermediary that holds your DTC Certificates will be recorded by DTC. If the intermediary is not a DTC Participant, the record ownership of the intermediary will be recorded by a DTC Participant acting on its behalf. Therefore, you must rely on these various arrangements to record your ownership of the DTC Certificates and to relay the payments to your account. You may transfer your beneficial ownership interest in the DTC Certificates only under the procedures of your financial intermediary and of DTC Participants. In general, ownership of DTC Certificates will be subject to the prevailing rules, regulations and procedures governing DTC and DTC Participants.

Method of Payment. Our fiscal agent for the Fed Book-Entry Certificates is the Federal Reserve Bank of New York. On each applicable Distribution Date, the Federal Reserve Banks will make payments on the Fed Book-Entry Certificates on our behalf by crediting Holders' accounts at the Federal Reserve Banks.

We will direct payments on the DTC Certificates to DTC in immediately available funds. In turn, DTC will credit the payments to the accounts of the appropriate DTC Participants, in accordance with DTC's procedures. These procedures currently provide for payments made in same-day funds to be settled through the New York Clearing House. DTC Participants and financial intermediaries will direct the payments to the investors in DTC Certificates that they represent.

The Group 1 MBS

The following table contains certain information about the Group 1 MBS. The Group 1 MBS will have the aggregate unpaid principal balance and Pass-Through Rate shown below and the general characteristics described in the MBS Prospectus. The Group 1 MBS provides that principal and interest on the related Mortgage Loans are passed through monthly. The Mortgage Loans underlying the Group 1 MBS are conventional, fixed-rate, fully-amortizing 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. See "Mortgage Loan Pools" and "Yield Considerations, Maturity

and Prepayment Assumptions” in the MBS Prospectus. We expect the characteristics of the Group 1 MBS and the related Mortgage Loans as of the Issue Date to be as follows:

Aggregate Unpaid Principal Balance	\$1,000,000,000
MBS Pass-Through Rate	5.50%
Range of WACs (annual percentages)	5.75% to 8.00%
Range of WAMs	241 months to 360 months
Approximate Weighted Average WAM	358 months
Approximate Weighted Average WALA (Weighted Average Loan Age)	1 month

The Group 2 SMBS

The general characteristics of the Group 2 SMBS are described in the SMBS Prospectus. The Group 2 SMBS provide that certain principal and interest payments on the related MBS are passed through monthly. The general characteristics of the MBS are described in the MBS Prospectus. Each MBS evidences beneficial ownership interests in a pool of conventional, fixed-rate, fully-amortizing mortgage loans secured by first mortgages or deed of trust on single-family residential properties, as described under “Mortgage Loan Pools” and “Yield Considerations, Maturity and Prepayment Assumptions” in the MBS Prospectus.

The Group 2 SMBS represent ownership of

- interest payments at a pass-through rate of 6.0% on an initial notional principal amount of \$77,089,131, and
- principal payments on an initial principal amount of \$51,392,754 of MBS.

We expect the characteristics of the Mortgage Loans underlying the Group 2 SMBS as of the Issue Date to be as follows:

Range of WACs (annual percentages)	6.25% to 8.50%
Approximate Weighted Average WAM	348 months
Approximate Weighted Average WALA	9 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 Group 1 MBS and Group 2 SMBS 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 Group 1 MBS and Group 2 SMBS 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>
Group 1 Classes	
Fixed Rate	PN, PI, PT, MI, PB, PC, PD, PE, CA, CB, CD, CE, CT, ZT, BC, DA, DB, DC, DE, DG, DH, GA, GB, GC, GD and GG
Floating Rate	CF, FT, HF and DF
Inverse Floating Rate	CS, ST, HS, HT, DS and DT
Interest Only	PI and MI
Accrual	ZT
Principal Only	PO
RCR**	PA, PQ, PL and PM
<u>Interest Type*</u>	<u>Classes</u>
Group 2 Classes	
Floating Rate	FK
Inverse Floating Rate	SK
Interest Only	SK
No Payment Residual	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 Classes, other than the FT, ST, FK and SK Classes (collectively, the “Delay Classes”)	Calendar month preceding the month in which the Distribution Date occurs
The FT, ST, FK and SK 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 Delay Class for the sole purpose of facilitating trading.

Accrual Class. The ZT 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 1.38% in the case of the CF, CS, FK and SK Classes; 1.60% in the case of the FT and ST Classes; 2.19% in the case of the HF, HS and HT Classes; and 1.63% in the case of the DF, DS and DT 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>
Group 1 Classes	
PAC	PN, PT, PB, PC, PD, PE, CA, CT, BC and GA
Support	CB, PO, CD, CE, CF, CS, FT, ST, ZT, HF, HS, HT, DF, DS, DT, DA, DB, DC, DE, DG, DH, GB, GC, GD and GG
Accretion Directed	FT and ST
Notional	PI and MI
Retail	GG
RCR**	PA, PQ, PL and PM
Group 2 Classes	
Pass-Through	FK
Notional	SK

<u>Principal Type*</u>	<u>Classes</u>
No Payment Residual	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 Cash Flow Distribution Amount”) plus any interest then accrued and added to the principal balance of the ZT Class (the “ZT Accrual Amount” and, together with the Group 1 Cash Flow Distribution Amount, the “Group 1 Principal Distribution Amount”), and
- the principal then paid on the Group 2 SMBS (the “Group 2 Principal Distribution Amount”).

Group 1 Principal Distribution Amount

ZT Accrual Amount

On each Distribution Date, we will pay the ZT Accrual Amount, concurrently, as principal of the FT and ST Classes, pro rata (or 44.4444444444% and 55.5555555556%, respectively), until their principal balances are reduced to zero. Thereafter, we will pay the ZT Accrual Amount as principal of the ZT Class. } Accretion Directed Classes and Accrual Class

Group 1 Cash Flow Distribution Amount

On each Distribution Date, we will pay the Group 1 Cash Flow Distribution Amount as principal of the Group 1 Classes in the following priority:

- (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) (a) 25% of the remaining amount as follows:

first, to the CA Class, until its principal balance is reduced to its Planned Balance for that Distribution Date; } PAC Class

second, to the CB Class, until its principal balance is reduced to zero;

third, (x) 8.3333343774% of the remaining amount to the PO Class, until its principal balance is reduced to zero, and

- (y) 91.6666656226% of such remaining amount as follows:

first, to the CD Class, until its principal balance is reduced to zero; and

second, concurrently, to the CE, CF and CS Classes, pro rata (or 77.4280972036%, 11.2859513982%, and 11.2859513982%, respectively), until their principal balances are reduced to zero; and

fourth, to the CA Class, without regard to its Planned Balance and until its principal balance is reduced to zero, } PAC Class

- (b) 25% of such remaining amount as follows:

first, to the CT Class, until its principal balance is reduced to its Planned Balance for that Distribution Date; } PAC Class

second, concurrently, to the FT and ST Classes, pro rata, until their principal balances are reduced to zero; } Support Classes

third, to the ZT Class, until its principal balance is reduced to zero; and }

fourth, to the CT Class, without regard to its Planned Balance and until its principal balance is reduced to zero, } PAC Class

(c) 25% of such remaining amount as follows:

first, to the BC Class, until its principal balance is reduced to its Planned Balance for that Distribution Date; } PAC Class

second, (x) 39.3493849511% of the remaining amount as follows:

first, concurrently, to the HF, HS and HT Classes, pro rata (or 61.1111067194%, 26.3071936759% and 12.5816996047%, respectively), until their principal balances are reduced to zero; and }

second, concurrently, to the DF, DS and DT Classes, pro rata (or 68.7500000000%, 26.0937584541% and 5.1562415459%, respectively), until their principal balances are reduced to zero, and } Support Classes

(y) 60.6506150489% of such remaining amount, sequentially, to the DA, DB, DC, DE, DG and DH Classes, in that order, until their principal balances are reduced to zero; and }

third, to the BC Class, without regard to its Planned Balance and until its principal balance is reduced to zero, and } PAC Class

(d) 25% of such remaining amount as follows:

first, to the GA Class, until its principal balance is reduced to its Planned Balance for that Distribution Date; } PAC Class

second, sequentially, to the GB and GC Classes, in that order, until their principal balances are reduced to zero; }

third, concurrently, to the GD and GG* Classes, pro rata (or 84.6416195646% and 15.3583804354%, respectively), until their principal balances are reduced to zero; and } Support Classes

fourth, to the GA Class, without regard to its Planned Balance and until its principal balance is reduced to zero; and } PAC Class

(iii) to the Aggregate Group, without regard to its Planned Balance and until the Aggregate Balance is reduced to zero. } PAC Group

* The GG Class is a Retail Class.

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

The “Aggregate Balance” for any Distribution Date is equal to \$712,334,504 *minus* the sum of all amounts previously applied to it as specified above.

Group 2 Principal Distribution Amount

On each Distribution Date, we will pay the Group 2 Principal Distribution Amount as principal of the FK Class, until its principal balance is reduced to zero. } Pass-Through Class

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 Group 1 MBS and the Group 2 SMBS 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 Group 1 MBS and the Group 2 SMBS” 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 November 29, 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%
Planned Balances	CA	Between 112% and 200%
Planned Balances	CT	Between 113% and 200%
Planned Balances	BC	Between 115% and 200%
Planned Balances	GA	Between 112% and 200%

(1) The Structuring Range for the Aggregate Group is associated with the related 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 and 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 and Group</u>	<u>Initial Effective Ranges</u>
Aggregate Group	Between 100% and 250%
CA	Between 112% and 267%
CT	Between 113% and 200%
BC	Between 115% and 200%
GA	Between 112% and 200%

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 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 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 PAC Group and Classes will be supported in part by the related Support Classes. When the related Support Classes are retired, the PAC Group and 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 yield to maturity on each Fixed Rate Interest Only Class 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>
PI	1,357%
MI	532%

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>
PI	6.0%
MI	15.0%

* 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 PI Class to Prepayments

	<u>PSA Prepayment Assumption</u>				
	<u>50%</u>	<u>100%</u>	<u>170%</u>	<u>250%</u>	<u>500%</u>
Pre-Tax Yields to Maturity	55.2%	31.7%	31.7%	31.7%	31.7%

Sensitivity of the MI Class to Prepayments

	<u>PSA Prepayment Assumption</u>				
	<u>50%</u>	<u>100%</u>	<u>170%</u>	<u>250%</u>	<u>500%</u>
Pre-Tax Yields to Maturity	27.7%	14.7%	14.7%	14.7%	2.6%

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 table below, it is possible that investors in the SK Class 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>
CS	96.00000%
ST	100.00000%
HS	96.15625%
HT	97.84375%
DS	84.31250%
DT	99.34375%
SK	25.00000%

* 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 CS 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>112%</u>	<u>170%</u>	<u>200%</u>	<u>250%</u>	<u>500%</u>
0.38%	11.0%	11.0%	11.0%	11.0%	11.0%	11.4%	12.3%
1.38%	9.9%	9.9%	9.9%	9.9%	10.0%	10.3%	11.3%
3.38%	7.8%	7.8%	7.8%	7.8%	7.9%	8.2%	9.3%
5.38%	5.7%	5.7%	5.7%	5.7%	5.8%	6.2%	7.2%
6.75%	4.3%	4.3%	4.3%	4.3%	4.3%	4.8%	5.8%

**Sensitivity of the ST 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>113%</u>	<u>170%</u>	<u>200%</u>	<u>250%</u>	<u>500%</u>
0.6%	8.8%	8.8%	8.8%	8.8%	8.8%	8.7%	8.7%
1.6%	7.9%	7.9%	7.9%	7.9%	7.9%	7.9%	7.9%
3.6%	6.3%	6.3%	6.3%	6.3%	6.3%	6.4%	6.4%
5.6%	4.7%	4.7%	4.7%	4.7%	4.7%	4.8%	4.9%
7.0%	3.5%	3.6%	3.6%	3.6%	3.6%	3.7%	3.8%

**Sensitivity of the HS 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>115%</u>	<u>170%</u>	<u>200%</u>	<u>250%</u>	<u>500%</u>
0.19%	14.4%	14.3%	14.3%	13.5%	13.1%	12.8%	13.7%
2.19%	10.6%	10.6%	10.7%	11.3%	11.8%	12.2%	13.7%
4.19%	6.4%	6.6%	6.7%	8.9%	10.4%	11.7%	13.7%
6.19%	1.8%	2.1%	2.3%	6.4%	9.0%	11.1%	13.7%
6.50% and above	1.1%	1.4%	1.6%	6.0%	8.8%	11.0%	13.7%

**Sensitivity of the HT 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>115%</u>	<u>170%</u>	<u>200%</u>	<u>250%</u>	<u>500%</u>
6.50% and below	8.8%	8.8%	8.8%	9.2%	9.4%	9.6%	10.4%
7.50%	4.4%	4.6%	4.6%	6.6%	8.0%	9.0%	10.4%
8.25%	0.8%	1.1%	1.3%	4.6%	6.8%	8.6%	10.4%

**Sensitivity of the DS 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>115%</u>	<u>170%</u>	<u>200%</u>	<u>250%</u>	<u>500%</u>
0.63%	17.2%	17.2%	17.2%	17.3%	17.9%	20.0%	24.8%
1.63%	14.0%	14.0%	14.0%	14.1%	14.7%	17.0%	21.8%
3.63%	7.7%	7.7%	7.7%	7.9%	8.5%	10.9%	15.8%
5.63%	1.7%	1.7%	1.8%	2.0%	2.4%	5.1%	10.0%
6.00% and above	0.6%	0.7%	0.7%	0.9%	1.3%	4.0%	8.9%

**Sensitivity of the DT 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>115%</u>	<u>170%</u>	<u>200%</u>	<u>250%</u>	<u>500%</u>
6.00% and below	10.2%	10.2%	10.2%	10.2%	10.2%	10.2%	10.2%
6.50%	3.4%	3.4%	3.4%	3.4%	3.4%	3.5%	3.6%
6.75%	0.0%	0.0%	0.0%	0.0%	0.1%	0.2%	0.4%

**Sensitivity of the SK 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>298%</u>	<u>450%</u>	<u>600%</u>
0.38%	27.7%	24.8%	12.8%	3.2%	(6.8)%
1.38%	23.2%	20.3%	8.3%	(1.4)%	(11.4)%
3.38%	14.2%	11.3%	(0.7)%	(10.5)%	(20.6)%
5.38%	4.7%	1.8%	(10.2)%	(20.0)%	(30.2)%
7.38%	(8.6)%	(11.4)%	(23.2)%	(32.7)%	(42.8)%
8.00%	*	*	*	*	*

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

The Principal Only Class. **The PO Class will not bear interest. As indicated in the table below, a low rate of principal payments (including prepayments) on the related Mortgage Loans will have a negative effect on the yield 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	64.0%

Sensitivity of the PO Class to Prepayments

	<u>PSA Prepayment Assumption</u>						
	<u>50%</u>	<u>100%</u>	<u>112%</u>	<u>170%</u>	<u>200%</u>	<u>250%</u>	<u>500%</u>
Pre-Tax Yields to Maturity	1.6%	1.8%	1.9%	2.5%	3.8%	9.6%	22.9%

Weighted Average Lives of the Certificates

The weighted average life of a Certificate is determined by

- (a) multiplying the amount of the reduction, if any, of the principal balance of 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,
- (b) summing the results, and
- (c) 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 1 Classes, and
- in the case of the Group 1 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.

<u>Group</u>	<u>Mortgage Loans Relating to Trust Assets Specified Below</u>	<u>Original Terms to Maturity</u>	<u>Remaining Terms to Maturity</u>	<u>Interest Rates</u>
1	Group 1 MBS	360 months	360 months	8.00%
2	Group 2 SMBS	360 months	360 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	PN, PI†, PQ and PL Classes					PT, MI† and PM Classes				
	PSA Prepayment Assumption					PSA Prepayment Assumption				
	0%	100%	170%	250%	500%	0%	100%	170%	250%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100
November 2003	92	74	74	74	74	100	100	100	100	100
November 2004	83	26	26	26	26	100	100	100	100	100
November 2005	74	0	0	0	0	100	75	75	75	33
November 2006	64	0	0	0	0	100	32	32	32	0
November 2007	53	0	0	0	0	100	0	0	0	0
November 2008	41	0	0	0	0	100	0	0	0	0
November 2009	28	0	0	0	0	100	0	0	0	0
November 2010	15	0	0	0	0	100	0	0	0	0
November 2011	0	0	0	0	0	100	0	0	0	0
November 2012	0	0	0	0	0	88	0	0	0	0
November 2013	0	0	0	0	0	76	0	0	0	0
November 2014	0	0	0	0	0	63	0	0	0	0
November 2015	0	0	0	0	0	48	0	0	0	0
November 2016	0	0	0	0	0	33	0	0	0	0
November 2017	0	0	0	0	0	16	0	0	0	0
November 2018	0	0	0	0	0	0	0	0	0	0
November 2019	0	0	0	0	0	0	0	0	0	0
November 2020	0	0	0	0	0	0	0	0	0	0
November 2021	0	0	0	0	0	0	0	0	0	0
November 2022	0	0	0	0	0	0	0	0	0	0
November 2023	0	0	0	0	0	0	0	0	0	0
November 2024	0	0	0	0	0	0	0	0	0	0
November 2025	0	0	0	0	0	0	0	0	0	0
November 2026	0	0	0	0	0	0	0	0	0	0
November 2027	0	0	0	0	0	0	0	0	0	0
November 2028	0	0	0	0	0	0	0	0	0	0
November 2029	0	0	0	0	0	0	0	0	0	0
November 2030	0	0	0	0	0	0	0	0	0	0
November 2031	0	0	0	0	0	0	0	0	0	0
November 2032	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	5.0	1.5	1.5	1.5	1.5	12.8	3.6	3.6	3.6	2.9

Date	PB Class					PC Class					PD Class				
	PSA Prepayment Assumption					PSA Prepayment Assumption					PSA Prepayment Assumption				
	0%	100%	170%	250%	500%	0%	100%	170%	250%	500%	0%	100%	170%	250%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
November 2003	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
November 2004	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
November 2005	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
November 2006	100	100	100	100	16	100	100	100	100	100	100	100	100	100	100
November 2007	100	91	91	91	0	100	100	100	100	0	100	100	100	100	94
November 2008	100	48	48	48	0	100	100	100	100	0	100	100	100	100	46
November 2009	100	7	7	7	0	100	100	100	100	0	100	100	100	100	13
November 2010	100	0	0	0	0	100	47	47	47	0	100	100	100	100	0
November 2011	100	0	0	0	0	100	0	0	0	0	100	94	94	94	0
November 2012	100	0	0	0	0	100	0	0	0	0	100	67	67	67	0
November 2013	100	0	0	0	0	100	0	0	0	0	100	45	45	45	0
November 2014	100	0	0	0	0	100	0	0	0	0	100	27	27	27	0
November 2015	100	0	0	0	0	100	0	0	0	0	100	12	12	12	0
November 2016	100	0	0	0	0	100	0	0	0	0	100	0	0	0	0
November 2017	100	0	0	0	0	100	0	0	0	0	100	0	0	0	0
November 2018	97	0	0	0	0	100	0	0	0	0	100	0	0	0	0
November 2019	74	0	0	0	0	100	0	0	0	0	100	0	0	0	0
November 2020	48	0	0	0	0	100	0	0	0	0	100	0	0	0	0
November 2021	21	0	0	0	0	100	0	0	0	0	100	0	0	0	0
November 2022	0	0	0	0	0	86	0	0	0	0	100	0	0	0	0
November 2023	0	0	0	0	0	33	0	0	0	0	100	0	0	0	0
November 2024	0	0	0	0	0	0	0	0	0	0	88	0	0	0	0
November 2025	0	0	0	0	0	0	0	0	0	0	57	0	0	0	0
November 2026	0	0	0	0	0	0	0	0	0	0	24	0	0	0	0
November 2027	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
November 2028	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
November 2029	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
November 2030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
November 2031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
November 2032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	17.9	6.0	6.0	6.0	3.7	20.7	8.0	8.0	8.0	4.5	23.2	11.0	11.0	11.0	6.0

** 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	PE Class					CA Class							CB Class						
	PSA Prepayment Assumption					PSA Prepayment Assumption							PSA Prepayment Assumption						
	0%	100%	170%	250%	500%	0%	100%	112%	170%	200%	250%	500%	0%	100%	112%	170%	200%	250%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
November 2003	100	100	100	100	100	100	100	93	93	93	93	93	100	100	100	94	90	85	57
November 2004	100	100	100	100	100	100	100	76	76	76	76	76	100	100	100	78	67	48	0
November 2005	100	100	100	100	100	100	100	53	53	53	53	0	100	100	100	58	36	2	0
November 2006	100	100	100	100	100	100	100	32	32	32	32	0	100	100	100	41	12	0	0
November 2007	100	100	100	100	100	100	100	16	16	16	16	0	100	100	100	28	0	0	0
November 2008	100	100	100	100	100	100	100	3	3	3	3	0	100	100	100	19	0	0	0
November 2009	100	100	100	100	100	100	100	0	0	0	0	0	100	100	99	10	0	0	0
November 2010	100	100	100	100	83	100	100	0	0	0	0	0	100	100	97	4	0	0	0
November 2011	100	100	100	100	57	100	100	0	0	0	0	0	100	100	96	1	0	0	0
November 2012	100	100	100	100	39	100	89	0	0	0	0	0	100	100	93	0	0	0	0
November 2013	100	100	100	100	26	100	62	0	0	0	0	0	100	100	88	0	0	0	0
November 2014	100	100	100	100	18	100	23	0	0	0	0	0	100	100	80	0	0	0	0
November 2015	100	100	100	100	12	100	0	0	0	0	0	0	100	95	71	0	0	0	0
November 2016	100	98	98	98	8	100	0	0	0	0	0	0	100	85	61	0	0	0	0
November 2017	100	80	80	80	6	100	0	0	0	0	0	0	100	73	51	0	0	0	0
November 2018	100	65	65	65	4	100	0	0	0	0	0	0	100	61	39	0	0	0	0
November 2019	100	53	53	53	2	100	0	0	0	0	0	0	100	49	28	0	0	0	0
November 2020	100	43	43	43	2	100	0	0	0	0	0	0	100	36	17	0	0	0	0
November 2021	100	34	34	34	1	100	0	0	0	0	0	0	100	23	5	0	0	0	0
November 2022	100	27	27	27	1	100	0	0	0	0	0	0	100	11	0	0	0	0	0
November 2023	100	21	21	21	*	100	0	0	0	0	0	0	100	0	0	0	0	0	0
November 2024	100	16	16	16	*	100	0	0	0	0	0	0	100	0	0	0	0	0	0
November 2025	100	13	13	13	*	100	0	0	0	0	0	0	100	0	0	0	0	0	0
November 2026	100	9	9	9	*	100	0	0	0	0	0	0	100	0	0	0	0	0	0
November 2027	79	7	7	7	*	100	0	0	0	0	0	0	100	0	0	0	0	0	0
November 2028	14	5	5	5	*	100	0	0	0	0	0	0	100	0	0	0	0	0	0
November 2029	3	3	3	3	*	0	0	0	0	0	0	0	77	0	0	0	0	0	0
November 2030	2	2	2	2	*	0	0	0	0	0	0	0	24	0	0	0	0	0	0
November 2031	1	1	1	1	*	0	0	0	0	0	0	0	0	0	0	0	0	0	0
November 2032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	25.6	18.3	18.3	18.3	10.1	26.4	11.2	3.2	3.2	3.2	3.2	2.2	27.5	16.9	14.8	3.9	2.6	1.9	1.1

Date	PO Class							CD Class							CE, CF and CS Classes						
	PSA Prepayment Assumption							PSA Prepayment Assumption							PSA Prepayment Assumption						
	0%	100%	112%	170%	200%	250%	500%	0%	100%	112%	170%	200%	250%	500%	0%	100%	112%	170%	200%	250%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
November 2003	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
November 2004	100	100	100	100	100	100	55	100	100	100	100	100	100	18	100	100	100	100	100	100	100
November 2005	100	100	100	100	100	100	0	100	100	100	100	100	100	0	100	100	100	100	100	100	0
November 2006	100	100	100	100	100	65	0	100	100	100	100	100	36	0	100	100	100	100	100	100	0
November 2007	100	100	100	100	94	39	0	100	100	100	100	89	0	0	100	100	100	100	100	85	0
November 2008	100	100	100	100	80	21	0	100	100	100	100	63	0	0	100	100	100	100	100	46	0
November 2009	100	100	100	100	69	8	0	100	100	100	100	44	0	0	100	100	100	100	100	19	0
November 2010	100	100	100	100	62	2	0	100	100	100	100	31	0	0	100	100	100	100	100	4	0
November 2011	100	100	100	100	59	*	0	100	100	100	100	24	0	0	100	100	100	100	100	*	0
November 2012	100	100	100	97	56	*	0	100	100	100	95	19	0	0	100	100	100	100	100	*	0
November 2013	100	100	100	92	52	*	0	100	100	100	86	13	0	0	100	100	100	100	100	*	0
November 2014	100	100	100	86	48	*	0	100	100	100	75	5	0	0	100	100	100	100	100	*	0
November 2015	100	100	100	80	44	*	0	100	100	100	63	0	0	0	100	100	100	100	98	*	0
November 2016	100	100	100	73	40	*	0	100	100	100	51	0	0	0	100	100	100	100	88	*	0
November 2017	100	100	100	67	36	*	0	100	100	100	39	0	0	0	100	100	100	100	79	*	0
November 2018	100	100	100	60	32	*	0	100	100	100	27	0	0	0	100	100	100	100	71	*	0
November 2019	100	100	100	53	28	*	0	100	100	100	15	0	0	0	100	100	100	100	62	*	0
November 2020	100	100	100	47	25	*	0	100	100	100	3	0	0	0	100	100	100	100	54	*	0
November 2021	100	100	100	41	21	*	0	100	100	100	0	0	0	0	100	100	100	91	47	*	0
November 2022	100	100	94	36	18	*	0	100	100	88	0	0	0	0	100	100	100	79	40	*	0
November 2023	100	98	82	30	15	*	0	100	97	67	0	0	0	0	100	100	100	67	34	*	0
November 2024	100	86	71	26	13	*	0	100	74	47	0	0	0	0	100	100	100	56	28	*	0
November 2025	100	73	60	21	10	*	0	100	51	27	0	0	0	0	100	100	100	47	23	*	0
November 2026	100	61	50	17	8	*	0	100	29	9	0	0	0	0	100	100	100	38	18	*	0
November 2027	100	50	40	13	6	*	0	100	7	0	0	0	0	0	100	100	89	29	14	*	0
November 2028	100	38	31	10	5	*	0	100	0	0	0	0	0	0	100	84	68	22	10	*	0
November 2029	100	28	22	7	3	*	0	100	0	0	0	0	0	0	100	61	49	15	7	*	0
November 2030	100	17	14	4	2	*	0	100	0	0	0	0	0	0	100	38	31	9	4	*	0
November 2031	66	8	6	2	1	*	0	37	0	0	0	0	0	0	100	17	14	4	2	*	0
November 2032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	0
Weighted Average Life (years)**	29.3	25.1	24.3	18.2	12.8	4.9	2.1	28.9	23.1	21.9	14.1	7.4	3.8	1.9	29.7	27.6	27.0	23.1	19.3	6.1	2.3

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

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

Date	CT Class							FT and ST Classes							ZT Class						
	PSA Prepayment Assumption							PSA Prepayment Assumption							PSA Prepayment Assumption						
	0%	100%	113%	170%	200%	250%	500%	0%	100%	113%	170%	200%	250%	500%	0%	100%	113%	170%	200%	250%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
November 2003	100	100	96	96	96	96	96	99	99	99	95	92	88	70	106	106	106	106	106	106	106
November 2004	100	100	86	86	86	86	86	98	98	98	83	75	62	1	112	112	112	112	112	112	112
November 2005	100	100	73	73	73	73	0	96	96	96	68	54	30	0	118	118	118	118	118	118	0
November 2006	100	100	61	61	61	61	0	95	95	95	56	36	5	0	125	125	125	125	125	125	0
November 2007	100	100	52	52	52	52	0	93	93	93	45	22	0	0	132	132	132	132	132	68	0
November 2008	100	100	44	44	44	44	0	92	92	92	38	12	0	0	139	139	139	139	139	14	0
November 2009	100	100	38	38	38	23	0	90	90	90	31	4	0	0	147	147	147	147	147	0	0
November 2010	100	100	34	34	34	5	0	88	88	88	27	0	0	0	155	155	155	155	151	0	0
November 2011	100	100	30	30	30	*	0	87	87	87	23	0	0	0	164	164	164	164	144	0	0
November 2012	100	94	23	23	23	*	0	85	85	84	21	0	0	0	173	173	173	173	144	0	0
November 2013	100	80	14	14	14	*	0	83	83	81	17	0	0	0	183	183	183	183	144	0	0
November 2014	100	59	4	4	4	*	0	80	80	76	14	0	0	0	193	193	193	193	144	0	0
November 2015	100	33	0	0	0	*	0	78	78	69	9	0	0	0	204	204	204	204	136	0	0
November 2016	100	4	0	0	0	*	0	76	76	60	2	0	0	0	216	216	216	216	123	0	0
November 2017	100	0	0	0	0	*	0	73	66	50	0	0	0	0	228	228	228	204	111	0	0
November 2018	100	0	0	0	0	*	0	70	55	40	0	0	0	0	241	241	241	184	98	0	0
November 2019	100	0	0	0	0	*	0	68	44	29	0	0	0	0	254	254	254	164	87	0	0
November 2020	100	0	0	0	0	*	0	65	33	18	0	0	0	0	269	269	269	145	75	0	0
November 2021	100	0	0	0	0	*	0	61	21	7	0	0	0	0	284	284	284	127	65	0	0
November 2022	100	0	0	0	0	*	0	58	9	0	0	0	0	0	300	300	283	109	56	0	0
November 2023	100	0	0	0	0	*	0	54	0	0	0	0	0	0	317	301	248	93	47	0	0
November 2024	100	0	0	0	0	*	0	51	0	0	0	0	0	0	334	262	215	79	39	0	0
November 2025	100	0	0	0	0	*	0	47	0	0	0	0	0	0	353	224	182	65	32	0	0
November 2026	100	0	0	0	0	*	0	43	0	0	0	0	0	0	373	187	151	52	25	0	0
November 2027	100	0	0	0	0	*	0	38	0	0	0	0	0	0	394	152	122	41	19	0	0
November 2028	100	0	0	0	0	*	0	33	0	0	0	0	0	0	417	118	94	31	14	0	0
November 2029	0	0	0	0	0	*	0	24	0	0	0	0	0	0	440	85	67	21	10	0	0
November 2030	0	0	0	0	0	*	0	0	0	0	0	0	0	0	386	54	42	13	6	0	0
November 2031	0	0	0	0	0	*	0	0	0	0	0	0	0	0	201	24	19	6	2	0	0
November 2032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	26.5	12.2	6.1	6.1	6.1	4.9	2.3	19.7	15.2	14.0	5.8	3.5	2.4	1.3	28.9	25.1	24.4	20.6	18.4	5.2	2.2

Date	BC Class							HF, HS and HT Classes							DF, DS and DT Classes						
	PSA Prepayment Assumption							PSA Prepayment Assumption							PSA Prepayment Assumption						
	0%	100%	115%	170%	200%	250%	500%	0%	100%	115%	170%	200%	250%	500%	0%	100%	115%	170%	200%	250%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
November 2003	100	100	96	96	96	96	96	100	100	100	100	94	90	84	55	100	100	100	100	100	100
November 2004	100	100	86	86	86	86	86	100	100	100	78	66	47	0	100	100	100	100	100	100	41
November 2005	100	100	72	72	72	72	0	100	100	100	58	36	0	0	100	100	100	100	100	100	0
November 2006	100	100	60	60	60	60	0	100	100	100	42	12	0	0	100	100	100	100	100	56	0
November 2007	100	100	51	51	51	51	0	100	100	100	29	0	0	0	100	100	100	100	92	25	0
November 2008	100	100	43	43	43	43	0	100	100	100	20	0	0	0	100	100	100	100	76	4	0
November 2009	100	100	37	37	37	20	0	100	100	100	13	0	0	0	100	100	100	100	65	0	0
November 2010	100	100	32	32	32	4	0	100	100	100	9	0	0	0	100	100	100	100	59	0	0
November 2011	100	100	29	29	29	*	0	100	100	100	6	0	0	0	100	100	100	100	56	0	0
November 2012	100	95	22	22	22	*	0	100	100	100	5	0	0	0	100	100	100	100	56	0	0
November 2013	100	82	14	14	14	*	0	100	100	97	4	0	0	0	100	100	100	100	56	0	0
November 2014	100	64	5	5	5	*	0	100	100	93	2	0	0	0	100	100	100	100	56	0	0
November 2015	100	41	0	0	0	*	0	100	100	86	0	0	0	0	100	100	100	97	54	0	0
November 2016	100	15	0	0	0	*	0	100	100	76	0	0	0	0	100	100	100	89	49	0	0
November 2017	100	0	0	0	0	*	0	100	94	65	0	0	0	0	100	100	100	81	44	0	0
November 2018	100	0	0	0	0	*	0	100	82	53	0	0	0	0	100	100	100	73	39	0	0
November 2019	100	0	0	0	0	*	0	100	69	42	0	0	0	0	100	100	100	65	34	0	0
November 2020	100	0	0	0	0	*	0	100	55	30	0	0	0	0	100	100	100	57	30	0	0
November 2021	100	0	0	0	0	*	0	100	42	19	0	0	0	0	100	100	100	50	26	0	0
November 2022	100	0	0	0	0	*	0	100	29	7	0	0	0	0	100	100	100	43	22	0	0
November 2023	100	0	0	0	0	*	0	100	16	0	0	0	0	0	100	100	95	37	19	0	0
November 2024	100	0	0	0	0	*	0	100	3	0	0	0	0	0	100	100	82	31	15	0	0
November 2025	100	0	0	0	0	*	0	100	0	0	0	0	0	0	100	89	70	26	13	0	0
November 2026	100	0	0	0	0	*	0	100	0	0	0	0	0	0	100	74	58	21	10	0	0
November 2027	100	0	0	0	0	*	0	100	0	0	0	0	0	0	100	60	47	16	8	0	0
November 2028	100	0	0	0	0	*	0	100	0	0	0	0	0	0	100	47	36	12	6	0	0
November 2029	0	0	0	0	0	*	0	98	0	0	0	0	0	0	100	34	26	8	4	0	0
November 2030	0	0	0	0	0	*	0	43	0	0	0	0	0	0	100	21	16	5	2	0	0
November 2031	0	0	0	0	0	*	0	0	0	0	0	0	0	0	80	9	7	2	1	0	0
November 2032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	26.6	12.5	6.0	6.0	6.0	4.8	2.3	27.9	18.4	16.2	4.1	2.6	1.9	1.0	29.4	25.9	24.9	19.7	13.5	4.3	2.0

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

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

Date	GA Class							GB Class							GC Class						
	PSA Prepayment Assumption							PSA Prepayment Assumption							PSA Prepayment Assumption						
	0%	100%	112%	170%	200%	250%	500%	0%	100%	112%	170%	200%	250%	500%	0%	100%	112%	170%	200%	250%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
November 2003	100	100	95	95	95	95	95	100	100	100	94	90	85	57	100	100	100	100	100	100	100
November 2004	100	100	81	81	81	81	81	100	100	100	78	66	48	0	100	100	100	100	100	100	0
November 2005	100	100	63	63	63	63	0	100	100	100	57	36	2	0	100	100	100	100	100	100	0
November 2006	100	100	47	47	47	47	0	100	100	100	41	12	0	0	100	100	100	100	100	20	0
November 2007	100	100	34	34	34	34	0	100	100	100	28	0	0	0	100	100	100	100	85	0	0
November 2008	100	100	24	24	24	24	0	100	100	100	18	0	0	0	100	100	100	100	54	0	0
November 2009	100	100	15	15	15	15	0	100	100	100	11	0	0	0	100	100	100	100	32	0	0
November 2010	100	100	9	9	9	7	0	100	100	100	7	0	0	0	100	100	100	100	20	0	0
November 2011	100	100	5	5	5	*	0	100	100	100	4	0	0	0	100	100	100	100	14	0	0
November 2012	100	91	0	0	0	*	0	100	100	98	2	0	0	0	100	100	100	100	11	0	0
November 2013	100	70	0	0	0	*	0	100	100	93	0	0	0	0	100	100	100	94	3	0	0
November 2014	100	40	0	0	0	*	0	100	100	85	0	0	0	0	100	100	100	80	0	0	0
November 2015	100	2	0	0	0	*	0	100	100	76	0	0	0	0	100	100	100	66	0	0	0
November 2016	100	0	0	0	0	*	0	100	90	66	0	0	0	0	100	100	100	51	0	0	0
November 2017	100	0	0	0	0	*	0	100	78	56	0	0	0	0	100	100	100	36	0	0	0
November 2018	100	0	0	0	0	*	0	100	66	44	0	0	0	0	100	100	100	20	0	0	0
November 2019	100	0	0	0	0	*	0	100	54	33	0	0	0	0	100	100	100	6	0	0	0
November 2020	100	0	0	0	0	*	0	100	41	21	0	0	0	0	100	100	100	0	0	0	0
November 2021	100	0	0	0	0	*	0	100	28	10	0	0	0	0	100	100	100	0	0	0	0
November 2022	100	0	0	0	0	*	0	100	16	0	0	0	0	0	100	100	97	0	0	0	0
November 2023	100	0	0	0	0	*	0	100	3	0	0	0	0	0	100	100	71	0	0	0	0
November 2024	100	0	0	0	0	*	0	100	0	0	0	0	0	0	100	79	46	0	0	0	0
November 2025	100	0	0	0	0	*	0	100	0	0	0	0	0	0	100	50	21	0	0	0	0
November 2026	100	0	0	0	0	*	0	100	0	0	0	0	0	0	100	23	0	0	0	0	0
November 2027	100	0	0	0	0	*	0	100	0	0	0	0	0	0	100	0	0	0	0	0	0
November 2028	100	0	0	0	0	*	0	100	0	0	0	0	0	0	100	0	0	0	0	0	0
November 2029	0	0	0	0	0	*	0	82	0	0	0	0	0	0	100	0	0	0	0	0	0
November 2030	0	0	0	0	0	*	0	29	0	0	0	0	0	0	100	0	0	0	0	0	0
November 2031	0	0	0	0	0	*	0	0	0	0	0	0	0	0	33	0	0	0	0	0	0
November 2032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average																					
Life (years)**	26.4	11.6	4.3	4.3	4.3	4.2	2.3	27.6	17.3	15.4	3.9	2.6	1.9	1.1	28.9	23.1	21.9	14.1	6.7	3.7	1.8

Date	GD and GG†† Classes							PA Class					FK and SK† Classes				
	PSA Prepayment Assumption							PSA Prepayment Assumption					PSA Prepayment Assumption				
	0%	100%	112%	170%	200%	250%	500%	0%	100%	170%	250%	500%	0%	100%	298%	450%	600%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
November 2003	100	100	100	100	100	100	100	97	89	89	89	89	99	96	90	85	80
November 2004	100	100	100	100	100	100	97	93	70	70	70	70	98	89	74	63	54
November 2005	100	100	100	100	100	100	0	89	44	44	44	19	98	83	60	46	34
November 2006	100	100	100	100	100	100	0	85	19	19	19	0	97	77	49	33	21
November 2007	100	100	100	100	100	65	0	81	0	0	0	0	95	71	39	24	13
November 2008	100	100	100	100	100	30	0	76	0	0	0	0	94	66	32	17	8
November 2009	100	100	100	100	100	9	0	71	0	0	0	0	93	60	26	12	5
November 2010	100	100	100	100	100	0	0	65	0	0	0	0	92	56	21	9	3
November 2011	100	100	100	100	100	0	0	59	0	0	0	0	90	51	16	6	2
November 2012	100	100	100	100	100	0	0	52	0	0	0	0	89	47	13	4	1
November 2013	100	100	100	100	100	0	0	45	0	0	0	0	87	43	11	3	1
November 2014	100	100	100	100	95	0	0	37	0	0	0	0	85	39	8	2	*
November 2015	100	100	100	100	87	0	0	28	0	0	0	0	83	35	7	2	*
November 2016	100	100	100	100	79	0	0	19	0	0	0	0	81	32	5	1	*
November 2017	100	100	100	100	71	0	0	9	0	0	0	0	78	29	4	1	*
November 2018	100	100	100	100	63	0	0	0	0	0	0	0	75	26	3	1	*
November 2019	100	100	100	100	55	0	0	0	0	0	0	0	72	23	3	*	*
November 2020	100	100	100	93	48	0	0	0	0	0	0	0	69	21	2	*	*
November 2021	100	100	100	81	42	0	0	0	0	0	0	0	66	18	2	*	*
November 2022	100	100	100	70	36	0	0	0	0	0	0	0	62	16	1	*	*
November 2023	100	100	100	60	30	0	0	0	0	0	0	0	58	14	1	*	*
November 2024	100	100	100	50	25	0	0	0	0	0	0	0	53	12	1	*	*
November 2025	100	100	100	42	20	0	0	0	0	0	0	0	49	10	*	*	*
November 2026	100	100	98	34	16	0	0	0	0	0	0	0	43	8	*	*	*
November 2027	100	97	79	26	12	0	0	0	0	0	0	0	37	6	*	*	*
November 2028	100	75	61	20	9	0	0	0	0	0	0	0	31	4	*	*	*
November 2029	100	54	44	14	6	0	0	0	0	0	0	0	24	3	*	*	*
November 2030	100	34	27	8	4	0	0	0	0	0	0	0	17	1	*	*	*
November 2031	100	15	12	4	2	0	0	0	0	0	0	0	9	0	0	0	0
November 2032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average																	
Life (years)**	29.6	27.3	26.7	22.5	18.5	5.6	2.2	9.6	2.8	2.8	2.8	2.3	20.8	10.9	5.2	3.6	2.8

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

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

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

†† The weighted average lives shown in the table apply to the entire GG Class and are not likely to reflect the experience of any particular investor in the Retail Certificates. Because investors will receive principal payments subject to the payment priorities and allocations as described under “—Description of the Retail Certificates—Characteristics of the Retail Certificates—*Retail Principal Payments*” above, the weighted average lives of retail class units will vary among different individual investors. See “—Description of the Retail Certificates—Characteristics of the Retail Certificates—*Certain Principal Payment Considerations*” above.

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 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 advisor 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 Accrual Class, the Principal Only Class and the DS 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	170%
2	298%

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.

Additional tax consequences affecting beneficial owners of Retail Certificates are discussed under “Description of the Certificates—Characteristics of the Retail Certificates—*Retail Principal Payments—Tax Information*” in this prospectus supplement.

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 October 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 Morgan Stanley & Co. Incorporated (the “Dealer”) in exchange for the Group 1 MBS and the Group 2 SMBS. 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 Group 2 Classes in addition to those contemplated as of the date of this prospectus supplement. In this event, we will increase the related Group 1 MBS or Group 2 SMBS, as applicable, in principal balance, but we expect that all these additional Group 1 MBS or Group 2 SMBS, as applicable, will have the same characteristics as described under “Description of the Certificates—The Group 1 MBS” and “—The Group 2 SMBS” 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. Cleary, Gottlieb, Steen & Hamilton will provide legal representation for the Dealer.

Available Recombinations (1)

REMIC Certificates		RCR Certificates						
Classes	Original Principal or Notional Principal Balances	RCR Class	Original Principal Balances	Interest Rate	Interest Type (2)	Principal Type (2)	CUSIP Number	Final Distribution Date
Recombination 1								
PN	\$105,112,720	PA	\$255,943,544	5.5%	FIX	PAC	31392FZN0	January 2022
PI	19,111,403 (3)							
PT	150,830,824							
MI	27,423,786 (3)							
Recombination 2								
PN	105,112,720	PQ	105,112,720	5.0	FIX	PAC	31392FZP5	April 2014
PI	9,555,702 (3)							
Recombination 3								
PN	105,112,720	PL	105,112,720	5.5	FIX	PAC	31392FZQ3	April 2014
PI	19,111,403 (3)							
Recombination 4								
PT	150,830,824	PM	150,830,824	5.5	FIX	PAC	31392FZR1	January 2022
MI	27,423,786 (3)							

(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" in this prospectus supplement.

(3) Notional principal balance.

Principal Balance Schedules

Aggregate Group Planned Balances

<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	\$712,334,504.00	February 2007	\$489,971,050.51	May 2011	\$263,018,088.87
December 2002	711,012,383.74	March 2007	484,920,933.65	June 2011	259,139,783.14
January 2003	709,518,966.83	April 2007	479,896,879.79	July 2011	255,281,513.37
February 2003	707,854,648.99	May 2007	474,898,754.87	August 2011	251,443,176.51
March 2003	706,019,914.46	June 2007	469,926,425.53	September 2011	247,624,670.03
April 2003	704,015,335.89	July 2007	464,979,759.09	October 2011	243,825,891.94
May 2003	701,841,574.22	August 2007	460,058,623.57	November 2011	240,070,249.56
June 2003	699,499,378.38	September 2007	455,162,887.65	December 2011	236,369,141.43
July 2003	696,989,584.99	October 2007	450,292,420.69	January 2012	232,721,800.12
August 2003	694,313,117.97	November 2007	445,447,092.73	February 2012	229,127,468.76
September 2003	691,470,988.05	December 2007	440,626,774.47	March 2012	225,585,400.98
October 2003	688,464,292.20	January 2008	435,831,337.27	April 2012	222,094,860.72
November 2003	685,294,213.06	February 2008	431,060,653.17	May 2012	218,655,122.11
December 2003	681,962,018.19	March 2008	426,314,594.85	June 2012	215,265,469.29
January 2004	678,469,059.29	April 2008	421,593,035.65	July 2012	211,925,196.35
February 2004	674,816,771.39	May 2008	416,895,849.56	August 2012	208,633,607.10
March 2004	671,006,671.89	June 2008	412,222,911.23	September 2012	205,390,015.01
April 2004	667,040,359.59	July 2008	407,574,095.95	October 2012	202,193,743.07
May 2004	662,919,513.58	August 2008	402,949,279.63	November 2012	199,044,123.59
June 2004	658,645,892.15	September 2008	398,348,338.85	December 2012	195,940,498.18
July 2004	654,221,331.53	October 2008	393,771,150.80	January 2013	192,882,217.52
August 2004	649,647,744.67	November 2008	389,217,593.32	February 2013	189,868,641.32
September 2004	644,927,119.83	December 2008	384,687,544.86	March 2013	186,899,138.14
October 2004	640,061,519.21	January 2009	380,180,884.51	April 2013	183,973,085.28
November 2004	635,053,077.44	February 2009	375,697,491.99	May 2013	181,089,868.70
December 2004	629,904,000.07	March 2009	371,237,247.61	June 2013	178,248,882.83
January 2005	624,616,561.94	April 2009	366,800,032.31	July 2013	175,449,530.52
February 2005	619,193,105.54	May 2009	362,385,727.65	August 2013	172,691,222.89
March 2005	613,636,039.24	June 2009	357,994,215.79	September 2013	169,973,379.23
April 2005	607,947,835.57	July 2009	353,625,379.50	October 2013	167,295,426.86
May 2005	602,288,976.76	August 2009	349,279,102.15	November 2013	164,656,801.09
June 2005	596,659,311.87	September 2009	344,955,267.71	December 2013	162,056,945.00
July 2005	591,058,690.77	October 2009	340,653,760.76	January 2014	159,495,309.46
August 2005	585,486,964.06	November 2009	336,374,466.44	February 2014	156,971,352.91
September 2005	579,943,983.14	December 2009	332,117,270.52	March 2014	154,484,541.34
October 2005	574,429,600.15	January 2010	327,882,059.34	April 2014	152,034,348.14
November 2005	568,943,668.02	February 2010	323,668,719.81	May 2014	149,620,254.00
December 2005	563,486,040.40	March 2010	319,477,139.45	June 2014	147,241,746.84
January 2006	558,056,571.73	April 2010	315,307,206.34	July 2014	144,898,321.69
February 2006	552,655,117.17	May 2010	311,158,809.14	August 2014	142,589,480.57
March 2006	547,281,532.63	June 2010	307,031,837.08	September 2014	140,314,732.45
April 2006	541,935,674.78	July 2010	302,926,179.97	October 2014	138,073,593.11
May 2006	536,617,401.00	August 2010	298,841,728.17	November 2014	135,865,585.05
June 2006	531,326,569.43	September 2010	294,778,372.62	December 2014	133,690,237.43
July 2006	526,063,038.92	October 2010	290,736,004.81	January 2015	131,547,085.94
August 2006	520,826,669.06	November 2010	286,714,516.79	February 2015	129,435,672.72
September 2006	515,617,320.14	December 2010	282,713,801.17	March 2015	127,355,546.30
October 2006	510,434,853.19	January 2011	278,733,751.12	April 2015	125,306,261.47
November 2006	505,279,129.95	February 2011	274,774,260.33	May 2015	123,287,379.23
December 2006	500,150,012.87	March 2011	270,835,223.07	June 2015	121,298,466.67
January 2007	495,047,365.10	April 2011	266,916,534.14	July 2015	119,339,096.93

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>
August 2015	\$117,408,849.06	January 2020	\$ 47,613,501.10	June 2024	\$ 17,060,734.46
September 2015.....	115,507,308.01	February 2020	46,767,392.66	July 2024	16,700,005.39
October 2015	113,634,064.47	March 2020	45,934,400.80	August 2024	16,345,236.01
November 2015	111,788,714.87	April 2020.....	45,114,334.42	September 2024.....	15,996,336.80
December 2015	109,970,861.23	May 2020	44,307,005.15	October 2024	15,653,219.54
January 2016	108,180,111.13	June 2020	43,512,227.26	November 2024	15,315,797.27
February 2016	106,416,077.63	July 2020	42,729,817.64	December 2024	14,983,984.26
March 2016	104,678,379.16	August 2020	41,959,595.75	January 2025	14,657,696.04
April 2016.....	102,966,639.48	September 2020.....	41,201,383.63	February 2025	14,336,849.33
May 2016	101,280,487.60	October 2020	40,455,005.81	March 2025	14,021,362.06
June 2016	99,619,557.70	November 2020	39,720,289.30	April 2025.....	13,711,153.32
July 2016	97,983,489.08	December 2020	38,997,063.55	May 2025	13,406,143.38
August 2016	96,371,926.04	January 2021	38,285,160.44	June 2025	13,106,253.65
September 2016.....	94,784,517.87	February 2021	37,584,414.20	July 2025	12,811,406.67
October 2016	93,220,918.75	March 2021	36,894,661.41	August 2025	12,521,526.10
November 2016	91,680,787.69	April 2021.....	36,215,740.98	September 2025.....	12,236,536.69
December 2016	90,163,788.44	May 2021	35,547,494.07	October 2025	11,956,364.28
January 2017	88,669,589.49	June 2021	34,889,764.11	November 2025	11,680,935.78
February 2017	87,197,863.92	July 2021	34,242,396.74	December 2025	11,410,179.13
March 2017	85,748,289.40	August 2021	33,605,239.77	January 2026	11,144,023.34
April 2017.....	84,320,548.10	September 2021.....	32,978,143.19	February 2026	10,882,398.44
May 2017	82,914,326.62	October 2021	32,360,959.10	March 2026	10,625,235.45
June 2017	81,529,315.97	November 2021	31,753,541.69	April 2026.....	10,372,466.40
July 2017	80,165,211.45	December 2021	31,155,747.22	May 2026	10,124,024.29
August 2017	78,821,712.65	January 2022	30,567,434.01	June 2026	9,879,843.10
September 2017.....	77,498,523.35	February 2022	29,988,462.37	July 2026	9,639,857.77
October 2017	76,195,351.47	March 2022	29,418,694.58	August 2026	9,404,004.16
November 2017	74,911,909.02	April 2022.....	28,857,994.89	September 2026.....	9,172,219.06
December 2017	73,647,912.05	May 2022	28,306,229.48	October 2026	8,944,440.20
January 2018	72,403,080.59	June 2022	27,763,266.42	November 2026	8,720,606.19
February 2018	71,177,138.57	July 2022	27,228,975.66	December 2026	8,500,656.52
March 2018	69,969,813.81	August 2022	26,703,228.99	January 2027	8,284,531.59
April 2018.....	68,780,837.94	September 2022.....	26,185,900.03	February 2027	8,072,172.62
May 2018	67,609,946.33	October 2022	25,676,864.21	March 2027	7,863,521.72
June 2018	66,456,878.09	November 2022	25,175,998.69	April 2027.....	7,658,521.83
July 2018	65,321,375.96	December 2022	24,683,182.42	May 2027	7,457,116.71
August 2018	64,203,186.32	January 2023	24,198,296.05	June 2027	7,259,250.93
September 2018.....	63,102,059.08	February 2023	23,721,221.94	July 2027	7,064,869.89
October 2018	62,017,747.68	March 2023	23,251,844.12	August 2027	6,873,919.76
November 2018	60,950,008.99	April 2023	22,790,048.26	September 2027.....	6,686,347.50
December 2018	59,898,603.34	May 2023	22,335,721.67	October 2027	6,502,100.86
January 2019	58,863,294.38	June 2023	21,888,753.29	November 2027	6,321,128.32
February 2019	57,843,849.10	July 2023	21,449,033.59	December 2027	6,143,379.13
March 2019	56,840,037.77	August 2023	21,016,454.65	January 2028	5,968,803.26
April 2019.....	55,851,633.88	September 2023.....	20,590,910.07	February 2028	5,797,351.45
May 2019	54,878,414.10	October 2023	20,172,294.97	March 2028	5,628,975.10
June 2019	53,920,158.25	November 2023	19,760,505.97	April 2028.....	5,463,626.37
July 2019	52,976,649.23	December 2023	19,355,441.15	May 2028	5,301,258.10
August 2019	52,047,673.01	January 2024	18,957,000.08	June 2028	5,141,823.81
September 2019.....	51,133,018.56	February 2024	18,565,083.73	July 2028	4,985,277.70
October 2019	50,232,477.84	March 2024	18,179,594.51	August 2028	4,831,574.65
November 2019	49,345,845.70	April 2024.....	17,800,436.22	September 2028.....	4,680,670.21
December 2019	48,472,919.92	May 2024	17,427,514.03	October 2028	4,532,520.54

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>
November 2028	\$ 4,387,082.49	March 2030	\$ 2,395,974.24	July 2031	\$ 936,848.30
December 2028	4,244,313.51	April 2030	2,290,607.66	August 2031	860,381.79
January 2029	4,104,171.68	May 2030	2,187,275.51	September 2031	785,482.73
February 2029	3,966,615.70	June 2030	2,085,945.23	October 2031	712,125.47
March 2029	3,831,604.88	July 2030	1,986,584.71	November 2031	640,284.79
April 2029	3,699,099.12	August 2030	1,889,162.35	December 2031	569,935.79
May 2029	3,569,058.90	September 2030	1,793,647.00	January 2032	501,053.99
June 2029	3,441,445.30	October 2030	1,700,007.97	February 2032	433,615.26
July 2029	3,316,219.96	November 2030	1,608,215.02	March 2032	367,595.82
August 2029	3,193,345.08	December 2030	1,518,238.39	April 2032	302,972.27
September 2029	3,072,783.44	January 2031	1,430,048.73	May 2032	239,721.54
October 2029	2,954,498.33	February 2031	1,343,617.13	June 2032	177,820.91
November 2029	2,838,453.62	March 2031	1,258,915.13	July 2032	117,248.01
December 2029	2,724,613.69	April 2031	1,175,914.68	August 2032	57,980.81
January 2030	2,612,943.44	May 2031	1,094,588.13	September 2032 and thereafter	0.00
February 2030	2,503,408.31	June 2031	1,014,908.28		

CA Class Planned Balances

<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	\$6,351,765.00	January 2005	\$4,569,036.14	March 2007	\$1,688,717.51
December 2002	6,341,735.90	February 2005	4,445,756.50	April 2007	1,599,092.88
January 2003	6,326,698.45	March 2005	4,319,399.09	May 2007	1,510,950.20
February 2003	6,306,662.42	April 2005	4,190,097.95	June 2007	1,424,276.65
March 2003	6,281,643.08	May 2005	4,062,617.14	July 2007	1,339,059.51
April 2003	6,251,661.14	June 2005	3,936,941.34	August 2007	1,255,286.12
May 2003	6,216,742.81	July 2005	3,813,055.33	September 2007	1,172,943.94
June 2003	6,176,919.75	August 2005	3,690,943.99	October 2007	1,092,020.52
July 2003	6,132,229.06	September 2005	3,570,592.33	November 2007	1,012,503.50
August 2003	6,082,713.26	October 2005	3,451,985.47	December 2007	934,380.62
September 2003	6,028,420.24	November 2005	3,335,108.62	January 2008	857,639.69
October 2003	5,969,403.24	December 2005	3,219,947.13	February 2008	782,268.64
November 2003	5,905,720.78	January 2006	3,106,486.42	March 2008	708,255.46
December 2003	5,837,436.62	February 2006	2,994,712.05	April 2008	635,588.26
January 2004	5,764,619.70	March 2006	2,884,609.68	May 2008	564,255.22
February 2004	5,687,344.02	April 2006	2,776,165.06	June 2008	494,244.62
March 2004	5,605,688.64	May 2006	2,669,364.06	July 2008	425,544.80
April 2004	5,519,737.53	June 2006	2,564,192.65	August 2008	358,144.24
May 2004	5,429,579.50	July 2006	2,460,636.91	September 2008	292,031.44
June 2004	5,335,308.12	August 2006	2,358,683.01	October 2008	227,195.05
July 2004	5,237,021.56	September 2006	2,258,317.23	November 2008	163,623.76
August 2004	5,134,822.54	October 2006	2,159,525.95	December 2008	101,306.36
September 2004	5,028,818.17	November 2006	2,062,295.66	January 2009	40,231.74
October 2004	4,919,119.83	December 2006	1,966,612.94	February 2009 and thereafter	0.00
November 2004	4,805,843.05	January 2007	1,872,464.48		
December 2004	4,689,107.36	February 2007	1,779,837.04		

CT Class Planned Balances

<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	\$12,000,000.00	December 2002	\$11,989,134.94	January 2003	\$11,972,843.97

CT Class (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>
February 2003	\$11,951,137.66	April 2007	\$ 6,855,202.56	May 2011	\$ 3,826,997.47
March 2003	11,924,032.52	May 2007	6,759,921.48	June 2011	3,795,301.84
April 2003	11,891,551.04	June 2007	6,666,235.77	July 2011	3,764,629.94
May 2003	11,853,721.66	July 2007	6,574,131.52	August 2011	3,734,972.19
June 2003	11,810,578.76	August 2007	6,483,594.91	September 2011	3,706,319.10
July 2003	11,762,162.63	September 2007	6,394,612.24	October 2011	3,678,661.23
August 2003	11,708,519.48	October 2007	6,307,169.91	November 2011	3,646,112.01
September 2003	11,649,701.35	November 2007	6,221,254.41	December 2011	3,605,787.30
October 2003	11,585,766.12	December 2007	6,136,852.35	January 2012	3,557,844.63
November 2003	11,516,777.39	January 2008	6,053,950.42	February 2012	3,502,439.09
December 2003	11,442,804.48	February 2008	5,972,535.44	March 2012	3,439,723.36
January 2004	11,363,922.33	March 2008	5,892,594.28	April 2012	3,369,847.71
February 2004	11,280,211.43	April 2008	5,814,113.97	May 2012	3,296,290.26
March 2004	11,191,757.72	May 2008	5,737,081.59	June 2012	3,220,942.36
April 2004	11,098,652.52	June 2008	5,661,484.33	July 2012	3,143,862.11
May 2004	11,000,992.39	July 2008	5,587,309.49	August 2012	3,065,106.47
June 2004	10,898,879.09	August 2008	5,514,544.45	September 2012	2,984,731.22
July 2004	10,792,419.40	September 2008	5,443,176.69	October 2012	2,902,791.05
August 2004	10,681,724.99	October 2008	5,373,193.79	November 2012	2,819,339.52
September 2004	10,566,912.35	November 2008	5,304,583.41	December 2012	2,734,429.13
October 2004	10,448,102.62	December 2008	5,237,333.33	January 2013	2,648,111.30
November 2004	10,325,421.42	January 2009	5,171,431.39	February 2013	2,560,436.40
December 2004	10,198,998.74	February 2009	5,106,865.54	March 2013	2,471,453.78
January 2005	10,068,968.75	March 2009	5,043,623.81	April 2013	2,381,211.78
February 2005	9,935,469.67	April 2009	4,981,694.35	May 2013	2,289,757.71
March 2005	9,798,643.56	May 2009	4,921,065.36	June 2013	2,197,137.96
April 2005	9,658,636.18	June 2009	4,861,725.15	July 2013	2,103,397.92
May 2005	9,520,608.10	July 2009	4,803,662.12	August 2013	2,008,582.04
June 2005	9,384,542.54	August 2009	4,746,864.75	September 2013	1,912,733.85
July 2005	9,250,422.85	September 2009	4,691,321.62	October 2013	1,815,895.97
August 2005	9,118,232.53	October 2009	4,637,021.38	November 2013	1,718,110.10
September 2005	8,987,955.16	November 2009	4,583,952.78	December 2013	1,619,417.11
October 2005	8,859,574.48	December 2009	4,532,104.65	January 2014	1,519,856.94
November 2005	8,733,074.31	January 2010	4,481,465.90	February 2014	1,419,468.73
December 2005	8,608,438.64	February 2010	4,432,025.54	March 2014	1,318,290.75
January 2006	8,485,651.52	March 2010	4,383,772.64	April 2014	1,216,360.49
February 2006	8,364,697.18	April 2010	4,336,696.38	May 2014	1,113,714.59
March 2006	8,245,559.91	May 2010	4,290,786.00	June 2014	1,010,388.92
April 2006	8,128,224.16	June 2010	4,246,030.84	July 2014	906,418.57
May 2006	8,012,674.48	July 2010	4,202,420.30	August 2014	801,837.87
June 2006	7,898,895.52	August 2010	4,159,943.89	September 2014	696,680.38
July 2006	7,786,872.07	September 2010	4,118,591.17	October 2014	590,978.93
August 2006	7,676,589.01	October 2010	4,078,351.80	November 2014	484,765.64
September 2006	7,568,031.36	November 2010	4,039,215.52	December 2014	378,071.90
October 2006	7,461,184.22	December 2010	4,001,172.13	January 2015	270,928.40
November 2006	7,356,032.83	January 2011	3,964,211.53	February 2015	163,365.16
December 2006	7,252,562.51	February 2011	3,928,323.68	March 2015	55,411.50
January 2007	7,150,758.71	March 2011	3,893,498.63	April 2015 and thereafter	0.00
February 2007	7,050,607.00	April 2011	3,859,726.49		
March 2007	6,952,093.02				

BC Class Planned Balances

<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	\$13,465,651.00	February 2007	\$ 7,762,949.32	May 2011	\$ 4,073,571.27
December 2002	13,453,113.93	March 2007	7,649,737.40	June 2011	4,037,638.95
January 2003	13,434,315.74	April 2007	7,538,408.05	July 2011	4,002,886.68
February 2003	13,409,268.56	May 2007	7,428,944.69	August 2011	3,969,303.24
March 2003	13,377,991.45	June 2007	7,321,330.88	September 2011	3,936,877.55
April 2003	13,340,510.41	July 2007	7,215,550.27	October 2011	3,905,598.58
May 2003	13,296,858.37	August 2007	7,111,586.68	November 2011	3,869,578.19
June 2003	13,247,075.19	September 2007	7,009,424.02	December 2011	3,825,930.67
July 2003	13,191,207.63	October 2007	6,909,046.33	January 2012	3,774,812.01
August 2003	13,129,309.31	November 2007	6,810,437.78	February 2012	3,716,375.76
September 2003	13,061,440.66	December 2007	6,713,582.64	March 2012	3,650,773.07
October 2003	12,987,668.88	January 2008	6,618,465.33	April 2012	3,579,065.34
November 2003	12,908,067.89	February 2008	6,525,070.36	May 2012	3,505,507.88
December 2003	12,822,718.21	March 2008	6,433,382.36	June 2012	3,430,159.98
January 2004	12,731,706.94	April 2008	6,343,386.10	July 2012	3,353,079.74
February 2004	12,635,127.62	May 2008	6,255,066.45	August 2012	3,274,324.09
March 2004	12,533,080.15	June 2008	6,168,408.39	September 2012	3,193,948.85
April 2004	12,425,670.68	July 2008	6,083,397.01	October 2012	3,112,008.67
May 2004	12,313,011.48	August 2008	6,000,017.55	November 2012	3,028,557.15
June 2004	12,195,220.84	September 2008	5,918,255.32	December 2012	2,943,646.76
July 2004	12,072,422.89	October 2008	5,838,095.76	January 2013	2,857,328.93
August 2004	11,944,747.49	November 2008	5,759,524.42	February 2013	2,769,654.03
September 2004	11,812,330.07	December 2008	5,682,526.96	March 2013	2,680,671.41
October 2004	11,675,311.46	January 2009	5,607,089.16	April 2013	2,590,429.40
November 2004	11,533,837.72	February 2009	5,533,196.88	May 2013	2,498,975.34
December 2004	11,388,059.97	March 2009	5,460,836.12	June 2013	2,406,355.59
January 2005	11,238,134.20	April 2009	5,389,992.98	July 2013	2,312,615.55
February 2005	11,084,221.08	May 2009	5,320,653.64	August 2013	2,217,799.67
March 2005	10,926,485.76	June 2009	5,252,804.43	September 2013	2,121,951.48
April 2005	10,765,097.66	July 2009	5,186,431.74	October 2013	2,025,113.60
May 2005	10,606,010.10	August 2009	5,121,522.09	November 2013	1,927,327.73
June 2005	10,449,203.38	September 2009	5,058,062.12	December 2013	1,828,634.73
July 2005	10,294,657.91	October 2009	4,996,038.52	January 2014	1,729,074.56
August 2005	10,142,354.29	November 2009	4,935,438.13	February 2014	1,628,686.35
September 2005	9,992,273.22	December 2009	4,876,247.88	March 2014	1,527,508.38
October 2005	9,844,395.57	January 2010	4,818,454.79	April 2014	1,425,578.12
November 2005	9,698,702.36	February 2010	4,762,045.99	May 2014	1,322,932.22
December 2005	9,555,174.73	March 2010	4,707,008.69	June 2014	1,219,606.55
January 2006	9,413,793.97	April 2010	4,653,330.23	July 2014	1,115,636.20
February 2006	9,274,541.53	May 2010	4,600,998.03	August 2014	1,011,055.50
March 2006	9,137,398.97	June 2010	4,549,999.60	September 2014	905,898.01
April 2006	9,002,348.00	July 2010	4,500,322.55	October 2014	800,196.56
May 2006	8,869,370.48	August 2010	4,451,954.61	November 2014	693,983.27
June 2006	8,738,448.38	September 2010	4,404,883.57	December 2014	587,289.53
July 2006	8,609,563.82	October 2010	4,359,097.33	January 2015	480,146.03
August 2006	8,482,699.06	November 2010	4,314,583.90	February 2015	372,582.79
September 2006	8,357,836.50	December 2010	4,271,331.34	March 2015	264,629.13
October 2006	8,234,958.64	January 2011	4,229,327.85	April 2015	156,313.73
November 2006	8,114,048.15	February 2011	4,188,561.69	May 2015	47,664.60
December 2006	7,995,087.80	March 2011	4,149,021.22	June 2015 and thereafter	0.00
January 2007	7,878,060.51	April 2011	4,110,694.90		

GA Class Planned Balances

<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	\$8,110,950.00	February 2006	\$4,753,897.05	May 2009	\$1,567,326.39
December 2002	8,100,920.90	March 2006	4,643,794.68	June 2009	1,512,301.67
January 2003	8,085,883.45	April 2006	4,535,350.06	July 2009	1,458,454.70
February 2003	8,065,847.42	May 2006	4,428,549.06	August 2009	1,405,774.95
March 2003	8,040,828.08	June 2006	4,323,377.65	September 2009	1,354,251.93
April 2003	8,010,846.14	July 2006	4,219,821.91	October 2009	1,303,875.26
May 2003	7,975,927.81	August 2006	4,117,868.01	November 2009	1,254,634.63
June 2003	7,936,104.75	September 2006	4,017,502.23	December 2009	1,206,519.79
July 2003	7,891,414.06	October 2006	3,918,710.95	January 2010	1,159,520.58
August 2003	7,841,898.26	November 2006	3,821,480.66	February 2010	1,113,626.94
September 2003	7,787,605.24	December 2006	3,725,797.94	March 2010	1,068,828.85
October 2003	7,728,588.24	January 2007	3,631,649.48	April 2010	1,025,116.39
November 2003	7,664,905.78	February 2007	3,539,022.04	May 2010	982,479.69
December 2003	7,596,621.62	March 2007	3,447,902.51	June 2010	940,908.99
January 2004	7,523,804.70	April 2007	3,358,277.88	July 2010	900,394.57
February 2004	7,446,529.02	May 2007	3,270,135.20	August 2010	860,926.80
March 2004	7,364,873.64	June 2007	3,183,461.65	September 2010	822,496.14
April 2004	7,278,922.53	July 2007	3,098,244.51	October 2010	785,093.09
May 2004	7,188,764.50	August 2007	3,014,471.12	November 2010	748,708.24
June 2004	7,094,493.12	September 2007	2,932,128.94	December 2010	713,332.24
July 2004	6,996,206.56	October 2007	2,851,205.52	January 2011	678,955.84
August 2004	6,894,007.54	November 2007	2,771,688.50	February 2011	645,569.83
September 2004	6,788,003.17	December 2007	2,693,565.62	March 2011	613,165.08
October 2004	6,678,304.83	January 2008	2,616,824.69	April 2011	581,732.53
November 2004	6,565,028.05	February 2008	2,541,453.64	May 2011	551,263.19
December 2004	6,448,292.36	March 2008	2,467,440.46	June 2011	521,748.14
January 2005	6,328,221.14	April 2008	2,394,773.26	July 2011	493,178.53
February 2005	6,204,941.50	May 2008	2,323,440.22	August 2011	465,545.58
March 2005	6,078,584.09	June 2008	2,253,429.62	September 2011	438,840.55
April 2005	5,949,282.95	July 2008	2,184,729.80	October 2011	413,054.81
May 2005	5,821,802.14	August 2008	2,117,329.24	November 2011	382,302.57
June 2005	5,696,126.34	September 2008	2,051,216.44	December 2011	343,700.44
July 2005	5,572,240.33	October 2008	1,986,380.05	January 2012	297,406.72
August 2005	5,450,128.99	November 2008	1,922,808.76	February 2012	243,577.24
September 2005	5,329,777.33	December 2008	1,860,491.36	March 2012	182,365.45
October 2005	5,211,170.47	January 2009	1,799,416.74	April 2012	113,922.36
November 2005	5,094,293.62	February 2009	1,739,573.85	May 2012	40,364.90
December 2005	4,979,132.13	March 2009	1,680,951.73	June 2012 and thereafter	0.00
January 2006	4,865,671.42	April 2009	1,623,539.51		

**Single-Family
REMIC Prospectus**



Guaranteed REMIC Pass-Through Certificates

The Certificates

We, the Federal National Mortgage Association or Fannie Mae, will issue and guarantee the certificates. Each series of certificates will have its own identification number and will represent the ownership of a trust. The assets of the trust will include certain underlying securities typically issued and guaranteed by us or by Ginnie Mae. These underlying securities represent the ownership of pools of residential mortgage loans secured by single-family properties. Each series of certificates will consist of two or more classes having various characteristics.

Fannie Mae Guaranty

We will guarantee that required payments of interest and principal on the certificates are distributed to investors on time. **Neither the certificates nor interest on the certificates are guaranteed by the United States, and they do not constitute a debt or obligation of the United States or any of its agencies or instrumentalities other than Fannie Mae.**

REMIC Status

For federal income tax purposes, we will elect to treat each trust as at least one "real estate mortgage investment conduit," commonly referred to as a REMIC. At least one class of certificates in each series will be the "residual interest" in a REMIC; the others will be the "regular interests."

Consider carefully the risk factors beginning on page 10. Unless you understand and are able to tolerate these risks, you should not invest in the certificates.

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

The date of this Prospectus is May 1, 2002

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* Beginning with the section of this prospectus entitled “Description of the Certificates,” we often use certain capitalized terms that are defined in this prospectus. The Index of Defined Terms tells you the numbers of the pages where we define these capitalized terms.

INFORMATION ABOUT PROSPECTUS SUPPLEMENTS

We will prepare a prospectus supplement for each series of certificates. The disclosure documents for any particular series of certificates are this prospectus and the related prospectus supplement together with any information incorporated in these documents by reference as discussed below under the heading “Additional Information about Fannie Mae.” Because the prospectus supplement will contain specific information about a particular series of certificates, you should rely on the information in the prospectus supplement to the extent it is different from the information in this prospectus. The prospectus supplement for each series generally will include the following information:

- the aggregate principal amount and interest rate (or method of calculating the interest rate) of each class of certificates;
- whether any class of certificates is an accrual class;
- a description of the underlying securities, including their interest rates, if any, and, if applicable, the range of their weighted average coupons and/or the range of the weighted average maturities of the mortgage loans backing the underlying securities;
- the method for calculating how much principal will be paid on each class of certificates;
- whether a class represents a “regular interest” or a “residual interest” in a REMIC;
- the monthly distribution date for the certificates;
- the final distribution date for each class of certificates;
- a table for each class of certificates showing what percentage of the original principal balance would be outstanding on various dates based on various assumed prepayment rates for the mortgage loans backing the underlying securities; and
- if any certificates will not be maintained on the book-entry system of the U.S. Federal Reserve Banks, a description of the book-entry system on which those certificates will be maintained.

In connection with the initial distribution of a particular series of certificates, you should obtain a copy of this prospectus (if it has not yet been delivered to you) and the related prospectus supplement from the securities dealer offering that series. We also make copies of these documents available for informational purposes. Write us at Fannie Mae, 3900 Wisconsin Avenue, NW, Area 2H-3S, Washington, DC 20016 or call the Fannie Mae Helpline at 1-800-237-8627 or (202) 752-6547. You also can access our Web site at www.fanniemae.com and our business to business Web site at www.efanniemae.com. The prospectus supplement is generally available three to five business days before settlement of the related series of certificates.

FANNIE MAE

Fannie Mae is a federally chartered and stockholder-owned corporation organized and existing under the Federal National Mortgage Association Charter Act, 12 U.S.C. § 1716 *et seq.* (the “Fannie Mae Charter Act”). We were established in 1938 as a United States government agency to provide supplemental liquidity to the mortgage market and were transformed into a stockholder-owned and privately managed corporation by legislation enacted in 1968. Today, we are the largest investor in residential mortgage loans in the United States.

We provide funds to the mortgage market by purchasing mortgage loans from lenders. In this way, we replenish their funds so they can make additional loans. We acquire funds to purchase these loans by issuing debt securities to capital market investors, many of whom ordinarily would not invest in mortgages. Thus, we are able to expand the total amount of funds available for housing.

We also issue mortgage-backed certificates, receiving guaranty fees for our guaranty of timely payment of principal and interest on the certificates. We issue certificates primarily in exchange for pools of mortgage loans from lenders. By issuing certificates, we can further our statutory mandate to increase the liquidity of residential mortgage loans.

In addition, we offer various services to lenders and others for a fee. These services include issuing certain types of mortgage-backed certificates and providing technology services for originating and underwriting mortgage loans.

Our principal office is located at 3900 Wisconsin Avenue, NW, Washington, DC 20016 (telephone: (202) 752-7000).

ADDITIONAL INFORMATION ABOUT FANNIE MAE

In addition to this prospectus and any applicable prospectus supplement, you also should read our current Information Statement and any supplements to the Information Statement.

These documents contain important financial and other information about Fannie Mae which we are incorporating by reference in this prospectus. This means that we are disclosing important information to you by referring to these documents, so you should read them together with this prospectus.

We publish our Information Statement annually and update it from time to time generally to reflect quarterly and annual financial results. When we use the term “Information Statement” in this prospectus, we mean our most recent Information Statement as of the issue date for a particular series of certificates, together with any Supplements to that Information Statement. You should always rely on the most current information.

You can read our Information Statement and other information about us at the offices of the New York Stock Exchange, the Chicago Stock Exchange and the Pacific Exchange. We

are not subject to the periodic reporting requirements of the Securities Exchange Act of 1934, so we do not file reports or other information with the Securities and Exchange Commission.

You can request free copies of our Information Statement, all the other documents incorporated by reference and additional information about us, without charge, by writing us at Office of Investor Relations, Fannie Mae, 3900 Wisconsin Avenue, NW, Washington, DC 20016, or by calling us at 1-800-701-4791. You also can obtain certain of these documents from our Web site at www.fanniemae.com or our business to business Web site at www.efanniemae.com.

We may discontinue providing any of the information referenced in this section at any time without notice.

SUMMARY

This summary highlights information contained elsewhere in this prospectus. As a summary, it must speak in general terms without giving details or discussing any exceptions. Before buying certificates of any series, you should have the complete picture. For that, you must read this prospectus in its entirety, the related prospectus supplement and the prospectuses for the underlying securities.

Title of Security	Guaranteed REMIC Pass-Through Certificates
Issuer and Guarantor	Fannie Mae, a federally chartered and stockholder-owned corporation. Neither the certificates nor interest on the certificates are guaranteed by the United States, and they do not constitute a debt or obligation of the United States or any of its agencies or instrumentalities other than Fannie Mae. We alone are responsible for making payments on our guaranty.
Description of Certificates	We will issue and guarantee the certificates of each series. Each certificate will represent an ownership interest in a trust consisting of certain underlying securities. As trustee, we will maintain each trust under a trust agreement. We have executed the trust agreement, and will execute any applicable issue supplement for a particular series, both in our corporate capacity and as trustee.
Denominations	In general, we will issue the certificates only in whole dollar amounts in minimum denominations of \$1,000.
Book-Entry Form	We will issue the certificates (except for “residual” certificates) in book-entry form on the book-entry system of the U.S. Federal Reserve Banks, unless we specify a different system in the related prospectus supplement. The book-entry certificates will not be convertible into physical certificates.
Underlying Securities	In general, each underlying security will represent a fractional undivided interest in a pool of first lien residential mortgage loans. The underlying securities will be securities that we have previously issued and guaranteed or other securities, including Government National Mortgage Association (or Ginnie Mae) certificates, that the prospectus supplement will specify.
Interest Payments	Each interest-bearing class of certificates will accrue interest at the annual rate set forth in the related prospectus supplement. In general, we will pay interest on all interest-bearing classes on the monthly distribution date specified in the

related prospectus supplement. This payment will equal the amount of interest that has accrued during the related interest accrual period.

Principal Payments In general, we will distribute principal on each series of certificates on each monthly distribution date in a total amount equal to the sum of the following:

(i) *if we issued and guaranteed the underlying securities*, the amount of principal that we have paid on the underlying securities since the previous monthly distribution date;

if Ginnie Mae issued and guaranteed the underlying securities, the amount of principal expected to be paid by Ginnie Mae for the month in which the monthly distribution date occurs plus any principal paid during the prior month that we have not yet passed through to certificateholders; and

(ii) interest on any accrual classes that accrued during the previous interest accrual period but is not then distributable as interest.

The prospectus supplement for each series will specify how we determine the total principal payment for each monthly distribution date and how the total principal payment is allocated among the classes of certificates of that series. In general, we will make principal payments on all the certificates of any single class on a *pro rata* basis.

Final Distribution Date . . . We will specify in the prospectus supplement the date by which we have to pay the principal balance in full of each class of certificates of that series. Because we cannot predict the prepayment experience of the underlying securities or the mortgage loans backing them, we may make the actual final payment on any class of certificates much earlier than the final distribution date specified in the prospectus supplement.

Residual Certificates On each monthly distribution date, we will pay to the holders of each “residual” certificate of a particular series the amount of principal and interest, if any, specified in the related prospectus supplement. In addition, we will pay these holders the proceeds of any remaining assets of the related REMIC after the principal balances of all the other classes of certificates have been reduced to zero.

	Each residual certificate will be subject to transfer restrictions.
Fannie Mae Guaranty	On each monthly distribution date, we will pay certificateholders the amount of principal and interest described in the related prospectus supplement. In addition, we will pay the holders of each class of certificates the outstanding principal balance of their certificates, if any, no later than the final distribution date for that class, even if we have less than the required amount in the related trust account. If we were unable to fulfill our guaranty obligations, certificateholders would receive only whatever distributions are made on the underlying securities of that series. Except in the case of Ginnie Mae certificates, those distributions would be limited to borrower payments and other recoveries on the mortgage loans backing the underlying securities. In that event, delinquencies and defaults on the mortgage loans would directly affect the amounts that certificateholders would receive each month.
Trust Account	We will maintain a trust account for each series into which we will deposit all distributions on the underlying securities. We will withdraw amounts from the trust account to make principal and interest payments on the related series of certificates on each monthly distribution date.
Class Factor	Unless we specify otherwise in the related prospectus supplement, on or shortly after the 11th calendar day of each month, we will publish the “class factor” for each class of certificates. If you multiply the applicable class factor by the original principal balance of a class, you will obtain the outstanding principal balance of that class (after giving effect to the current month’s principal payment).
Termination	In general, each series trust will terminate once we have made all required principal and interest payments to the related certificateholders.
Tax Status of the Certificates	For federal income tax purposes, we will elect to treat the assets of each series trust as at least one REMIC. The certificates 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 any residual certificates, as “qualified mortgages” for other REMICs.

Special tax considerations apply to residual certificates. Investors should not purchase residual certificates before consulting their tax advisors.

Legal Investment

Considerations Under the Secondary Mortgage Market Enhancement Act of 1984, the certificates will be considered to be “securities issued or guaranteed by . . . the Federal National Mortgage Association.” Nevertheless, you should consult your own legal advisors to determine whether and to what extent the certificates of a series constitute legal investments for you.

Marginability; Repurchase

Agreements The certificates are “exempted securities” for purposes of the margin rules of the Board of Governors of the Federal Reserve System and the New York Stock Exchange. The margin rules treat transactions in the certificates, including repurchase agreements, in the same manner as transactions in Fannie Mae MBS certificates. However, they do not specify the collateral value of the certificates of any class.

RISK FACTORS

We have listed below some of the risks associated with an investment in the certificates. Because each investor has different investment needs and a different risk tolerance, you should consult your own financial and legal advisors to determine whether the certificates are a suitable investment for you.

Suitability

The certificates are **not** a suitable investment for every investor.

- Before investing, you should have sufficient knowledge and experience to evaluate the merits and risks of the certificates and the information contained in this prospectus, any applicable prospectus supplement and the documents incorporated by reference.
- You should understand the terms of the certificates thoroughly.
- You should understand the terms of the underlying securities thoroughly.
- You should be able to evaluate (either alone or with the help of a financial advisor) the economic, interest rate and other factors that may affect your investment.
- You should have sufficient financial resources and liquidity to bear all risks associated with the certificates.
- You should investigate any legal investment restrictions that may apply to you.

Yield Considerations

Your effective yield on the certificates will depend upon:

- the price you paid for the certificates;
- the level of any interest rate index applicable to the certificates (as specified in the related prospectus supplement);
- how quickly or slowly borrowers prepay the mortgage loans backing the related underlying securities;
- if and when the mortgage loans backing the related underlying securities are liquidated due to borrower defaults, casualties or condemnations affecting the properties securing those loans;
- if and when the mortgage loans backing the related underlying securities are repurchased; and
- the actual characteristics of the mortgage loans backing the related underlying securities.

Generally, if you purchase a certificate at a discount and the mortgage loans backing the related underlying securities are prepaid at a rate slower than you expected, your yield on that certificate will be less than you expected. Similarly, if you purchase a certificate at a premium and the mortgage loans are prepaid at a rate faster than you expected, your yield on that certificate also will be less than you expected.

Even if the average rate at which principal is paid on the mortgage loans backing the related underlying securities is consistent with your expectations, variations in the rate over time can significantly affect your yield. Generally, the earlier the payment of principal, the greater the impact on the yield to maturity. As a result, if the rate of principal prepayment during any period is faster or slower than you expected, a corresponding reduction or increase in the prepayment rate during a later period may not fully offset the impact of the earlier rate on your yield.

The timing of changes in the level of any applicable interest rate index also may have a significant effect on your yield, even if the average level is consistent with your expectations. Generally, the earlier the change in the level of the index, the greater the impact on the yield to maturity. As a result, if the level of the index is higher or lower than you expected, a corresponding reduction or increase in the index during a later period may not fully offset the impact of the earlier level on your yield.

You must make your own decision as to the principal prepayment assumptions you will use in deciding whether to purchase the certificates.

Prepayment Considerations

The rate of principal payments on the certificates of a series will depend on the rate of principal payments on the underlying securities. In turn, this rate will depend on the rate of principal payments on the mortgage loans backing the underlying securities. Principal payments on the mortgage loans may occur as a result of scheduled amortization, voluntary borrower prepayments or prepayments as a result of borrower default, casualties or condemnations affecting the properties securing the loans.

Many mortgage loans provide that the lender can require repayment in full if the borrower sells the property that secures the loan. In this way, home sales by borrowers can affect the rate of prepayment. In addition, borrowers often refinance their loans by obtaining new loans secured by the same properties. Loan refinancing also affects the prepayment rate.

In general, prepayment rates may be influenced by:

- the level of current interest rates relative to the rates borne by the loans in a particular pool,
- homeowner mobility,
- the existence of any prepayment penalties or prepayment restrictions,
- borrower sophistication regarding the benefits of refinancing,

- solicitation by competing lenders, and
- general economic conditions.

Because so many factors will affect the prepayment rate of a pool of mortgage loans, we cannot estimate the prepayment experience of the mortgage loans backing the underlying securities of any series.

Repurchases Due to Breach of Representations and Warranties

The financial institutions that sell us the mortgage loans backing underlying securities issued and guaranteed by Fannie Mae make certain representations and warranties covering the loans. If there is a material breach of these representations and warranties, we may choose to repurchase the affected loans. If we do, we will purchase the mortgage loans at a price equal to their principal balance plus accrued interest at the pass-through rate in the case of fixed-rate mortgage loans or at the accrual rate in the case of adjustable-rate mortgage loans. Our repurchase of mortgage loans from the related pools will have the same effect on the certificateholders as borrower prepayments.

Repurchases Due to Delinquency

We may repurchase from any pool of mortgage loans backing underlying securities issued and guaranteed by Fannie Mae those loans that are delinquent by at least four consecutive monthly payments (or at least eight consecutive biweekly payments). If we do, we will purchase the mortgage loans at a price equal to their principal balance plus accrued interest at the pass-through rate in the case of fixed-rate mortgage loans or at the accrual rate in the case of adjustable-rate mortgage loans. Our repurchase of mortgage loans from the related pools will have the same effect on the certificateholders as borrower prepayments.

Reinvestment Risk

Generally, a borrower may prepay a mortgage loan at any time. As a result, we cannot predict the amount of principal payments on the underlying securities or on the certificates. The certificates may not be an appropriate investment for you if you require a specific amount of principal on a regular basis or on a specific date. Because interest rates fluctuate, you may not be able to reinvest the principal payments on the certificates at a rate of return that is as high as your rate of return on the certificates. You may have to reinvest those funds at a much lower rate of return. You should consider this risk in light of other investments that may be available to you.

Market and Liquidity Considerations

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.

These risks will be greatest in the case of certificates that are especially sensitive to interest rate or market risks, that are designed for specific investment objectives or strategies or that have been structured to meet the investment requirements of limited categories of investors. Such certificates are more likely to have a limited market for resale, little or no liquidity and more price volatility than other similar mortgage-backed securities. Limited liquidity may have a severely adverse effect on the market value of these types of certificates.

A number of other factors may affect the resale of certificates, including the following:

- the method, frequency and complexity of calculating principal or interest;
- the average age of the mortgage loans backing the underlying securities;
- the outstanding principal amount of the certificates;
- the amount of certificates offered for resale from time to time;
- any legal restrictions or tax treatment limiting demand for the certificates;
- the availability of comparable securities; and
- the level, direction and volatility of interest rates generally.

The interest rate of an inverse floating rate class of certificates will change in the opposite direction of changes in the specified interest rate index. The prices of such certificates typically are more volatile than those of other similar floating rate mortgage-backed securities based on the same index with otherwise comparable terms. Increased volatility occurs because an increase in the index not only decreases the interest rate (and consequently the value) of the certificate, but also reflects an increase in prevailing interest rates, which further diminishes the value of such certificate.

The market prices of principal only and interest only classes of certificates fluctuate more in response to changes in interest rates than do the prices of interest-bearing mortgage-backed securities having principal amounts and comparable maturities. Other securities issued at a substantial discount or premium from their principal amount (such as certificates issued with significantly below-market or above-market interest rates) also have higher volatility. Generally, the longer the remaining term to maturity of these types of certificates, the greater their price volatility as compared to interest-bearing mortgage-backed securities having principal amounts and comparable maturities.

You should not purchase certificates unless you understand and are able to tolerate the risk that certain certificates may not be resold easily, that the value of certificates will fluctuate over time, and that these fluctuations may be significant and could result in losses to you. This risk is greatest if your circumstances do not permit you to hold the certificates until maturity.

Exchange Rate Risks

We will make all payments of principal and interest on the certificates in U.S. dollars. If you conduct your financial activities in another currency, an investment in any U.S. dollar-denominated security such as the certificates has significant additional risks. These include the possibility of significant changes in the rate of exchange and the possibility that exchange controls may be imposed. In recent years, the exchange rates between the U.S. dollar and certain currencies have been highly volatile. This may continue in the future. If the value of your currency appreciates relative to the value of the U.S. dollar, the yield on the certificates, the value of payments on the certificates and the market value of the certificates all would decline in terms of your currency. A depreciation in the value of your currency relative to the value of the U.S. dollar would have the opposite effect.

Fannie Mae Guaranty Considerations

If we were unable to perform our guaranty obligations, certificateholders would receive distributions only on the related underlying securities. If that happened, distributions generally would be limited to borrower payments and other recoveries on the mortgage loans backing the related underlying securities. As a result, delinquencies and defaults on the mortgage loans could directly affect the amounts that certificateholders would receive each month.

DESCRIPTION OF CERTIFICATES

Under the authority contained in Section 304(d) of the Fannie Mae Charter Act, we will issue and guarantee our Guaranteed REMIC Pass-Through Certificates (the “Certificates”) of each series and will maintain the related series trust under a trust agreement and any issue supplement for that series (together, the “Trust Agreement”). We will execute the Trust Agreement both in our corporate capacity and as trustee.

Each series of Certificates will consist of two or more classes, which will represent the beneficial ownership interest in the series trust created by the Trust Agreement. This prospectus contains a general description of the rights of the classes of Certificates of each series. The prospectus supplement for each series will provide a more detailed description and disclose the particular terms that apply to that series. Each series trust will consist of (i) underlying securities which represent (directly or indirectly) all or part of the beneficial ownership in pools of single-family residential mortgage loans generally in first-lien position and (ii) the trust account, including all cash and investments in the trust account (the “Trust Account”).

We summarize below certain features that are common to the Certificates of each series, unless the related prospectus supplement provides otherwise.

Denominations and Form

We will issue the Certificates of each series that represent “regular interests” in a REMIC (“Regular Certificates”) in book-entry form on the book-entry system of the U.S. Federal Reserve Banks unless we specify otherwise in the related prospectus supplement.

The Federal Reserve Bank of New York will act as our fiscal agent for book-entry Certificates. We have a fiscal agency agreement in effect with the Federal Reserve Bank of New York. Under this agreement, the regulations¹ that govern our use of the book-entry system and the pledging and transfer of interests apply to the book-entry Certificates. These regulations may be modified, amended, supplemented, superseded, eliminated or otherwise altered without the consent of any Certificateholder. The Federal Reserve Banks’ operating circulars and letters also apply. Book-entry Certificates will have a minimum denomination of \$1,000 with additional increments of one dollar. Each class will be assigned a CUSIP number and will trade separately under that CUSIP number. The book-entry Certificates are freely transferable on the records of any Federal Reserve Bank but are not convertible to physical certificates.

Certificates maintained on the book-entry system of a Federal Reserve Bank can be separately traded and owned. Acting on our behalf, the Federal Reserve Bank of New York will make payments on the book-entry Certificates on each monthly distribution date (a “Distribution Date”) by crediting accounts on its records (or on the records of other Federal Reserve Banks). Only entities that are eligible to maintain book-entry accounts with a Federal Reserve Bank may hold Certificates “of record,” although these entities will not necessarily be the beneficial owners of the Certificates. We refer to holders of record as “Holders” or “Certificateholders.”

Ordinarily, beneficial owners will “hold” Certificates through one or more financial intermediaries, such as banks, brokerage firms and securities clearing organizations. A Certificateholder that is not the beneficial owner of a Certificate will establish and maintain accounts for its customers. In the same way, all the other financial intermediaries in the chain to the beneficial owner of that Certificate will be responsible for establishing and maintaining accounts for their customers.

The rights of the beneficial owner of a Certificate with respect to Fannie Mae and the Federal Reserve Banks may be exercised only through a Certificateholder. Neither we nor the Federal Reserve Banks will have any direct obligation to the beneficial owner of a Certificate who is not also a Certificateholder according to the book-entry records maintained by the Federal Reserve Banks. In recording transfers of a Certificate, the Federal Reserve Banks will act only upon the instructions of a Certificateholder.

We will issue the Certificates of each series that represent the “residual interest” in a REMIC (the “Residual Certificates”) in fully registered, certificated form. When we use the

¹ Found at 24 C.F.R. Part 81, Subpart E.

term “Holder” or “Certificateholder” in connection with a Residual Certificate, we mean the registered owner of the Certificate. You may transfer and exchange Residual Certificates at the corporate trust office of our transfer agent. We will furnish more specific instructions in the prospectus supplement for the related series. If you transfer or exchange a Residual Certificate and the government imposes a tax or other charge, we may require that you reimburse us. We will make payments on the Residual Certificates of each series in the way described in the related prospectus supplement.

Class Definitions and Abbreviations

Classes of Certificates fall into different categories. The following chart identifies and generally defines most of the categories. The first column of the chart shows our abbreviation for each category. The cover page of each prospectus supplement will identify the categories of classes in that series by using one or more of these abbreviations.

<u>Abbreviation</u>	<u>Category of Class</u>	<u>Definition</u>
PRINCIPAL TYPES		
AD	Accretion Directed	Receives principal payments from the accrued and unpaid interest on one or more Accrual or Partial Accrual classes. It also may receive principal payments from principal paid on the underlying securities or other assets of the related series trust.
AFC	Available Funds	Receives as principal, in addition to other amounts, the interest paid on the underlying assets of the series trust to the extent that the interest exceeds certain required interest distributions on this class as set forth in the prospectus supplement.
CPT	Component	Consists of two or more segments or “components.” The components of a Component class may have different principal payment characteristics but together constitute a single class. Each component of a Component class may be identified as falling into one or more of the categories in this chart.
NPR	No Payment Residual	A Residual class designed to receive no payments of principal.
NSJ	Non-Sticky Jump	Has principal payment priorities that change temporarily upon the occurrence of one or more “trigger events.” A Non-Sticky Jump class “jumps” to its new priority on each Distribution Date when the trigger condition is met. It reverts to its original priority (<i>i.e.</i> , does not “stick” to the new priority) on each Distribution Date when the trigger condition is not met.
NTL	Notional	Has no principal balance and bears interest on its notional principal balance. The notional principal balance is used to determine interest distributions on an Interest Only class that is not entitled to principal.

<u>Abbreviation</u>	<u>Category of Class</u>	<u>Definition</u>
PAC	PAC (or Planned)	Is designed to receive principal payments (or has a notional principal balance that is designed to decline) using a predetermined principal balance schedule (a “Planned Balance”). We derive this schedule by assuming two <i>constant</i> prepayment rates for the mortgage loans backing the related underlying securities. These two rates are the endpoints for the “structuring range” of the PAC classes.
PT	Pass-Through	Is designed to receive principal payments in direct relation to actual or scheduled payments on the underlying securities, but is not a Strip class.
SC	Structured Collateral	Is designed to receive principal payments based on the actual distributions on underlying securities representing “regular interests” in a REMIC trust.
SCH	Scheduled	Is designed to receive principal payments (or has a notional principal balance that is designed to decline) using a predetermined principal balance schedule (a “Scheduled Balance”) but is not designated as a PAC or TAC class. In many cases, we derive the schedule by assuming two <i>constant</i> prepayment rates for the mortgage loans backing the related underlying securities. These two rates are the endpoints for the “structuring range” of the Scheduled class.
SEG	Segment	Is combined, in whole or in part, with one or more classes (or portions of classes) to form a “Segment Group” or an “Aggregate Group” for purposes of allocating certain principal distribution amounts.
SEQ	Sequential Pay	Receives principal payments in a prescribed sequence but without a predetermined schedule. In most cases, it receives payments of principal continuously from the first Distribution Date until the class is retired. A single class that receives principal payments before or after all other classes in the same series of Certificates may be identified as a Sequential Pay class.
SJ	Sticky Jump	Has principal payment priorities that change permanently upon the occurrence of one or more “trigger events.” A Sticky Jump class “jumps” to its new priority on the first Distribution Date when the trigger condition is met and retains (<i>i.e.</i> , “sticks” to) that priority until the class is retired.
STP	Strip	Receives a constant proportion, or “strip,” of the principal payments on the underlying securities or other assets of the series trust.
SUP	Support (or Companion)	Receives principal payments (or has a notional principal balance that declines) on any Distribution Date only if scheduled payments have been made on specified PAC, TAC and/or Scheduled classes (except that it may also receive principal payments from the accrued and unpaid interest on specified Accrual or Partial Accrual classes).

<u>Abbreviation</u>	<u>Category of Class</u>	<u>Definition</u>
TAC	TAC (or Targeted)	Is designed to receive principal payments (or has a notional principal balance that is designed to decline) using a predetermined principal balance schedule (a “Targeted Balance”). In most cases, we derive this schedule by assuming a single <i>constant</i> prepayment rate for the mortgage loans backing the related underlying securities.
XAC	Index Allocation	Has a principal payment allocation that is based on the value of an index.

INTEREST TYPES

AFC	Available Funds	Receives as interest certain interest and/or principal payments on the underlying assets of the related series trust. These payments may be insufficient on any Distribution Date to cover fully the accrued and unpaid interest on the Certificates of this class at its specified interest rate for the related Interest Accrual Period. In this case, the unpaid interest amount may be carried over to subsequent Distribution Dates (and any unpaid interest amount may itself accrue interest) until, as specified in the related prospectus supplement, payments are sufficient to cover all unpaid interest amounts. It is possible that these insufficiencies will remain unpaid and, if so, they will not be covered by our guaranty.
ARB	Ascending Rate	Has an interest rate that increases one or more times on dates determined before we issue the class.
CPT	Component	Consists of two or more segments or “components.” The components of a Component class may have different interest payment characteristics but together constitute a single class. Each component of a Component class may be identified as falling into one or more categories in this chart.
DRB	Descending Rate	Has an interest rate that decreases one or more times on dates determined before we issue the class.
EXE	Excess	Receives any principal and interest paid on the underlying securities or other assets of a REMIC trust in excess of the amount of the principal and interest required to be paid on all classes of Certificates in the series. Excess classes sometimes have specified principal balances but no specified interest rate.
FIX	Fixed Rate	Has an interest rate that is fixed throughout the life of the class.
FLT	Floating Rate	Has an interest rate that resets periodically based upon a designated index and that varies directly with changes in the index.

<u>Abbreviation</u>	<u>Category of Class</u>	<u>Definition</u>
IDC	Index Differential	Bears a floating interest rate computed in part on the basis of the difference (or other specified relationship) between two designated indices (<i>e.g.</i> , LIBOR and the Ten-Year Treasury Index).
INV	Inverse Floating Rate	Has an interest rate that resets periodically based upon a designated index and that varies inversely with changes in the index.
IO	Interest Only	Receives some or all of the interest payments made on the underlying securities or other assets of the series trust but little or no principal. Interest Only classes have either a notional or a nominal principal balance. A notional principal balance is the amount used as a reference to calculate the amount of interest due on an Interest Only class. A nominal principal balance represents actual principal that will be paid on the class. It is referred to as nominal since it is extremely small compared to other classes.
NPR	No Payment Residual	A Residual class designed to receive no payments of interest.
PO	Principal Only	Does not bear interest and is entitled to receive only payments of principal.
PZ	Partial Accrual	Accretes a portion of its accrued interest. This accreted amount will be added to the principal balance of the class on each applicable Distribution Date, while the remainder of the accrued interest is distributed currently as interest. Accretion may continue until a specified event has occurred or until the Partial Accrual class is retired.
WAC	Weighted Average Coupon	Has an interest rate that represents an effective weighted average interest rate that may change from period to period. A Weighted Average Coupon class may consist of components, some of which have different interest rates.
Z	Accrual	Accretes the amount of accrued interest otherwise distributable on this class. This accreted amount will be added as principal to the principal balance of the class on each applicable Distribution Date. Accretion may continue until some specified event has occurred or until the Accrual class is retired.

OTHER TYPES

LIQ	Liquid Asset	Intended to qualify as “liquid assets” for purposes of the liquidity requirements applicable to certain depository institutions, it has a Final Distribution Date not later than five years from the settlement date specified in the related prospectus supplement.
RDM	Redeemable	Certificates that are redeemable directly or indirectly by us as specified in the related prospectus supplement.

<u>Abbreviation</u>	<u>Category of Class</u>	<u>Definition</u>
RTL	Retail	Designated for sale to retail investors. Retail classes frequently are sold in small “units” or other increments and issued in book-entry form through the facilities of The Depository Trust Company. Retail classes may be entitled to receive distributions of principal in accordance with special priorities and allocation procedures.

Interest Payments on the Certificates

If the Certificates of a particular class are interest-bearing, they will accrue interest for the periods (each, an “Interest Accrual Period”) and at the annual rate specified or described in the related prospectus supplement. The prospectus supplement also will indicate the date on which the Certificates of each interest-bearing class begin to accrue interest. Interest will be calculated on the basis of an assumed 360-day year consisting of twelve 30-day months. Interest will continue to accrue until we have fully paid the outstanding principal amount of the Certificates of the class. Except in the case of an Accrual class, interest that accrues during an Interest Accrual Period will be paid to Certificateholders on the related Distribution Date specified in the prospectus supplement.

As for Certificates of an Accrual class, the prospectus supplement will describe how and when the interest that accrues during an Interest Accrual Period will be paid. Any accrued interest that is not to be paid on a Distribution Date will be added to the principal balance of each Certificate of that class and, having been converted to principal, will itself begin to accrue interest.

Indexes for Floating Rate Classes and Inverse Floating Rate Classes

General

Unless we specify otherwise in the applicable prospectus supplement, the “Index Determination Date” for a Floating Rate or Inverse Floating Rate class means the second business day before the first day of each Interest Accrual Period (other than the initial Interest Accrual Period) for that class. Unless we specify otherwise in the applicable prospectus supplement, the term “business day” means any day that is not a Saturday, a Sunday or any other day on which either the Federal Reserve Bank of New York or the Federal Reserve Bank of Boston authorizes banking institutions in the Second or First Federal Reserve Banking District, respectively, to be closed. For purposes of calculating LIBOR, however, the term “business day” means a day on which banks are open for dealing in foreign currency and exchange in London, Boston and New York City.

LIBOR

If a class of Certificates accrues interest based on the London interbank offered rate (“LIBOR”), we will be responsible for calculating LIBOR on each Index Determination Date using either the LIBO Method or the BBA Method. The prospectus supplement for

each series that has a LIBOR-based class of Certificates will specify the calculation method for that series.

LIBO Method. This method uses the quotations for one-month U.S. dollar deposits offered by the principal London office of each of the Reference Banks as of 11:00 a.m. (London time) on each Index Determination Date. We may rely on these quotations as they appear on the Reuters Screen LIBO Page (as defined in the *International Swap Dealers Association, Inc. Code of Standard Wording, Assumptions and Provisions for Swaps*, 1986 Edition). Alternatively, we may obtain them directly from the Reference Banks.

Under the LIBO Method, LIBOR is calculated on each Index Determination Date as follows:

- If at least two Reference Banks are making quotations, LIBOR for the next Interest Accrual Period shall be the arithmetic mean of those quotations (rounded upwards, if necessary, to the nearest $\frac{1}{32}$ of 1%).
- Otherwise, LIBOR for the next Interest Accrual Period shall be the LIBOR that was determined on the previous Index Determination Date or the Reserve Interest Rate, whichever is higher. The “Reserve Interest Rate” means the annual rate that we determine as the arithmetic mean (rounded upwards, if necessary, to the nearest $\frac{1}{32}$ of 1%) of the one-month U.S. dollar lending rates that New York City banks (which we select) are then quoting to the principal London offices of at least two of the Reference Banks. If we cannot establish this arithmetic mean, then the Reserve Interest Rate is the lowest one-month U.S. dollar lending rate that New York City banks (which we select) are then quoting to leading European banks.

The prospectus supplement may provide that, if we cannot determine the Reserve Interest Rate for the initial Index Determination Date, as described above, LIBOR will be the rate specified in the prospectus supplement.

The term “Reference Bank” means a leading bank (that we do not control either by ourselves or with a third party) which engages in Eurodollar deposit transactions in the international Eurocurrency market.

BBA Method. Under the BBA Method, LIBOR is calculated on each Index Determination Date based on the Interest Settlement Rate of the British Bankers’ Association (“BBA”) for one-month U.S. dollar deposits. The “Interest Settlement Rate” is found on Telerate page 3750 as of 11:00 a.m. (London time) on that date. Currently, it is based on rates quoted by 16 BBA-designated banks as being, in their view, the offered rate at which these deposits are being quoted to prime banks in the London interbank market. The Interest Settlement Rate is calculated by eliminating the four highest rates and the four lowest rates, averaging the eight remaining rates, carrying the percentage result to six decimal places and rounding to five decimal places.

If we are unable to use the BBA Method on any Index Determination Date, we will use the LIBO Method.

Our calculation of each LIBOR-based interest rate on each Index Determination Date will be final and binding, absent manifest error.

COFI Index

The Eleventh District Costs of Funds or “COFI Index” is published by the Federal Home Loan Bank of San Francisco.³ The COFI Index represents the monthly weighted average costs of funds for savings institutions in Arizona, California and Nevada that are members of the Eleventh Federal Home Loan Bank District. The COFI Index for a given month reflects the interest costs paid by these member institutions on all types of funds that they held (such as savings deposits, time deposits, advances from the Federal Home Loan Bank of San Francisco, repurchase agreements and all other borrowings). The COFI Index is calculated by dividing the costs of funds by the average of the total funds outstanding at the end of that month and the prior month. That result is then annualized and adjusted to reflect the actual number of days in that month. Sometimes, before these calculations are made, the component figures have to be adjusted to neutralize the effect of events such as a member institution leaving the Eleventh District or acquiring an institution outside the Eleventh District. The COFI Index is also weighted to reflect the relative amounts of each type of funds that the member institutions held at the end of that month.

Because these funds mature at various times and their costs can react in different ways to changing conditions, the COFI Index does not necessarily reflect current market rates on new liabilities with similar maturities. Indeed, sometimes the COFI Index does not even move in the same direction as current market rates, because as longer term deposits and borrowings mature and are renewed at current rates, the COFI Index is still affected by the differential between the old and new rates on these deposits and borrowings.

³ The COFI Index is published in the monthly Federal Home Loan Bank of San Francisco Bulletin. You can obtain a copy by writing to the Office of Public Information, Federal Home Loan Bank of San Francisco, P.O. Box 7948, 600 California Street, San Francisco, California 94120 or by calling (415) 616-1000. You can also obtain the COFI Index by calling (415) 616-2600.

The following table lists historical values for the COFI Index since January 1994⁴.

<u>Month</u>	<u>1998</u>	<u>1997</u>	<u>1996</u>	<u>1995</u>	<u>1994</u>
January	4.987%	4.821%	5.033%	4.747%	3.710%
February	4.968	4.759	4.975	4.925	3.687
March	4.917	4.780	4.874	5.007	3.629
April	4.903	4.822	4.841	5.064	3.672
May	4.881	4.864	4.823	5.141	3.726
June	4.881	4.853	4.809	5.179	3.804
July	4.911	4.887	4.819	5.144	3.860
August	4.899	4.904	4.839	5.133	3.945
September	*	4.941	4.834	5.111	4.039
October	*	4.957	4.839	5.116	4.187
November	*	4.949	4.835	5.119	4.367
December	*	4.963	4.842	5.059	4.589

*Not yet available

If a class of Certificates accrues interest based on the COFI Index (a “COFI Class”) and the COFI Index value for a given month is announced on or before the tenth day of the second following month, we will determine the interest rate for the Interest Accrual Period commencing in that second following month based on that COFI Index value. If the COFI Index value is not announced until later, the interest rate for that Interest Accrual Period will be based on the COFI Index value for the third preceding month.

If, on the tenth day of the month in which any Interest Accrual Period begins, the most recently announced COFI Index value relates to a month prior to the third preceding month, from then on we will determine the interest rate of each COFI Class based on the National Cost of Funds Index value for the third preceding month (or the fourth preceding month if the National Cost of Funds Index was not published by the tenth day of that Interest Accrual Period). The “National Cost of Funds Index” means the National Monthly Median Cost of Funds Ratio to SAIF-Insured Institutions published by the Office of Thrift Supervision.⁵ If, however, on the tenth day of the month in which any Interest Accrual Period begins, the most recently published National Cost of Funds Index value relates to a month prior to the fourth preceding month, from then on we will determine the interest rate for each COFI Class based on LIBOR (calculated under the BBA Method). Any change from the COFI Index will result in a change in the index level and could increase the volatility of the index level. This would be the case especially if LIBOR is the alternative index.

Our calculation of the rate of interest of each COFI Class on each Index Determination Date will be final and binding, absent manifest error.

⁴ The Federal Home Loan Bank of San Francisco has stated in its Information Bulletin that the COFI Index for a given month “will be announced on or near the last working day” of the following month. However, it has also stated that it “cannot guarantee the announcement” of the COFI Index on an exact date.

⁵ You can obtain general information about the National Cost of Funds Index by writing the Office of Thrift Supervision at 1700 G Street, N.W., Washington, D.C. 20552 or by calling (202) 906-6000. You can obtain the current National Cost of Funds Index value by calling (202) 906-6988.

Treasury Index

If a class of Certificates accrues interest based on a Treasury Index, we will be responsible for determining the Treasury Index for Treasury securities of the maturity and for the dates specified in the related prospectus supplement. Generally, the “Treasury Index” for any period means the yield for the specified date (or the average of the yield for each business day in the specified period) on U.S. Treasury securities adjusted to the “constant maturity” specified in the prospectus supplement (or, if the prospectus supplement does not specify a “constant maturity,” U.S. Treasury securities trading in the secondary market having the maturity specified in the prospectus supplement). In either case, this yield, expressed as a percentage, is published by the Federal Reserve Board on Monday or Tuesday of each week in its Statistical Release No. H.15(519).⁶ If we have not yet received the Statistical Release for a week, we will use the Statistical Release from the prior week. We understand that the Federal Reserve Board’s current method of official publication of Statistical Release No. H.15(519) is by hard copy release, although the Federal Reserve Board does provide unofficial rates on its World Wide Web site and possibly by other means.

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

Our calculation of each Treasury Index-based interest rate on each Interest Determination Date will be final and binding, absent manifest error.

Prime Rate

If a class of Certificates accrues interest based on the Prime Rate, we will be responsible for ascertaining the Prime Rate on each Index Determination Date. Unless the prospectus supplement for a series specifies otherwise, “Prime Rate” means the Prime Rate as published in the “Money Rates” section of *The Wall Street Journal* on the related Index Determination Date. If *The Wall Street Journal* is not then published, we will choose another newspaper of general circulation. If a prime rate range is given, we will use the average of the range. If no Prime Rate is then being published, we will designate a new index based upon comparable data and methodology.

⁶ You can obtain it by writing the Publications Department at the Board of Governors of the Federal Reserve System, 21st and C Streets, Washington, D.C. 20551 or by calling (202) 452-3244.

Our calculation of each Prime Rate-based interest rate on each Interest Determination Date will be final and binding, absent manifest error.

Principal Payments on the Certificates

On each Distribution Date for a given series of Certificates, we will pay Certificateholders the amount of principal specified in the related prospectus supplement. We will pay the Certificateholders the outstanding principal balance of each class in full no later than the Final Distribution Date for that class.

Unless the prospectus supplement for the related series provides otherwise, we will pay Certificateholders on each Distribution Date an amount of principal equal to the sum of the following:

- (i) (a) *if we issued and guaranteed the underlying securities*, the principal amount that we have paid on the underlying securities since the previous Distribution Date (or, in the case of the first Distribution Date, since the first day of the month in which we issued those Certificates); and
- (b) *if Ginnie Mae issued and guaranteed the underlying securities*, the principal amount that Ginnie Mae expected to be paid on the underlying securities for the month in which that Distribution Date occurs (as calculated under the prospectus supplement for the series) plus any principal paid by Ginnie Mae during the month prior to the month in which that Distribution Date occurs that we have not yet passed through to the Certificateholders; and
- (ii) *if the series contains Accrual classes*, interest on any Accrual classes that accrued during the previous Interest Accrual Period but is not distributable as interest on that Distribution Date.

The prospectus supplement for each series will specify how we determine the aggregate principal distribution for each Distribution Date and how that aggregate principal distribution is allocated among the classes of Certificates of that series. We will make principal payments on each class of Certificates of a series on a *pro rata* basis among all the Certificates of that class, unless the related prospectus supplement provides otherwise.

The Fannie Mae Guaranty

Our guaranty requires that we pay Certificateholders in a timely manner the amounts of principal and interest described in the related prospectus supplement. We also must pay the full outstanding principal amount of the Certificates of each class no later than the Final Distribution Date for that class. Our guaranty is effective whether or not sufficient funds are available in the Trust Account for the series. If we were unable to perform our guaranty obligations, Certificateholders of a series would receive only the amounts paid on the underlying securities of that series. If that happened, those amounts generally would be

limited to borrower payments and other recoveries on the mortgage loans backing those underlying securities. As a result, delinquencies and defaults on the mortgage loans backing the underlying securities could directly affect the amounts that Certificateholders would receive each month.

Neither the Certificates nor interest on the Certificates are guaranteed by the United States, and they do not constitute a debt or obligation of the United States or any of its agencies or instrumentalities other than Fannie Mae. We alone are responsible for making payments on our guaranty.

Distributions on Underlying Securities, Deposits in the Trust Account

The prospectus supplement for each series will specify the day(s) of each month on which we will make deposits into one or more accounts (collectively, the “Trust Account”) for that series. Our deposit obligation will begin in the month of the initial Distribution Date of the series. The amount we deposit will equal the sum of the principal and interest payments on the underlying securities in the series trust.

Any amounts deposited into the Trust Account on a Distribution Date are generally available for payment to Certificateholders on the same day. Certain amounts that are still in the Trust Account after we have paid the required principal and interest to the Certificateholders will be used to pay administrative expenses of the related series trust. Certain remaining amounts will be paid to Holders of Residual Certificates. If the underlying securities of a series are Ginnie Mae Certificates, the prospectus supplement may provide that certain amounts on deposit in the Trust Account on a Distribution Date will not be paid to Certificateholders until the following Distribution Date. We will use any reinvestment earnings on these various deposits to pay expenses of the series trust. They will not be included in payments to Certificateholders.

The Trust Agreement permits us, as trustee, to maintain the Trust Account in one of two ways:

- as a trust account with an eligible depository institution (which account may contain other funds that we hold in a trust capacity), or
- as part of our general assets (with appropriate credit entries to the related REMIC trust).

We are required to hold all such appropriately credited funds in our general accounts (and all funds in each Trust Account that we have invested) for the related Certificateholders. Nevertheless, if a liquidation, reorganization or similar proceeding involving our assets were to occur, it is not clear what law would be applicable. As a result, we cannot render a legal opinion about the Certificateholders’ rights to those funds in the event of a proceeding of this type.

Reports to Certificateholders

Unless we specify otherwise in the related prospectus supplement, we will publish the “class factor” for each class of Certificates on or shortly after the 11th calendar day of each month. If you multiply the class factor for a class of Certificates by the original principal balance (or notional balance) of that class of Certificates, you will obtain the current principal balance (or notional balance) of that class of Certificates, after giving effect to the current month’s principal payment and after adding the current month’s accrued interest to any Accrual class.

After the end of each calendar year, we will furnish to each person who was a Certificateholder at any time during that year any information required by the Internal Revenue Service.

We, or a special agent that we engage, will make all the necessary numerical calculations.

The Underlying Securities

In general, each underlying security will represent a direct or indirect beneficial ownership interest in a pool of mortgage loans. These pools may contain Conventional Mortgage Loans or Government Mortgage Loans. “Conventional Mortgage Loans” are not government insured or guaranteed. “Government Mortgage Loans” are insured by the Federal Housing Administration (“FHA”) or guaranteed by the Department of Veterans Affairs (“VA”), the Department of Housing and Urban Development (“HUD”) or the Rural Housing Service (“RHS”). In addition, up to 10% of the principal balance of the Fannie Mae-issued underlying securities backing a series may include any one of the following:

- relocation mortgage loans,
- cooperative share mortgage loans, or
- substantial buydown mortgage loans.

Moreover, up to 15% of the principal balance of the Fannie Mae-issued underlying securities backing a series may include more than one of the types of mortgage loans listed in the previous sentence.

For a description of the general characteristics of underlying securities that are Ginnie Mae Certificates, see “Ginnie Mae and the Ginnie Mae Programs.” Other disclosure documents that we may refer to in a prospectus supplement will describe the general characteristics of other types of underlying securities.

In addition, the prospectus supplement for a series of Certificates generally will include the following information:

- interest rates of the underlying securities,
- weighted average coupon (“WAC”) of the mortgage loans backing the underlying securities,
- weighted average calculated loan age (“CAGE”) of the mortgage loans backing the underlying securities or weighted average loan age (“WALA”) of the mortgage loans backing the underlying securities that are Ginnie Mae Certificates, and
- weighted average terms to maturity (“WAM”) of the mortgage loans backing the underlying securities or weighted average remaining term to maturity (“WARM”) of the mortgage loans backing the underlying securities that are Ginnie Mae Certificates.

Weighted Average Life and Final Distribution Date

The “weighted average life” of a class of Certificates refers to the average length of time, weighted by principal, that will elapse from the time we issue the Certificates until we pay you the full amount of outstanding principal. We determine the weighted average life of a class of Certificates by:

- first, calculating the amount of principal to be paid to the Holders of that class on each Distribution Date, based on the prepayment assumption specified in the related prospectus supplement;
- second, multiplying each of those amounts by the number of years from the Settlement Date for that series (as specified in the prospectus supplement) to the related Distribution Date;
- third, totaling the results; and
- fourth, dividing that total by the aggregate amount of principal payments that were calculated in the first step.

The weighted average life of a class of certificates will be affected by the rate at which principal payments are made on the underlying mortgage loans. Principal payments include scheduled principal payments, voluntary principal prepayments, liquidations due to default, casualty and condemnation, guaranty payments by us or by Ginnie Mae, and repurchases that we make. Each of these types of principal payments on the mortgage loans backing the underlying securities will be applied to payments of principal of the Certificates of the related series.

The “Final Distribution Date” for the Certificates of a particular class is the date by which we must pay the Holders the full outstanding principal balance of the Certificates. We

determine the Final Distribution Dates for the classes of a given series based on the payments that we will receive on the underlying securities. We do not take our guaranty into account for this purpose.

In each prospectus supplement, we will provide a table showing the weighted average life of each class of Certificates of that series. The table also will show for each class of Certificates the percentage of the original principal balance that would be outstanding on specified Distribution Dates. In each case, this table will be based on certain assumptions, including prepayment assumptions, that we will specify in the prospectus supplement.

It is likely that we will pay the full outstanding principal balance of any class of Certificates earlier, and perhaps much earlier, than its Final Distribution Date. There are two reasons for this. First, the rate at which we pay principal on the Certificates will be affected by the rate at which borrowers pay principal on the mortgage loans backing the underlying securities. Second, some of the mortgage loans will have stated maturities that occur prior to the dates contained in the assumptions and have interest rates that are lower than the rates contained in the assumptions. We cannot predict whether the outstanding principal balance of any class of Certificates will be paid in full before its Final Distribution Date.

We do *not* have an option, in the nature of a clean-up call, to repurchase the underlying securities and thereby to retire the Certificates. In some cases, another party may have such a right. If so, the prospectus supplement for the series will describe the terms and conditions of that right. In addition, we do *not* have an option, in the nature of a clean-up call, to repurchase the mortgage loans backing the underlying securities that are Fannie Mae Guaranteed Mortgage Pass-Through Certificates (“MBS”).

Prepayment Models

It is common to measure how mortgage loans prepay relative to a standard prepayment model. The prospectus supplement for each series will indicate which model it uses.

“PSA” is a prepayment model that was developed by The Bond Market Association. It represents an assumed rate at which a pool of new mortgage loans will prepay. When we refer to “100% PSA,” we mean an annual prepayment rate of 0.2% of the then unpaid principal balance of the pool in the first month after the origination of those mortgage loans and an additional 0.2% each month until the 30th month. (For example, the assumed annual prepayment rate would be 0.4% in month 2, 0.6% in month 3, and so on, and would level out at 6% at month 30 for the remaining term.) Beginning in month 30 and for all later months, “100% PSA” means a constant annual prepayment rate of 6%.

Multiples of PSA are calculated in the same way. Thus, “150% PSA” means an annual prepayment rate of 0.3% in month 1, 0.6% in month 2, 0.9% in month 3 and 9% in month 30 and afterwards. Similarly, “200% PSA” means an annual prepayment rate of 0.4% in month 1, 0.8% in month 2, 1.2% in month 3 and 12% in month 30 and afterwards.

Another model that is commonly used is the constant prepayment rate model (“CPR”). It represents the annual rate of prepayments relative to the then outstanding principal balance of a pool of new mortgage loans. Thus, “0% CPR” means no prepayments, “15% CPR” means an annual prepayment rate of 15%, and so forth.

These models do not predict the prepayment experience of the mortgage loans backing any underlying securities or describe the historic performance of any particular pool of mortgage loans.

Special Characteristics of Residual Certificates

No Residual Certificate may be transferred to a “disqualified organization” or to anyone acting on behalf of a disqualified organization. The term “transfer” can include any transfer of record ownership or of beneficial ownership, whether as a result of a sale, gift, pledge, default or otherwise. The term “disqualified organization” includes the United States, any State or other political subdivision, any foreign government, any international organization, or any agency or instrumentality of any of them (other than certain taxable instrumentalities), any cooperative organization furnishing electric energy or providing telephone service to persons in rural areas, or any organization (other than a farmers’ cooperative) that is exempt from federal income tax, unless such organization is subject to a tax on unrelated business income. Each person or entity to which a Residual Certificate is transferred will be required to execute an affidavit, acceptable to us, stating that:

- the transferee is not a disqualified organization;
- it is not acquiring the Residual Certificate for the account of a disqualified organization;
- it consents to any amendment of the Trust Agreement that we deem necessary (upon the advice of our counsel) to ensure that the Residual Certificate will not be owned directly or indirectly by a disqualified organization;
- it is not acquiring the Residual Certificate to avoid or impede the assessment or collection of tax;
- it understands that it may incur tax liabilities in excess of any cash that it will receive on the Residual Certificate;
- it intends to pay taxes on the Residual Certificate as they become due; and
- it will not transfer the Residual Certificate unless it has received from the new transferee an affidavit containing these same seven representations and it does not have actual knowledge that this other affidavit is false.

See “Certain Federal Income Tax Consequences—*Taxation of Beneficial Owners of Residual Certificates*—Sales and Other Distributions of Residual Certificates—*Residual Certificates Transferred to or Held by Disqualified Organizations*.” The transferee also must deliver a properly executed Internal Revenue Service Form W-9 (or, if applicable, a Form W-8ECI)

with its taxpayer identification number. In addition, if a pass-through entity (including a nominee) holds a Residual Certificate, it may be subject to additional taxes if a disqualified organization is a record holder in the entity.

No Residual Certificate may be transferred to any person that is not a U.S. Person without our written consent. The term “U.S. Person” means

- a citizen or resident of the United States;
- a corporation, partnership or other entity created under the laws of the United States or any of its political subdivisions;
- an estate the income of which is subject to U.S. federal income tax regardless of the source of its income; or
- a trust if a court within the United States can exercise primary supervision over its administration, and one or more United States persons have the authority to control all substantial decisions of the trust.

Under regulations issued by the Treasury Department, if a “noneconomic residual interest” is transferred to a U.S. Person, the transfer will be disregarded for all federal tax purposes unless no significant purpose of the transfer is to impede the assessment or collection of tax. A Residual Certificate generally would be treated as constituting a noneconomic residual interest. The only exception would be if, at the time of the transfer, two conditions are met. First, the present value of the expected future payments on the Residual Certificate is no less than the product of the present value of the “anticipated excess inclusions” on that Certificate and the highest corporate rate of tax for the year in which the transfer occurs. Second, the transferor reasonably expects that the transferee will receive payments from the applicable REMIC trust in an amount sufficient to satisfy the liability for income tax on any “excess inclusions” at or after the time when the liability accrues. The term “anticipated excess inclusions” means excess inclusions that are anticipated to be allocated to each calendar quarter (or portion of a quarter) following the transfer of the Residual Certificate, determined as of the date the Residual Certificate is transferred and based on events that have occurred as of that date and on the prepayment assumptions. See “Certain Federal Income Tax Consequences—Taxation of Beneficial Owners of Regular Certificates—*Original Issue Discount*” and “—Taxation of Beneficial Owners of Residual Certificates—*Excess Inclusions*.”

Under the Treasury regulations, the phrase “a significant purpose of the transfer to impede the assessment or collection of tax” means that the transferor of the Residual Certificate had “improper knowledge” at the time of the transfer. In other words, the transferor knew, or should have known, that the transferee would be unwilling or unable to pay taxes due on its share of the taxable income of the REMIC trust. A transferor is presumed not to have improper knowledge if two conditions are met. First, the transferor conducts, at the time of the transfer, a reasonable investigation of the financial condition of the transferee and, based on the results, finds that the transferee has historically paid its

debts as they come due and finds no significant evidence to indicate that the transferee will not continue to pay its debts as they come due in the future. Second, the transferee makes certain representations to the transferor in the affidavit relating to disqualified organizations discussed above. If you plan to transfer a Residual Certificate, you should consult your tax advisor for further information.

THE TRUST AGREEMENT

We summarize below certain provisions of the Trust Agreement that are not discussed elsewhere in this prospectus. However, you must understand that these summaries are not complete. If there is ever a conflict between the information in this prospectus and the actual terms of the Trust Agreement, the terms of the Trust Agreement will prevail.

Transfer of Underlying Securities to a Series Trust

The Trust Agreement for each series trust will contain a mortgage security schedule that will identify the underlying securities that are being transferred to that series trust. As trustee, we will hold (directly or indirectly) the underlying securities for the Holders of the Certificates of that series.

Certain Fannie Mae Matters

We may not resign from our duties under the Trust Agreement unless a change in law requires it. Even then, our resignation would not become effective until a successor has assumed our duties under the Trust Agreement. In no event, however, would any successor take over our guaranty obligations. Even if our other duties under the Trust Agreement should terminate, we would still be obligated under our guaranty.

We are not liable under the Trust Agreement to the series trust or to Certificateholders for our errors in judgment or for anything we do, or do not do, in good faith. This also applies to our directors, officers, employees and agents. Nevertheless, neither we nor they will be protected from liability that results from willful misfeasance, bad faith or gross negligence or as a result of a willful disregard of duties.

The Trust Agreement also provides that we are free to refuse involvement in any legal action that we think will expose us to expense or liability unless the action is related to our duties under the Trust Agreement. On the other hand, we may decide to participate in legal actions if we think our participation would be in the interests of the Certificateholders. In this case, we will pay our legal expenses and costs.

If we merge or consolidate with another corporation, the successor corporation will be our successor under the Trust Agreement.

Voting Under any Underlying Trust Indenture

If the underlying securities of a series are guaranteed by Fannie Mae, the holders of a certain minimum percentage ownership in those securities will have the right to terminate certain of our duties under the related indenture (the “Underlying Trust Indenture”), if there is an event of default under the Underlying Trust Indenture. Under the Trust Agreement, if there is an event of default under the Underlying Trust Indenture, the Certificateholders may vote their respective ownership shares in the underlying securities.

If the underlying securities of a series are guaranteed by Fannie Mae, the holders of a certain minimum percentage ownership in those securities may give their consent to an amendment or waiver of the Underlying Trust Indenture. The Trust Agreement, however, does not permit us, as trustee, to vote the underlying securities in favor of an amendment or waiver unless we have been directed to do so by holders of Certificates whose principal balances (or notional principal balances) together equal at least 66% of the aggregate balances of all the Certificates of that series.

Events of Default

Any of the following will be considered an “Event of Default” under the Trust Agreement:

- if we fail to pay Certificateholders of a class any required amount and our failure continues uncorrected for 15 days after Certificateholders owning at least 5% of that class have given us written notice;
- if we fail in a material way to fulfill any of our obligations under the Trust Agreement and our failure continues uncorrected for 60 days after Certificateholders owning at least 25% of any class have given us written notice; or
- if we become insolvent or unable to pay our debts or if other events of insolvency occur.

Rights upon Event of Default

If one of the Events of Default under the Trust Agreement for a particular series has occurred and continues uncorrected, Certificateholders who own at least 25% of any class have the right to terminate, in writing, all of our obligations under that Trust Agreement. These obligations include our duties as trustee as well as in our corporate capacity. However, the Fannie Mae guaranty will continue in effect. The same proportion of Certificateholders also may appoint, in writing, a successor to assume all of our terminated obligations. This successor will take legal title to the underlying securities and other assets of the related trust.

Amendment

We may amend the Trust Agreement for any trust, without notifying the Certificateholders or obtaining their consent, for any of the following purposes:

- to add to our duties;
- to evidence that another party has become our successor and has assumed our duties under the Trust Agreement as trustee or in our corporate capacity or both;
- to eliminate any of our rights in our corporate capacity under the Trust Agreement;
- to cure any ambiguity or correct or add to any provision in the Trust Agreement, so long as no Certificateholder is adversely affected; and
- to modify the Trust Agreement to maintain the legal status of each REMIC as a REMIC.

If Certificateholders who own at least 66% of each class give their consent, we may amend the Trust Agreement to eliminate, change or add to its terms or to waive our compliance with any of those terms. Nevertheless, we may not terminate or change our guaranty obligations or reduce the percentage of Certificateholders who must consent to the types of amendments listed in the previous sentence. In addition, unless each affected Certificateholder consents, no amendment may reduce or delay the funds that we must pay on any Certificate. Similarly, unless all affected Holders of the Residual Certificates give their consent, no amendment may adversely affect their rights.

Termination

Each series trust will terminate when we have paid the Certificateholders all required interest and principal amounts. We do **not** have an option, in the nature of a clean-up call, to repurchase the underlying securities and thereby to retire the Certificates. In some cases, another party may have such a right. If so, the prospectus supplement will describe the terms and conditions of that right. In addition, we do **not** have an option, in the nature of a clean-up call, to repurchase the mortgage loans backing the underlying securities that are MBS.

GINNIE MAE AND THE GINNIE MAE PROGRAMS

Ginnie Mae

The Government National Mortgage Association (or Ginnie Mae) is a wholly-owned corporate instrumentality of the United States within HUD. Section 306(g) of Title III of the National Housing Act of 1934, as amended (the “Housing Act”), authorizes Ginnie Mae

to guarantee the timely payment of principal and interest on certificates that are backed by a pool of mortgage loans insured or guaranteed by the FHA, VA or RHS.

Section 306(g) of the Housing Act provides that “the full faith and credit of the United States is pledged to the payment of all amounts which may be required to be paid under any guaranty under this subsection.” To meet these guaranty obligations, Ginnie Mae may borrow from the United States Treasury without limitation.

Ginnie Mae Programs

Each “Ginnie Mae Certificate” underlying a series of Certificates will be a “fully modified pass-through” mortgage-backed security issued and serviced by a mortgage banking company or other financial concern approved by Ginnie Mae as a seller-servicer. The mortgage loans backing each Ginnie Mae Certificate will be insured or guaranteed by the FHA, VA or RHS. Ginnie Mae Certificates are issued under the Ginnie Mae I program (“Ginnie Mae I Certificates”) and the Ginnie Mae II program (“Ginnie Mae II Certificates”). Holders of Ginnie Mae I Certificates and Ginnie Mae II Certificates have essentially similar rights, although there are certain differences between the two programs.

Ginnie Mae I Program

Monthly payments will be made to the registered holder of the Ginnie Mae Certificate by the 15th of each month. An individual Ginnie Mae issuer assembles a pool of mortgage loans against which it issues and markets Ginnie Mae I Certificates. All mortgage loans underlying a particular Ginnie Mae I Certificate must be of the same type (for example, level payment, single-family mortgage loans) and have the same annual interest rate. The annual pass-through rate on each Ginnie Mae I Certificate will be 0.5% less than the annual interest rate on the mortgage loans included in the pool of mortgage loans backing that Ginnie Mae I Certificate.

Ginnie Mae II Program

Monthly payments will be made to the registered holder of the Ginnie Mae II Certificate through a paying agent (currently The Chase Manhattan Bank) by the 20th of each month. Mortgage pools may be formed through the aggregation of loan packages of more than one Ginnie Mae issuer. Under this option, packages submitted by various Ginnie Mae issuers for a particular issue date and pass-through rate are aggregated into a single pool which backs a single issue of Ginnie Mae II Certificates. Each Ginnie Mae II Certificate issued under a multiple issuer pool is backed by a proportionate interest in the entire pool rather than solely by the loan package contributed by any one Ginnie Mae issuer. In addition, single issuer pools also may be formed under the Ginnie Mae II program.

Each Ginnie Mae II Certificate pool generally consists entirely of fixed rate mortgages or entirely of adjustable rate mortgages. Fixed rate mortgages underlying a particular Ginnie Mae II Certificate must be of the same type, but may have annual interest rates that vary by

up to 1%. The annual pass-through rate on each Ginnie Mae II Certificate will be between 0.5% and 1.5% less than the highest annual interest rate on any mortgage loan included in the pool of mortgage loans backing that Ginnie Mae II Certificate.

Generally, adjustable rate mortgage loans underlying any particular Ginnie Mae II Certificate will have interest rates that adjust annually based on the weekly average of the U.S. Treasury one-year constant maturity index. Ginnie Mae pooling specifications require that all adjustable rate mortgage loans in a given pool have identical first adjustment dates, index reference dates and means of adjustment. All of the mortgage loans must have interest rates that are at least 0.5% but not more than 1.5% above the interest rate of the related Ginnie Mae II Certificate. In addition, the mortgage margin for any given mortgage loan must be at least 0.5% but not more than 1.5% greater than the margin for the related Ginnie Mae II Certificate. The mortgage loans and Ginnie Mae II Certificates will be subject to an annual interest rate adjustment cap of 1% and a lifetime interest rate cap of 5% above or below the initial interest rate. On each annual adjustment date, the payment amount of an adjustable rate mortgage loan will be reset so that the remaining principal balance of that mortgage loan would fully amortize in equal monthly payments over its remaining term to maturity, assuming its interest rate were to remain constant at the new rate. The new payment amount will be effective beginning in the month following the annual adjustment date.

CERTAIN 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 discussion describes certain U.S. federal income tax consequences to beneficial owners of Certificates. The discussion is general and does not purport to deal with all aspects of federal taxation that may be relevant to particular investors. This discussion may not apply to your particular circumstances for one of the following, or other, reasons:

- This discussion is based on federal tax laws in effect as of the date of this prospectus. Changes to any of these laws after the date of this prospectus may affect the tax consequences discussed below.
- This discussion addresses only Certificates acquired at original issuance and held as “capital assets” (generally, property held for investment).
- This discussion does not address tax consequences to beneficial owners subject to special rules, such as dealers in securities, certain traders in securities, banks, tax-exempt organizations, life insurance companies, persons that hold Certificates as part of a hedging transaction or as a position in a straddle or conversion transaction, or persons whose functional currency is not the U.S. dollar.

- This discussion may be supplemented by a discussion in the applicable prospectus supplement.
- This discussion does not address taxes imposed by any state, local or foreign taxing jurisdiction.

For these reasons, 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.

The topics in this discussion are addressed in the order of the following captions:

- REMIC Election and Special Tax Attributes
- Taxation of Beneficial Owners of Regular Certificates
- Taxation of Beneficial Owners of Residual Certificates
- Taxes on a REMIC
- Reporting and Other Administrative Matters
- Backup Withholding
- Foreign Investors

REMIC Election and Special Tax Attributes

We will elect to treat the assets comprising each series trust as at least one REMIC (each, a “REMIC Trust”) under the Internal Revenue Code of 1986, as amended (the “Code”). Qualification as a REMIC requires ongoing compliance with certain conditions. With respect to each series of Certificates, our special tax counsel, Arnold & Porter, will deliver its opinion that (unless otherwise limited in the applicable prospectus supplement), assuming compliance with the Trust Agreement, each REMIC Trust will be treated as a REMIC for federal income tax purposes. The Certificates of each class for a REMIC Trust will be designated as “regular interests” in the REMIC constituted by that REMIC Trust, except that a separate class will be designated as the “residual interest” in the REMIC constituted by that REMIC Trust. The prospectus supplement for each series of Certificates will state whether Certificates of each class will constitute Regular Certificates or Residual Certificates.

Regular and Residual Certificates will be “regular or residual interests in a REMIC” within the meaning of section 7701(a)(19)(C)(xi) of the Code and “real estate assets” within the meaning of section 856(c)(5)(B) of the Code. If at any time during a calendar year less than 95 percent of the assets of a REMIC consist of “qualified mortgages,” then the portion of the Regular and Residual Certificates that are qualifying assets under those sections during the calendar year may be limited to the portion of the assets of the REMIC that are “qualified mortgages.” Similarly, income on the Regular and Residual Certificates will be treated as “interest on obligations secured by mortgages on real property” within the

meaning of section 856(c)(3)(B) of the Code, subject to the same limitation as set forth in the preceding sentence. For purposes of applying this limitation, a REMIC should be treated as owning the assets represented by the underlying securities. In general, an underlying security will be a “qualified mortgage” if the mortgage loans underlying that security are “principally secured by an interest in real property” within the meaning of section 860G(a)(3) of the Code. The assets of a REMIC will include, in addition to underlying securities representing mortgage loans, payments on underlying securities held pending distribution on the Regular and Residual Certificates and any reinvestment income thereon.

Regular and Residual Certificates held by a financial institution (as referred to in section 582(c)(2) of the Code) will be treated as evidences of indebtedness for purposes of section 582(c)(1) of the Code. Regular Certificates will also be “qualified mortgages” within the meaning of section 860G(a)(3) of the Code with respect to other REMICs and “permitted assets” within the meaning of section 860L(c)(1) of the Code with respect to financial asset securitization investment trusts.

Taxation of Beneficial Owners of Regular Certificates

For federal income tax purposes, the Regular Certificates will be treated as debt instruments issued by a REMIC on the date the Certificates are first sold to the public (the “Settlement Date”) and not as ownership interests in a REMIC or its assets. Interest, original issue discount and market discount with respect to a Regular Certificate will represent ordinary income to the beneficial owner of the Certificate (a “Regular Owner”). A Regular Owner must report interest on a Regular Certificate using an accrual method of accounting, regardless of whether it otherwise reports income using a cash method of accounting. Rules regarding original issue discount and market discount are discussed below.

Treatment of Original Issue Discount

Certain Regular Certificates may be issued with “original issue discount” (“OID”) within the meaning of section 1273(a) of the Code. A Regular Owner must include in gross income the sum of the “daily portions” of OID on its Regular Certificate for each day during its taxable year on which it held the Certificate, generally in advance of receipt of the cash attributable to that income. We will supply to Holders, brokers and middlemen information with respect to the original issue discount accruing on the Regular Certificates. We will supply this information at the time and in the manner required by the Internal Revenue Service (the “IRS”).

Definition of Original Issue Discount

In general, a Regular Certificate will be considered to be issued with OID equal to the excess, if any, of its “stated redemption price at maturity” over its “issue price.” The issue price of a Regular Certificate is the initial offering price to the public (excluding bond houses and brokers) at which a substantial amount of the Regular Certificates was sold. The issue

price also includes any accrued interest attributable to the period before the Settlement Date. The stated redemption price at maturity of a Regular Certificate generally is its stated principal amount, plus an amount equal to the excess (if any) of the interest payable on the first Distribution Date over the interest that accrues for the period from the Settlement Date to the first Distribution Date. The stated redemption price at maturity of a Regular Certificate of a Notional class or an Accrual class, however, is equal to the sum of all distributions to be made under that Regular Certificate.

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

Daily Portions of Original Issue Discount

For Regular Certificates considered to be issued with OID, the daily portions of OID will be determined as follows. A calculation will first be made of the portion of OID that accrued during each “accrual period.” OID accruing during any accrual period will then be allocated ratably to each day during the period to determine the daily portion of OID.

Final regulations issued by the Treasury Department relating to the tax treatment of debt instruments with OID (the “OID Regulations”) provide that for purposes of measuring the accrual of OID on a debt instrument, a holder of the debt instrument may use an accrual period of any length, up to one year, as long as each distribution of principal or interest occurs on either the final day or the first day of an accrual period. Unless otherwise disclosed in the applicable prospectus supplement, we will report OID based on accrual periods of one month, beginning on a Distribution Date and ending on the day before the next Distribution Date.

The portion of OID treated as accruing for any accrual period will equal the excess, if any, of

- (i) the sum of (A) the present values of all the distributions remaining to be made on the Regular Certificate, if any, as of the end of the accrual period and

(B) the distribution made on the Certificate during the accrual period of amounts included in the stated redemption price at maturity, over

(ii) the adjusted issue price of the Certificate at the beginning of the accrual period.

The present value of the remaining distributions will be calculated based on the following:

- the yield to maturity of the Regular Certificate, calculated as of the Settlement Date, giving effect to the Prepayment Assumption,
- events (including actual prepayments) that have occurred prior to the end of the accrual period,
- the Prepayment Assumption, and
- in the case of a Regular Certificate calling for a variable rate of interest, an assumption that the value of the index upon which the variable rate is based remains the same as its value on the Settlement Date over the entire life of the Certificate.

The adjusted issue price of a Regular Certificate at any time will equal the issue price of the Certificate, increased by the aggregate amount of previously accrued OID with respect to the Certificate, and reduced by the amount of any distributions made on the Certificate as of that time of amounts included in the stated redemption price at maturity.

The Code requires that the Prepayment Assumption be determined in the manner prescribed in Treasury regulations. To date, no such regulations have been promulgated. The legislative history of this Code provision indicates that the regulations will provide that the assumed prepayment rate must be the rate used by the parties in pricing the particular transaction. We anticipate that the Prepayment Assumption for each series of Regular Certificates will be consistent with this standard. We make no representation, however, that the mortgage loans backing the underlying securities for a given series will prepay at the rate reflected in the Prepayment Assumption for that series or at any other rate. You must make your own decision as to the appropriate prepayment assumption to be used in deciding whether or not to purchase any of the Certificates.

Subsequent Holders' Treatment of Original Issue Discount

If a Regular Certificate is issued with OID and a subsequent holder purchases the Certificate at a cost of less than its remaining stated redemption price at maturity, that holder also will be required to include in income the daily portion of OID with respect to the Certificate for each day it holds the Certificate. If the cost of the Certificate to the subsequent holder exceeds the adjusted issue price of the Certificate, however, the holder can reduce the daily accruals by an amount equal to the product of (i) the daily portion and (ii) a constant fraction. The numerator of the constant fraction is the excess of the purchase price over the

adjusted issue price of the Certificate, and the denominator is the sum of the daily portions of OID on the Certificate for all days on or after the day of purchase.

Interest and Original Issue Discount on Floating Rate and Inverse Floating Rate Classes

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

Under the OID Regulations, a debt instrument that provides for a variable rate of interest but that does not meet all three requirements is a contingent payment debt instrument. The regulations governing contingent payment debt instruments, however, do not apply to Regular Certificates. Therefore, in the absence of further guidance and unless otherwise stated in the applicable prospectus supplement, we will compute accruals of interest and OID on all Floating Rate and Inverse Floating Rate classes by applying the principles of the OID Regulations applicable to VRDIs.

Regular Certificates Purchased at a Premium

If a Regular Owner purchases a Certificate for an amount (net of accrued interest) greater than its remaining stated redemption price at maturity, the Owner generally will have premium with respect to the Certificate (a “Premium Certificate”) in the amount of the excess. Such a purchaser need not include in income any remaining OID and may elect, under section 171(c)(2) of the Code, to treat the premium as “amortizable bond premium.”

If a Regular Owner makes this election, the amount of any interest payment that must be included in the Regular Owner’s income for each period ending on a Distribution Date will be reduced by the portion of the premium allocable to the period based on the Premium Certificate’s yield to maturity. In addition, the legislative history of the Tax Reform Act of 1986 states that premium should be amortized under principles analogous to those governing the accrual of market discount (as discussed below under “—Regular Certificates Purchased

with Market Discount”). The election will also apply to all bonds (as well as all REMIC regular interests) the interest on which is not excludible from gross income (“fully taxable bonds”) held by the Regular Owner at the beginning of the first taxable year to which the election applies and to all fully taxable bonds thereafter acquired by it. A Regular Owner may revoke the election only with the consent of the IRS.

If the election is not made, (i) a Regular Owner must include the full amount of each interest payment in income as it accrues, and (ii) the premium must be allocated to the principal distributions on the Premium Certificate and, when each principal distribution is received, a loss equal to the premium allocated to the distribution will be recognized. Any tax benefit from the premium not previously recognized will be taken into account in computing gain or loss upon the sale or disposition of the Premium Certificate.

Regular Certificates Purchased with Market Discount

A Regular Owner that purchases a Regular Certificate at a price that is less than the remaining stated redemption price at maturity of the Certificate (or in the case of a Regular Certificate issued with OID, less than the adjusted issue price of the Certificate) has market discount with respect to the Certificate in the amount of the difference. In general, three consequences arise if a Regular Owner acquires a Regular Certificate with market discount. First, the Regular Owner must treat any principal payment with respect to a Regular Certificate acquired with market discount as ordinary income to the extent of the market discount that accrued while the Regular Owner held the Certificate. Second, the Regular Owner must treat gain on the disposition or retirement of such a Certificate as ordinary income under the circumstances discussed below under “—Sales and Other Dispositions of Regular Certificates.” Third, a Regular Owner that incurs or continues indebtedness to acquire a Regular Certificate at a market discount may be required to defer the deduction of all or a portion of the interest on the indebtedness until the corresponding amount of market discount is included in income. Alternatively, a Regular Owner may elect to include market discount in income on a current basis as it accrues, in which case the three consequences discussed above will not apply. If a Regular Owner makes this election, the Regular Owner must also apply the election to all debt instruments the Regular Owner acquires on or after the beginning of the first taxable year to which the election applies. A Regular Owner may revoke the election only with the consent of the IRS.

The legislative history to the Tax Reform Act of 1986 states that market discount on a Regular Certificate may be treated as accruing in proportion to remaining accruals of OID, if any, or, if none, in proportion to remaining distributions of interest on a Regular Certificate. A beneficial owner may instead elect to determine the accrual of market discount under a constant yield method. We will make available to Holders information necessary to compute the accrual of market discount, in the manner and form as required by the IRS.

Notwithstanding the above rules, market discount on a Regular Certificate will be considered to be zero if the discount is less than 0.25 percent of the remaining stated

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

Special Election

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

Regular Certificates with Nominal Distributions of Principal

Some Regular Certificates may provide for only nominal distributions of principal in comparison to distributions of interest. Under current law, it is unclear whether the rules generally applicable to debt instruments issued at a premium should apply to these Certificates or whether each of these Certificates should instead be treated as having been issued with OID equal to the excess of the total payments to be received on each Certificate over its issue price. For purposes of information reporting, we intend to treat these Certificates as having been issued with OID.

Sales and Other Dispositions of Regular Certificates

Upon the sale, exchange, retirement or other disposition of a Regular Certificate, the beneficial owner generally will recognize gain or loss equal to the difference between the amount realized upon the disposition and the beneficial owner’s adjusted basis in the Certificate. In addition, the Code requires the recognition of gain upon the “constructive sale of an appreciated financial position.” In general, a constructive sale of an appreciated financial position occurs if a taxpayer enters into certain transactions or series of transactions with respect to a financial instrument that have the effect of substantially eliminating the taxpayer’s risk of loss and opportunity for gain with respect to the financial instrument. These provisions only apply to Certificates of a Notional class.

The adjusted basis of a Regular Certificate generally will equal the cost of the Certificate to the beneficial owner, increased by any OID or market discount included in the beneficial owner’s gross income with respect to the Certificate and reduced by distributions

previously received by the beneficial owner of amounts included in the Certificate's stated redemption price at maturity and by any premium that has reduced the beneficial owner's interest income with respect to the Certificate.

The gain or loss, if any, will be capital gain or loss, provided the Certificate is held as a "capital asset" (generally, property held for investment) within the meaning of section 1221 of the Code and none of the following apply. First, gain that might otherwise be capital gain will be treated as ordinary income to the extent that the gain does not exceed the excess, if any, of (i) the amount that would have been includible in the income of the Regular Owner had income accrued at a rate equal to 110 percent of the "applicable Federal rate" (generally, an average of current yields on Treasury securities) as of the date of purchase over (ii) the amount actually includible in the Regular Owner's income. Second, gain recognized by a Regular Owner who purchased a Regular Certificate at a market discount will be taxable as ordinary income in an amount not exceeding the portion of the market discount that accrued during the period the Certificate was held by the Regular Owner, reduced by any market discount includible in income under the rules described above under "—Regular Certificates Purchased with Market Discount." Third, any gain or loss resulting from a sale or exchange described in section 582(c) of the Code (which generally applies to banks) will be taxable as ordinary income or loss.

Termination

In general, no special tax consequences will apply to a Regular Owner upon the termination of a series trust by virtue of the final payment or liquidation of the last mortgage loan that backs the last underlying security remaining in the series trust.

Taxation of Beneficial Owners of Residual Certificates

Daily Portions

Except as indicated below, a beneficial owner of a Residual Certificate with respect to a REMIC (a "Residual Owner") generally will be required to report its daily portion of the taxable income or net loss of the REMIC for each day during a calendar quarter that the Residual Owner owns the Residual Certificate. For this purpose, the daily portion is determined by allocating to each day in the calendar quarter its ratable portion of the taxable income or net loss of the REMIC for the quarter and then allocating that amount among the Residual Owners in accordance with their percentage interests on that day. Daily portions of income or loss allocated to a Residual Owner will be treated as ordinary income or loss. A Residual Owner must continue to report its daily portion of the taxable income or net loss of the REMIC until no Certificates of any class are outstanding, even though the Residual Owner may have received full payment of any stated interest and principal on its Residual Certificate.

Taxable Income or Net Loss of a REMIC

The taxable income or net loss of a REMIC will be the income from the “qualified mortgages” it holds and any reinvestment earnings less deductions allowed to the REMIC. In general, an underlying security will be a “qualified mortgage” if the mortgage loans backing that security are “principally secured by an interest in real property” within the meaning of section 860G(a)(3) of the Code or if that security is a regular interest in another REMIC.

The taxable income or net loss for a given calendar quarter will be determined in the same manner as for an individual having the calendar year as the taxable year and using the accrual method of accounting, with the following modifications and limitations:

- A deduction will be allowed for accruals of interest (including any OID, but without regard to the investment interest limitation in section 163(d) of the Code) on the Regular Certificates (but not the Residual Certificates).
- Market discount equal to any excess of the total Stated Principal Balances of the qualified mortgages over the REMIC’s basis in these mortgages generally will be included in income by the REMIC as it accrues under a constant yield method, taking into account the Prepayment Assumption.
- If a REMIC is treated as having acquired qualified mortgages at a premium, the premium also will be amortized using a constant yield method.
- No item of income, gain, loss or deduction allocable to a prohibited transaction (see “—*Taxes on a REMIC*—Prohibited Transactions” below) will be taken into account.
- A REMIC generally may not deduct any item that would not be allowed in calculating the taxable income of a partnership by virtue of section 703(a)(2) of the Code.
- The limitation on miscellaneous itemized deductions imposed on individuals by section 67 of the Code will not be applied at the REMIC level to any administrative fees, such as servicing and guaranty fees. (See, however, “—Pass-Through of Servicing and Guaranty Fees to Individuals” below.)
- No deduction is allowed for any expenses incurred in connection with the formation of a REMIC and the issuance of the Regular and Residual Certificates.
- Any gain or loss to a REMIC from the disposition of any asset, including a qualified mortgage or “permitted investment” as defined in section 860G(a)(5) of the Code, will be treated as ordinary gain or loss.

A REMIC’s basis in qualified mortgages is the aggregate of the issue prices of all the Regular and Residual Certificates in the REMIC on the Settlement Date. If, however, the amount sold to the public of any class of Regular or Residual Certificates is not substantial, then the

fair market value of all the Regular or Residual Certificates in that class as of the date of the prospectus supplement should be substituted for the issue price. If the deductions allowed to the REMIC exceed its gross income for a calendar quarter, the excess will be a net loss for the REMIC for that calendar quarter.

For purposes of determining the taxable income or net loss of a REMIC, OID will be calculated by taking into account the following. First, if all the regular interests of a REMIC are issued to another REMIC, the regular interests will be treated as a single debt instrument because they were issued to a single holder in a single transaction. Second, if a REMIC holds a regular interest as a qualified mortgage (an “Underlying Certificate”), the REMIC will elect to include in gross income all interest that accrues on the Underlying Certificate by using a constant yield method. See “—*Taxation of Beneficial Owners of Regular Certificates*—Special Election” above. Third, if a REMIC holds an Underlying Certificate, the accruals of OID on the Underlying Certificate will be determined using the same Prepayment Assumption used to calculate the accruals of OID on the related regular interests in the REMIC as specified in the applicable prospectus supplement. The IRS, however, could take the position that the proper Prepayment Assumption to be used is the Prepayment Assumption originally established for the Underlying Certificate.

A Residual Owner may be required to recognize taxable income without being entitled to receive a corresponding amount of cash. This could occur, for example, if the mortgage loans are considered to be purchased by the REMIC at a discount, some or all of the Regular Certificates are issued at a discount, and the discount included as a result of a prepayment on a mortgage loan that is used to pay principal on the Regular Certificates exceeds the REMIC’s deduction for unaccrued original issue discount relating to the Regular Certificates. Taxable income may also be greater in earlier years because interest expense deductions, expressed as a percentage of the outstanding principal amount of the Regular Certificates, may increase over time as the earlier classes of Regular Certificates are paid, whereas interest income of the REMIC from each mortgage loan, expressed as a percentage of the outstanding principal amount of that mortgage loan, may remain constant over time.

Basis Rules and Distributions

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

A Residual Owner is not allowed to take into account any net loss for a calendar quarter to the extent the net loss exceeds the Residual Owner’s adjusted basis in its Residual

Certificate as of the close of that calendar quarter (determined without regard to that net loss). Any loss disallowed by reason of this limitation may be carried forward indefinitely to future calendar quarters and, subject to the same limitation, may be used only to offset income from the Residual Certificate.

Treatment of Excess Inclusions

Any excess inclusions with respect to a Residual Certificate are subject to certain special tax rules. With respect to a Residual Owner, the excess inclusion for any calendar quarter is defined as the excess (if any) of the daily portions of taxable income over the sum of the “daily accruals” for each day during the quarter that the Residual Certificate was held by the Residual Owner. (The determination of daily accruals is discussed below.) The Treasury Department has the authority to issue regulations that would treat all taxable income of a REMIC as excess inclusions if the Residual Certificate does not have “significant value.” The Treasury Department has not yet exercised this authority, but may do so in the future.

Any excess inclusions cannot be offset by losses from other activities. For Residual Owners that are subject to tax only on unrelated business taxable income (as defined in section 511 of the Code), an excess inclusion of the Residual Owner is treated as unrelated business taxable income. With respect to variable contracts (within the meaning of section 817 of the Code), a life insurance company cannot adjust its reserve to the extent of any excess inclusion, except as provided in regulations. If a Residual Owner is a member of an affiliated group filing a consolidated income tax return, the taxable income of the affiliated group cannot be less than the sum of the excess inclusions attributable to all residual interests in REMICs held by members of the affiliated group. For purposes of the alternative minimum tax, taxable income does not include excess inclusions, the alternative minimum taxable income cannot be less than excess inclusions, and excess inclusions are disregarded in computing the alternative tax net operating loss deduction. For a discussion of the effect of excess inclusions on certain foreign investors that own Residual Certificates, see “—*Foreign Investors*—Residual Certificates” below.

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

Determination of Daily Accruals

The daily accruals are determined by allocating to each day during a calendar quarter its ratable portion of the product of the “adjusted issue price” of the Residual Certificate at the beginning of the calendar quarter and 120 percent of the “Federal long-term rate” in effect on the Settlement Date, based on quarterly compounding and properly adjusted for the length of the quarter. The Federal long-term rate is a blend of current yields on Treasury securities having a maturity of more than nine years computed and published monthly by the IRS. For each series of Certificates, if the Federal long-term rate based on quarterly compounding that will be in effect on the Settlement Date is available as of the date of the related prospectus supplement, 120 percent of that rate will be set forth in the prospectus supplement.

The adjusted issue price of a Residual Certificate as of the beginning of any calendar quarter is equal to the issue price of the Residual Certificate, increased by the amount of daily accruals for all prior quarters and decreased by any distributions made with respect to the Residual Certificate before the beginning of the quarter. The issue price of a Residual Certificate generally is the initial offering price to the public (excluding bond houses and brokers) at which a substantial amount of the Residual Certificates was sold.

Pass-Through of Servicing and Guaranty Fees to Individuals

A Residual Owner who is an individual will be required to include in income a share of the administrative fees of the REMIC, including the servicing and guaranty fees imposed at the level of the underlying securities. See, for example, “Certain Federal Income Tax Consequences” in our MBS prospectus. A deduction for such fees generally will be allowed to such a Residual Owner only to the extent that such fees, along with certain of the Residual Owner’s other miscellaneous itemized deductions, exceed 2 percent of the Residual Owner’s adjusted gross income. A Residual Owner’s share of such fees generally will be determined by (i) allocating the amount of such expenses for each calendar quarter on a *pro rata* basis to each day in the calendar quarter, and (ii) allocating the daily amount among the Residual Owners in proportion to their respective holdings on that day. Similar rules apply in the case of (i) estates and trusts, and (ii) individuals owning an interest in a Residual Certificate through an investment in a “pass-through entity.” Pass-through entities include partnerships, S corporations, grantor trusts, certain limited liability companies and non-publicly offered regulated investment companies, but do not include estates, trusts other than grantor trusts, cooperatives, real estate investment trusts and publicly offered regulated investment companies.

Section 68 of the Code may provide for certain limitations on itemized deductions otherwise allowable for a Residual Owner who is an individual. In addition, a Residual Owner may not be able to deduct any portion of such fees in computing its alternative minimum tax liability.

Sales and Other Dispositions of Residual Certificates

Upon the sale, exchange or other disposition of a Residual Certificate, the Residual Owner generally will recognize gain or loss equal to the difference between the amount realized upon the disposition and the Residual Owner's adjusted basis in the Certificate. The adjusted basis of a Residual Certificate is determined as described above under "—Basis Rules and Distributions." Except as provided in section 582(c) of the Code, the gain or loss, if any, will be capital gain or loss, provided the Certificate is held as a capital asset.

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

Residual Certificates Transferred to or Held by Disqualified Organizations

Section 860E(e) of the Code imposes a substantial tax, payable by the transferor (or, if a transfer is through a broker, nominee, or other middleman as the transferee's agent, payable by that agent) upon any transfer of a Residual Certificate to a "disqualified organization." A transfer includes any transfer of record or beneficial ownership, whether pursuant to a purchase, a default under a secured lending agreement or otherwise. The term "disqualified organization" is defined above under "Description of the Certificates—Special Characteristics of Residual Certificates." A transferor of a Residual Certificate (or an agent of a transferee of a Residual Certificate, as the case may be) will be relieved of this tax liability if (i) the transferee furnishes to the transferor (or the transferee's agent) an affidavit that the transferee is not a disqualified organization, and (ii) the transferor (or the transferee's agent) does not have actual knowledge that the affidavit is false at the time of the transfer.

In addition, a tax may be imposed upon a pass-through entity (including a regulated investment company, real estate investment trust, common trust fund, partnership, trust, estate and nominee and certain cooperatives) that owns a Residual Certificate if the pass-through entity has a disqualified organization as a record holder. For this purpose, all interests in an electing large partnership are treated as held by disqualified organizations. No such tax will be imposed on a pass-through entity for a period with respect to an interest therein owned by a disqualified organization if (i) the record holder of the interest furnishes to the pass-through entity an affidavit that it is not a disqualified organization, (ii) during that period, the pass-through entity has no actual knowledge that the affidavit is false and (iii) the entity is not an electing large partnership.

Other Transfers of Residual Certificates

A transfer of a Residual Certificate that has tax avoidance potential is disregarded for federal income tax purposes if the transferee is not a U.S. Person (a “Non-U.S. Person”), unless the transferee’s income from the Certificate is otherwise subject to U.S. income tax. A Residual Certificate has tax avoidance potential unless, at the time of the transfer, the transferor reasonably expects that, for each excess inclusion, the REMIC will pay to the transferee an amount that will equal at least 30 percent of the excess inclusion, and that each amount will be paid at or after the time at which the excess inclusion accrues and not later than the close of the calendar year following the calendar year of accrual. Certain transfers by a Non-U.S. Person to a U.S. Person or another Non-U.S. Person are also disregarded if the transfer has the effect of allowing the transferor to avoid tax on accrued excess inclusions. See “Description of the Certificates—Special Characteristics of Residual Certificates” for a discussion of additional provisions applicable to transfers of Residual Certificates.

Amounts Paid to a Transferee of a Residual Certificate

The federal income tax consequences of any consideration paid to a transferee on the transfer of a Residual Certificate are unclear. You should consult your own tax advisor regarding the tax consequences of receiving such consideration.

Termination

Although the matter is not entirely free from doubt, it appears that a Residual Owner will be entitled to a loss if:

- the REMIC terminates by virtue of the final payment or liquidation of the last mortgage loan that backs the last underlying security remaining in the REMIC and
- the Residual Owner’s adjusted basis in its Residual Certificate at the time the termination occurs exceeds the amount of cash distributed to the Residual Owner in liquidation of its interest.

The amount of the loss will equal the amount by which the Residual Owner’s adjusted basis exceeds the amount of cash distributed to the Residual Owner in liquidation of its interest.

Taxes on a REMIC

A REMIC will not be subject to federal income tax except with respect to income from prohibited transactions and in certain other instances described below. It is not anticipated that a series trust will engage in any transactions that will give rise to a tax on a related REMIC. In any event, pursuant to our guaranty obligations, we will make distributions on the Regular Certificates and Residual Certificates without offset or deduction for any tax imposed on the related REMIC.

Prohibited Transactions

The Code imposes a tax on a REMIC equal to 100 percent of the net income derived from “prohibited transactions.” In general, the term “prohibited transaction” means the disposition of a qualified mortgage other than pursuant to certain specified exceptions, the receipt of investment income from a source other than a qualified mortgage or certain other permitted investments, the receipt of compensation for services, or the disposition of a “cash flow investment” as defined in Section 8606(a)(6) of the Code.

Contributions to a REMIC After the Startup Day

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

Net Income from Foreclosure Property

The Code imposes a tax on a REMIC equal to the highest corporate rate on “net income from foreclosure property.” The terms “foreclosure property” (which includes property acquired by deed in lieu of foreclosure) and “net income from foreclosure property” are defined by reference to the rules applicable to real estate investment trusts. Generally, foreclosure property would be treated as such until the close of the third taxable year following the taxable year in which the acquisition occurs, with possible extensions. Net income from foreclosure property generally means gain from the sale of foreclosure property that is inventory property and gross income from foreclosure property other than qualifying rents and other qualifying income for a real estate investment trust, net of deductions directly connected with the production of such income.

Reporting and Other Administrative Matters

For purposes of the administrative provisions of the Code, each REMIC will be treated as a partnership and the Residual Owners will be treated as partners. We will prepare, sign and file federal income tax returns for each REMIC, which returns are subject to audit by the IRS. We do not intend to register any REMIC as a tax shelter pursuant to section 6111 of the Code. We will also act as the tax matters partner for each REMIC, either as a beneficial owner of a Residual Certificate or as a fiduciary for the Residual Owner. Each Residual Owner, by the acceptance of its Residual Certificate, agrees that we will act as its fiduciary in the performance of any duties required of it in the event that it is the tax matters partner.

Within a reasonable time after the end of each calendar year, we will furnish to each Holder that received a distribution during that year a statement setting forth the portions of

any distributions that constitute interest distributions, OID and any other information as is required by Treasury regulations and, with respect to Holders of Residual Certificates, information necessary to compute the daily portions of the taxable income (or net loss) of the REMIC for each day during that year.

If there is more than one Residual Owner for a taxable year, each Residual Owner is required to treat items on its return consistently with the treatment on the return of the REMIC, unless the Residual Owner either files a statement identifying the inconsistency or establishes that the inconsistency resulted from incorrect information received from the REMIC. The IRS may assert a deficiency resulting from a failure to comply with the consistency requirement without instituting an administrative proceeding at the REMIC level.

Backup Withholding

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

Foreign Investors

Regular Certificates

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

Residual Certificates

Amounts distributed to a Residual Owner that is a Non-U.S. Person generally will be treated as interest for purposes of applying the 30 percent (or lower treaty rate) withholding tax on income that is not effectively connected with a U.S. trade or business. Amounts not constituting excess inclusions that are distributed on a Residual Certificate to a Non-U.S. Person generally will be exempt from U.S. federal income and withholding taxes, subject to the same conditions applicable to distributions on Regular Certificates, as described above, but only to the extent that the obligations directly underlying the REMIC that issued the Residual Certificate (*e.g.*, mortgage loans or regular interests in another REMIC) were issued after July 18, 1984. In no case will any portion of REMIC income that constitutes an excess inclusion be entitled to any exemption from the withholding tax or a reduced treaty rate for withholding. See “—*Taxation of Beneficial Owners of Residual Certificates*—Treatment of Excess Inclusions” above.

LEGAL INVESTMENT CONSIDERATIONS

If you are an institution whose investment activities are subject to legal investment laws and regulations or to review by certain regulatory authorities, you may be subject to restrictions on investment in certain classes of the Certificates of a series. If you are a financial institution that is subject to the jurisdiction of the Comptroller of the Currency, the Board of Governors of the Federal Reserve System, the Federal Deposit Insurance Corporation, the Office of Thrift Supervision, the National Credit Union Administration, the Department of the Treasury or other federal or state agencies with similar authority, you should review the rules, guidelines and regulations that apply to you prior to purchasing or pledging the Certificates of a series. In addition, if you are a financial institution, you should consult your regulators concerning the risk-based capital treatment of any Certificate. **Investors should consult their own legal advisors in determining whether and to what extent the Certificates of a series constitute legal investments or are subject to restrictions on investment and whether and to what extent the Certificates of a series can be used as collateral for various types of borrowings.**

LEGAL OPINION

If you purchase Certificates of a series, we will send you, upon request, an opinion of our General Counsel (or one of our Deputy General Counsels) as to the validity of the Certificates and the related Trust Agreement.

ERISA CONSIDERATIONS

The Employee Retirement Income Security Act of 1974, as amended (“ERISA”), and the Code impose certain requirements on employee benefit plans subject to ERISA (such as employer-sponsored retirement plans) and upon other types of benefit plans and arrange-

ments subject to section 4975 of the Code (such as individual retirement accounts). ERISA and the Code also impose these requirements on certain entities in which the benefit plans or arrangements that are subject to ERISA and the Code invest. We refer to these plans, arrangements and entities as “Plans.” Any person who is a fiduciary of a Plan also is subject to the requirements imposed by ERISA and the Code. Before a Plan invests in any Certificate, the Plan fiduciary must consider whether the governing instruments for the Plan would permit the investment, whether the Certificates would be a prudent and appropriate investment for the Plan under its investment policy and whether such an investment might result in a prohibited transaction under ERISA or the Code for which no exemption is available.

The U.S. Department of Labor issued a final regulation covering the acquisition by a Plan of a “guaranteed governmental mortgage pool certificate,” defined to include certificates which are “backed by, or evidencing an interest in specified mortgages or participation interests therein” and are guaranteed by Fannie Mae as to the payment of interest and principal. Under the regulation, investment by a Plan in a “guaranteed governmental mortgage pool certificate” does not cause the assets of the Plan to include the mortgages underlying the certificate or cause the sponsor, trustee and other servicers of the mortgage pool to be subject to the fiduciary responsibility provisions of ERISA or section 4975 of the Code in providing services with respect to the mortgages in the pool. Our counsel, Sidley, Austin, Brown & Wood LLP, has advised us that the Certificates qualify under the definition of “guaranteed governmental mortgage pool certificates” and, as a result, the purchase and holding of Certificates by Plans will not cause the underlying mortgage loans or the assets of Fannie Mae to be subject to the fiduciary requirements of ERISA or to the prohibited transaction requirements of ERISA and the Code.

PLAN OF DISTRIBUTION

Pursuant to a Fannie Mae commitment, we will deliver the Certificates of a series to one or more securities dealers (each, a “Dealer”) in exchange for the assets specified in the related prospectus supplement, unless the prospectus supplement provides otherwise. Each Dealer will offer the Certificates as specified in the prospectus supplement. Each Dealer may, in turn, offer the Certificates to or through other dealers. These Dealers engage in transactions with us and perform services for us in the ordinary course of their business. We, the Dealers or other parties may receive compensation, trading gain or other benefits in connection with these transactions. We typically receive a fee from the Dealer or Dealers for each offering. We reserve the right to acquire Certificates for our own account at the time they are issued or subsequently in the secondary market and may retain or dispose of any Certificates that we acquire.

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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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FannieMae®

***Guaranteed REMIC
Pass-Through Certificates
Fannie Mae REMIC Trust 2002-85***

PROSPECTUS SUPPLEMENT

MORGAN STANLEY

October 1, 2002