

\$274,549,259 (Approximate)



**Guaranteed REMIC Pass-Through Certificates
Fannie Mae Multifamily REMIC Trust 2002-M2**

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, 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.

<i>Class</i>	<i>Original Class Balance(1)</i>	<i>Principal Type</i>	<i>Interest Rate</i>	<i>Interest Type</i>	<i>CUSIP Number</i>	<i>Final Distribution Date</i>
A	\$ 35,000,000	SEQ	3.966%	FIX	31392ER69	January 2012
B	25,000,000	SEQ	4.722	FIX	31392ER77	April 2012
C	214,549,259	SEQ	4.717	FIX	31392ER85	August 2012
N	274,549,259 (2)	NTL	(3)	WAC/IO	31392ER93	August 2012
R	0	NPR	0	NPR	31392ES27	August 2012
RL	0	NPR	0	NPR	31392ES35	August 2012

(1) Subject to a permitted variance of plus or minus 5%.

(2) Notional balance. This class is an interest only class.

(3) Variable interest rate. During the initial interest accrual period, the N Class will bear interest at the annual rate of 1.532%.

The Fannie Mae Guaranty

We will guarantee that required payments of principal and interest on the certificates are distributed to investors on time. **We will not guarantee the payment to certificateholders of any prepayment premiums or yield maintenance charges.**

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

The Trust and its Assets

The trust will own Fannie Mae MBS.

The mortgage loans underlying the Fannie Mae MBS are first lien, multifamily, fixed-rate loans. In addition, the mortgage loans provide for balloon payments at maturity.

Carefully consider the risk factors starting on page S-6 of this prospectus supplement and on page 11 of the Multifamily REMIC Prospectus. Unless you understand and are able to tolerate these risks, you should not invest in the certificates.

You should read the Multifamily REMIC Prospectus as well as this prospectus supplement.

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

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

GREENWICH CAPITAL

TABLE OF CONTENTS

	<u>Page</u>		<u>Page</u>
AVAILABLE INFORMATION	S- 3	<i>Principal Distribution Amount</i>	S-12
REFERENCE SHEET	S- 4	STRUCTURING ASSUMPTIONS	S-12
ADDITIONAL RISK FACTORS ...	S- 6	<i>Pricing Assumptions</i>	S-12
DESCRIPTION OF THE		<i>Prepayment Assumptions</i>	S-12
CERTIFICATES	S- 7	YIELD TABLE	S-13
GENERAL	S- 7	<i>General</i>	S-13
<i>Structure</i>	S- 7	<i>The Interest Only Class</i>	S-13
<i>Fannie Mae Guaranty</i>	S- 7	WEIGHTED AVERAGE LIVES OF THE	
<i>Characteristics of Certificates</i>	S- 8	CERTIFICATES	S-14
<i>Authorized Denominations</i>	S- 8	DECREMENT TABLES	S-15
<i>Distribution Date</i>	S- 8	CHARACTERISTICS OF THE R AND	
<i>Record Date</i>	S- 8	RL CLASSES	S-16
<i>Class Factors</i>	S- 8	CERTAIN ADDITIONAL	
<i>No Optional Termination</i>	S- 8	FEDERAL INCOME TAX	
THE MBS	S- 8	CONSEQUENCES	S-17
FINAL DATA STATEMENT	S- 9	REMIC ELECTIONS AND SPECIAL	
DISTRIBUTIONS OF INTEREST	S- 9	TAX ATTRIBUTES	S-17
<i>Categories of Classes</i>	S- 9	TAXATION OF BENEFICIAL OWNERS	
<i>General</i>	S- 9	OF REGULAR CERTIFICATES	S-17
<i>Interest Accrual Period</i>	S-10	TAXATION OF BENEFICIAL OWNERS	
<i>Notional Class</i>	S-10	OF RESIDUAL CERTIFICATES	S-18
<i>Weighted Average Coupon</i>		PLAN OF DISTRIBUTION	S-18
<i>Class</i>	S-10	LEGAL MATTERS	S-18
<i>Allocation of Prepayment</i>		EXHIBIT A	A- 1
<i>Premiums</i>	S-10		
DISTRIBUTIONS OF PRINCIPAL	S-12		
<i>Categories of Classes</i>	S-12		

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 Guaranteed Multifamily REMIC Pass-Through Certificates dated January 1, 1999 (the “Multifamily REMIC Prospectus”);
- our Prospectus for Fannie Mae Guaranteed Mortgage Pass-Through Certificates (Multifamily Residential Mortgage Loans) dated August 1, 2002 (the “MBS Prospectus”); and
- our Information Statement dated April 1, 2002 and its supplements (the “Information Statement”).

You can obtain 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).

Most of the Disclosure Documents, together with the class factors, are available on our corporate web site located at www.fanniemae.com and our business to business web site at www.efanniemae.com.

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

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

REFERENCE SHEET

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

Certain Characteristics of the Mortgage Loans underlying the MBS (as of September 1, 2002)

Exhibit A contains certain information about the individual MBS and related mortgage loans as of September 1, 2002, including information about the original yield maintenance terms applicable to the mortgage loans. To learn more about the MBS and the related mortgage loans, you should obtain the final data statement from us as described on page S-9.

Prepayment Premiums

The mortgage loans provide for the payment of prepayment premiums in the form of yield maintenance charges. If any yield maintenance charges are included in the distributions received on the MBS with respect to any distribution date, we will allocate these yield maintenance charges among the classes of certificates as described in this prospectus supplement.

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 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 September 30, 2002.

Distribution Dates

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

Book-Entry and Physical Certificates

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

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

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

Interest Rates

The certificates will bear interest at the applicable annual interest rates specified on the cover and described in this prospectus supplement.

Notional Class

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

Class

N 100% of the MBS

Distributions of Principal

Principal Distribution Amount

To the A, B and C Classes, in that order, to zero.

Weighted Average Lives (years) *

<u>Class</u>	<u>CPR Prepayment Assumption</u>				
	<u>0%</u>	<u>25%</u>	<u>50%</u>	<u>75%</u>	<u>100%</u>
A	5.2	5.2	5.2	5.2	5.2
B	9.5	9.3	9.2	9.2	9.0
C	9.7	9.7	9.6	9.6	9.2
N	9.1	9.1	9.0	9.0	8.7

* Determined as specified under “Description of the Certificates—Weighted Average Lives of the Certificates” in this prospectus supplement. Assumes no prepayment during any applicable yield maintenance, lockout or defeasance periods. See “Additional Risk Factors” 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 MBS, including prepayments.

The mortgage loans provide for the payment of prepayment premiums in the form of yield maintenance charges. Subject to any applicable yield maintenance charges, defeasance periods and lockout periods, the mortgage loans may be prepaid at any time. Therefore, 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 the prepayment rates we assumed, or
- at a 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.

Defaults may increase the risk of prepayment. Multifamily lending is generally viewed as exposing the lender to a greater risk of loss than single family lending. Mortgage loan defaults may result in distributions of the full principal balance of the related MBS, thereby affecting prepayment rates.

Yield maintenance charges may reduce the prepayment rate of the related mortgage loans. The mortgage loans impose a yield maintenance charge in connection with prepayments occurring during certain periods. A yield maintenance charge would not be imposed, however, if a borrower defaults on its mortgage loan. Mort-

gage loans having yield maintenance charges may be less likely to prepay than mortgage loans without such charges.

Allocation of yield maintenance charges to certain classes may not offset the adverse effect on yields of the corresponding prepayments. If any yield maintenance charges are included in the payments received on the MBS with respect to any distribution date, we will include these amounts in the payments to be made on certain classes, including the N Class, on that distribution date. We do not, however, guarantee that any yield maintenance charges will in fact be collected from mortgagors, or paid to holders of the MBS or the related certificateholders. Accordingly, holders of the applicable classes will receive yield maintenance charges only to the extent we receive them. Moreover, even if we pay the yield maintenance charges to the holders of these classes, the additional amounts may not offset the reductions in yield caused by the related prepayments.

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

Delay classes have lower yields and market values. Since the classes do not receive interest immediately following each interest accrual period, they 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. If you assumed 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 activi-

ties are subject to legal investment laws and regulations, or to review by regulatory authorities, may be unable to buy certain certificates. You should get 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 certifi-

icates. Even if you are able to sell your certificates, the sale price may not be comparable to similar investments that have a developed market. Moreover, you may not be able to sell small or large amounts of certificates at prices comparable to those available to other investors. You should purchase certificates only if you 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.

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 such term in the applicable Disclosure Document or in the Trust Agreement.

General

Structure. We will create the Fannie Mae Multifamily REMIC Trust specified on the cover (the “Trust”) and a separate trust (the “Lower Tier REMIC”) pursuant to a trust agreement (the “Trust Agreement”) dated as of September 1, 2002 (the “Issue Date”). We will execute the Trust Agreement in our corporate capacity and as trustee (the “Trustee”). We will issue the Guaranteed REMIC Pass-Through Certificates (the “Certificates” or “Classes”) pursuant to the Trust Agreement.

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

The assets of the Trust will consist of the Lower Tier Regular Interests. The assets of the Lower Tier REMIC will consist of certain Fannie Mae Guaranteed Mortgage Pass-Through Certificates (the “MBS”).

Each MBS represents a beneficial ownership interest in one or more first lien, multifamily mortgage loans (the “Mortgage Loans”) having the characteristics described herein and in the Multifamily REMIC Prospectus and the MBS Prospectus.

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. *We will not guarantee the collection or the payment to the Certificateholders of any prepayment premiums or yield maintenance charges.* Accordingly, Certificateholders entitled to receive yield maintenance charges will receive them only to the extent actually received in respect of the MBS. See “Description of the Certificates—Fannie Mae’s Guaranty” in the Multifamily REMIC Prospectus and “Description of Certificates—Fannie Mae Guaranty” in the MBS Prospectus.

Characteristics of Certificates. We will issue the Certificates (except the R and RL Classes) in book-entry form on the book-entry system of the U.S. Federal Reserve Banks. Entities whose names appear on the book-entry records of a Federal Reserve Bank as having had Certificates deposited in their accounts are “Holders” or “Certificateholders.” A Holder is not necessarily the beneficial owner of a Certificate. Beneficial owners ordinarily will hold Certificates through one or more financial intermediaries, such as banks, brokerage firms and securities clearing organizations. See “Description of the Certificates—Denominations and Form” in the Multifamily 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”.

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

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

Distribution Date. We will make monthly payments 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 such date as the “Distribution Date.” We will make the first payments to Certificateholders the month after we issue the Certificates.

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

Class Factors. On or shortly after the eleventh calendar day of each month, we will publish a factor (carried to eight decimal places) for each Class of Certificates. When the factor is multiplied by the original principal balance (or notional principal balance) of a Certificate of that 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.

No Optional Termination. We will not 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.”

The MBS

The following table contains certain information about the MBS. The MBS will have the aggregate unpaid principal balance and weighted average Pass-Through Rate shown below and the general characteristics described in the MBS Prospectus. The MBS will provide that principal and interest on the related Mortgage Loans will be passed through monthly, beginning in the month after we issue the MBS. The Mortgage Loans underlying the MBS will be conventional fixed-rate mortgage

loans secured by first mortgages or deeds of trust on multifamily residential properties that provide for a balloon payment at maturity. During a period of up to ten years after the settlement date, a borrower may obtain the release of the mortgaged property and substitute new collateral to secure the related Mortgage Loan upon the satisfaction of certain conditions. See “The Mortgage Pools” and “Yield Considerations” in the MBS Prospectus. We expect the characteristics of the MBS and the related Mortgage Loans as of the Issue Date to be as follows:

Aggregate Unpaid Principal Balance	\$274,549,259
Weighted Average MBS Pass-Through Rate	6.154%
WAC (per annum percentage)	6.962%
WAM	350 months
Weighted Average Remaining Term to Balloon	116
Weighted Average Certificate Age	4 months

Exhibit A contains certain information about the individual MBS and related mortgage loans as of the Issue Date, including information about yield maintenance charges applicable to the mortgage loans.

Final Data Statement

After issuing the Certificates, we will prepare a Final Data Statement containing certain information, including the current unpaid principal balances of the Mortgage Loans underlying the MBS as of the Issue Date. You may obtain the Final Data Statement by telephoning us at 1-800-237-8627 or 202-752-6547. The contents of the Final Data Statement and other data specific to the Certificates are available in electronic form by calling us at 1-800-752-6440 or 202-752-6000.

Distributions of Interest

Categories of Classes

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

<u>Interest Type*</u>	<u>Classes</u>
Fixed Rate	A, B and C
Weighted Average Coupon	N
Interest Only	N
No Payment Residual	R and RL

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

General. We will pay interest on the interest-bearing Certificates at the applicable annual interest rates shown on the cover or described in this prospectus supplement. We calculate interest based on a 360-day year consisting of twelve 30-day months. We pay interest monthly on each Distribution Date, beginning in the month after the Settlement Date specified in the Reference Sheet.

Interest to be paid on each Certificate on a Distribution Date will consist of one month’s interest on the outstanding balance of that Certificate immediately prior to that Distribution Date.

Interest Accrual Period. Interest to be paid on each Distribution Date will accrue on the interest-bearing Certificates during the one-month period set forth below (the “Interest Accrual Period”).

<u>Classes</u>	<u>Interest Accrual Period</u>
All Classes of interest-bearing Certificates (collectively, the “Delay Classes”)	Calendar month preceding the month in which the Distribution Date occurs

See “Additional Risk Factors” in this prospectus supplement.

Notional Class. The Notional Class will not have a principal balance. During each Interest Accrual Period, the Notional Class will bear interest on its notional principal balance at its applicable interest rate. The notional principal balance of the Notional Class will be calculated as specified under “Reference Sheet—Notional Class.”

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 will refer also to the notional principal balance of the Notional Class.

Weighted Average Coupon Class

The N Class will bear interest during each Interest Accrual Period at an annual rate equal to the excess, if any, of

- the weighted average MBS Pass-Through Rate
- over*
- the weighted average of the interest rates of the A, B and C Classes, weighted on the basis of their principal balances (after giving effect to all payments of interest on those Classes during that Interest Accrual Period).

For purposes of calculating the weighted average MBS Pass-Through Rate, interest accruing on the Mortgage Loans on an actual/360 basis will be converted to a 30/360 equivalent rate.

During the initial Interest Accrual Period, the N Class will bear interest at the annual rate specified on the cover.

Our determination of the rates of interest for these Classes for the related Interest Accrual Periods shall (in the absence of manifest error) be final and binding. You may obtain each such rate of interest by telephoning us at 1-800-237-8627 or 202-752-6547.

Allocation of Prepayment Premiums

The Mortgage Loans provide for the payment of prepayment premiums in the form of yield maintenance charges. On each Distribution Date, we will pay any yield maintenance charges with respect to any particular Mortgage Loan that we have collected and passed through to the Trust during the related Interest Accrual Period to the A, B, C and N Classes, as applicable, in the following proportions:

- (A) in the case of each of the A, B and C Classes,
 - (i) if the aggregate of the amounts calculated using the Sequential Class Allocation Percentage (described below) for all Classes and any Distribution Date is greater than or equal to 5% of the total yield maintenance charges collected and passed through to the Trust during that period on all the Mortgage Loans, an amount equal to the *product* of
 - the applicable Class Principal Payment Percentage

multiplied by

- the applicable Sequential Class Allocation Percentage, or
- (ii) if the aggregate of the amounts calculated using the Sequential Class Allocation Percentage for all Classes and any Distribution Date is less than 5% of the total yield maintenance charges collected and passed through to the Trust during that period on all the Mortgage Loans, an amount equal to the *product* of
- the applicable Class Principal Payment Percentage

multiplied by

- 5%
- (B) in the case of the N Class, an amount equal to the *excess* of the total yield maintenance charges available to the Trust on that Distribution Date *over* the yield maintenance charges allocated to the A, B and C Classes on that date as described above.

The “Class Principal Payment Percentage” for each of the A, B and C Classes and any Distribution Date is the percentage equivalent of a fraction,

- the numerator of which is the aggregate amount of the principal payable to the Certificates of that Class on that Distribution Date, and
- the denominator of which is the Principal Distribution Amount for that Distribution Date.

The “Sequential Class Allocation Percentage” for each of the A, B and C Classes and any Distribution Date is the percentage equivalent of a fraction,

- the numerator of which is the *excess* of
 - the interest rate of such Class

over

- the Discount Rate (described below) for the Mortgage Loan as to which a prepayment premium has been received and passed through to the Trust for that Distribution Date, and
- the denominator of which is the *excess* of
 - the Mortgage Interest Rate (described below) of the applicable Mortgage Loan

over

- the applicable Discount Rate.

The “Discount Rate” for any Mortgage Loan is the “discount rate” set forth in the related mortgage note for purposes of calculating the yield maintenance premium.

The “Mortgage Interest Rate” for each Mortgage Loan is the rate specified or described in the related mortgage note as the rate per annum at which interest will accrue on its outstanding principal balance.

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>
Sequential Pay	A, B and C
Notional	N
No Payment Residual	R and RL

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

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 MBS.

On each Distribution Date, we will pay the Principal Distribution Amount, sequentially, as principal of the A, B and C Classes, in that order, until their principal balances are reduced to zero. } Sequential Pay Classes

Structuring Assumptions

Pricing Assumptions. Except where otherwise noted, the information in the tables in this prospectus supplement has been prepared based on the actual characteristics of the MBS (as described in Exhibit A) and the following assumptions (such characteristics and assumptions, collectively, the “Pricing Assumptions”):

- we pay all payments (including prepayments) on the Mortgage Loans on the Distribution Date relating to the month in which we receive them;
- the Mortgage Loans underlying the MBS prepay at the percentages of CPR specified in the related tables, provided that no prepayments occur during the related yield maintenance periods;
- payments on the Certificates are always received on the 25th of the month, whether or not a business day;
- no yield maintenance charges are received on the MBS; and
- the settlement date for the sale of the Certificates is September 30, 2002.

Prepayment Assumptions. Prepayments of mortgage loans commonly are measured relative to a prepayment standard or model. The model used here is the “Constant Prepayment Rate” or “CPR” model. The CPR model represents an assumed constant rate of prepayment each month, expressed as an annual percentage of the then outstanding principal balance of the pool of mortgage loans.

It is highly unlikely that prepayments will occur at any particular level of CPR, or at any other *constant* rate.

Yield Table

General. The table below illustrates the sensitivity of the pre-tax corporate bond equivalent yield to maturity of the applicable Class to various constant percentages of CPR. We calculated the yields set forth in the table by

- determining the monthly discount rates that, when applied to the assumed streams of cash flows to be paid on the applicable Class, would cause the discounted present values of such assumed streams of cash flows to equal the assumed aggregate purchase price of such Class, and
- converting such 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 such 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.

Moreover, it is unlikely that

- the Mortgage Loans will prepay at a constant percentage of CPR until maturity or at any other constant rate, or
- all of such Mortgage Loans will prepay at the same rate.

***The Interest Only Class.* As indicated in the table below, the yield to investors in the N Class will be highly sensitive to the rate of principal payments (including prepayments) of the Mortgage Loans. Subject to certain restrictions, the Mortgage Loans may be prepaid prior to their stated maturities.**

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 N Class (expressed as a percentage of original principal balance) is as follows:

<u>Class</u>	<u>Price*</u>
N	11%

* The price does not include accrued interest. Accrued interest has been added to such price in calculating the yields shown in the table below. Assumes no prepayment during any applicable yield maintenance, lockout or defeasance periods. See “Additional Risk Factors” in this prospectus supplement.

Sensitivity of the N Class to Prepayments*

	<u>CPR Prepayment Assumption</u>				
	<u>0%</u>	<u>25%</u>	<u>50%</u>	<u>75%</u>	<u>100%</u>
Pre-Tax Yields to Maturity.....	5.5%	5.5%	5.4%	5.3%	4.7%

* Assumes no prepayment during any applicable yield maintenance, lockout or defeasance periods. See “Additional Risk Factors” in this prospectus supplement.

A portion of any yield maintenance charge actually received may be allocated to the N Class and will increase the yield on such Class. However, any such allocation may be insufficient to offset fully the adverse effects on the anticipated yield arising out of the corresponding principal prepayment.

Weighted Average Lives of the Certificates

The weighted average life of a Certificate is determined by

- (a) multiplying the amount of the reduction, if any, of the principal balance of such Certificate from one Distribution Date to the next Distribution Date by the number of years from the Settlement Date to the second such Distribution Date,
- (b) summing the results, and
- (c) dividing the sum by the aggregate amount of the reductions in principal balance of such Certificate referred to in clause (a).

For a description of the factors which may influence the weighted average life of a Certificate, see “Yield Considerations—Maturity Considerations” in the Multifamily REMIC Prospectus.

In general, the weighted average lives of the Certificates will be shortened if the level of prepayments of principal of the Mortgage Loans increases. However, the weighted average lives will depend upon a variety of other factors, including

- the timing of changes in such rate of principal payments, and
- the priority sequence of payments of principal of the Certificates.

See “Distributions of Principal” in this prospectus supplement.

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 such Classes of Certificates could result in variability in the related yields to maturity. For an example of how the weighted average lives of the Classes may be affected at various constant prepayment rates, see the Decrement Tables below.

Decrement Tables

The following tables indicate the percentages of original principal balances of the specified Classes that would be outstanding after each date shown at the constant percentages of CPR and the corresponding weighted average lives of such Classes. The tables have been prepared on the basis of the Pricing Assumptions.

It is unlikely that the underlying Mortgage Loans will prepay at any *constant* CPR level. We do not represent that the Mortgage Loans will prepay at the CPRs shown or at any other constant prepayment rate.

Percent of Original Principal Balances Outstanding*

Date	A Class					B Class					C Class					N† Class				
	CPR Prepayment Assumption					CPR Prepayment Assumption					CPR Prepayment Assumption					CPR Prepayment Assumption				
	0%	25%	50%	75%	100%	0%	25%	50%	75%	100%	0%	25%	50%	75%	100%	0%	25%	50%	75%	100%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
September 2003	93	93	93	93	93	100	100	100	100	100	100	100	100	100	100	99	99	99	99	99
September 2004	85	85	85	85	85	100	100	100	100	100	100	100	100	100	100	98	98	98	98	98
September 2005	76	76	76	76	76	100	100	100	100	100	100	100	100	100	100	97	97	97	97	97
September 2006	66	66	66	66	66	100	100	100	100	100	100	100	100	100	100	96	96	96	96	96
September 2007	55	55	55	55	55	100	100	100	100	100	100	100	100	100	100	94	94	94	94	94
September 2008	44	44	44	44	44	100	100	100	100	100	100	100	100	100	100	93	93	93	93	93
September 2009	32	32	32	32	32	100	100	100	100	100	100	100	100	100	100	91	91	91	91	91
September 2010	18	18	18	18	18	100	100	100	100	100	100	100	100	100	100	90	90	90	90	90
September 2011	4	3	2	0	0	100	100	100	99	42	100	100	100	100	100	88	88	87	87	82
September 2012	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
September 2013	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
September 2014	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
September 2015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
September 2016	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
September 2017	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
September 2018	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
September 2019	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
September 2020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
September 2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
September 2022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
September 2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
September 2024	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
September 2025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
September 2026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
September 2027	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
September 2028	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
September 2029	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
September 2030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
September 2031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
September 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)**	5.2	5.2	5.2	5.2	5.2	9.5	9.3	9.2	9.2	9.0	9.7	9.7	9.6	9.6	9.2	9.1	9.1	9.0	9.0	8.7

* Assumes no prepayment during any applicable yield maintenance, lockout or defeasance periods. See “Additional Risk Factors” in this prospectus supplement.

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

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

Characteristics of the R and RL Classes

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

A Residual Certificate will be subject to certain transfer restrictions. We will not permit transfer of record or beneficial ownership of a Residual Certificate to a “disqualified organization.” In addition, we will not permit transfer of record or beneficial ownership of a Residual Certificate to any person that is not a “U.S. Person” or a foreign person subject to United States income taxation on a net basis on income derived from that Certificate. Any transferee of a Residual Certificate must execute and deliver an affidavit and an Internal Revenue Service Form W-9 (or, if applicable, a Form W-8ECI) on which the transferee provides its taxpayer identification number. See “Description of the Certificates—Special Characteristics of Residual Certificates” and “Certain Federal Income Tax Consequences—*Taxation of Beneficial Owners of Residual Certificates*” in the Multifamily 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 Multifamily 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 Multifamily 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 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 Multifamily 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 generated losses. The Regulations contain additional details regarding their application and you should consult your own tax adviser regarding the application of the Regulations to a transfer of a Residual Certificate.

The Holder of the R Class will be considered to be the holder of the “residual interest” in the REMIC constituted by the Trust, and the Holder of the RL Class will be considered to be the holder of the “residual interest” in the REMIC constituted by the Lower Tier REMIC. See “Certain Federal Income Tax Consequences” in the Multifamily 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 Multifamily 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 Multifamily 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 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 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 Multifamily REMIC Prospectus.

Taxation of Beneficial Owners of Regular Certificates

The Notional Class will be issued with original issue discount (“OID”), and certain other Classes of 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 Multifamily REMIC Prospectus. In addition, certain Classes of 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 Multifamily REMIC Prospectus.

The Prepayment Assumption that will be used in determining the rate of accrual of OID will be applied on a pool-by-pool basis. 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 Multifamily REMIC Prospectus. The Prepayment Assumption that will be used for each pool will be 0% CPR until the call protection end date for each such pool and 100% CPR thereafter. The call protection end dates are provided on Exhibit A. Because the call protection end date for each pool is not the same, during the period beginning on the earliest call protection end date of the pools and ending on the last call protection end date of the pools, the effective Prepayment Assumption will increase, from 0% CPR to 100% CPR, as each pool reaches its call protection end date. No representation is made as to whether the Mortgage Loans underlying the MBS will prepay at the rate reflected in the Prepayment Assumption or any other rate. See “Description of the Certificates—Weighted Average Lives of the Certificates” in this prospectus supplement and “Description of the Certificates—Weighted Average Lives and Final Distribution Dates” in the Multifamily REMIC Prospectus.

Taxation of Beneficial Owners of Residual Certificates

For purposes of determining the portion of the taxable income of the Trust (or the Lower Tier REMIC) that generally will not be treated as excess inclusions, the rate to be used is 120% of the “federal long-term rate.” The rate will be published on or about August 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 Multifamily REMIC Prospectus.

PLAN OF DISTRIBUTION

We are obligated to deliver the Certificates to Greenwich Capital Markets, Inc. (the “Dealer”) in exchange for the MBS. The Dealer proposes to offer the Certificates directly to the public from time to time in negotiated transactions at varying prices to be determined at the time of sale. The Dealer may effect these transactions to or through other dealers.

LEGAL MATTERS

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

The MBS and Mortgage Loans

Exhibit A

Pool Number	City	State	Approximate Principal Balance as of Issue Date†	MBS Pass-Through Rate	Mortgage Interest Rate	Maturity Date	Original Amortization Term (mos.)	Remaining Amortization Term (mos.)	Original Term to Maturity (mos.)	Remaining Term to Balloon (mos.)	Original Call Protection Term (mos.)	MBS Age (mos.)	Issue Date	Last Day of Call Protection††	Remaining Call Protection Term (mos.)††
384971*	Torrance	CA	\$ 21,641,682	6.205%	7.045%	5/1/12	360	356	120	116	YM 114	4	5/1/02	10/4/11	109
385154	Various	OR	15,652,624	6.260	7.500	5/1/12	300	296	120	116	YM 114	4	5/1/02	10/29/11	109
385236*(1)	Dallas	TX	15,317,070	6.048	6.798	7/1/12	360	358	121	118	YM 114	3	6/1/02	12/4/11	111
385297*	Manchester	NH	15,178,682	6.000	6.620	7/1/12	360	358	120	118	YM 114	2	7/1/02	12/17/11	111
385049(2)	Macon	GA	12,500,000	6.300	7.140	5/1/12	336	336	120	116	YM 114	4	5/1/02	10/29/11	109
384999*(3)	Greensboro	NC	10,843,001	6.240	7.180	4/1/12	359	355	119	115	LO 36; DEF 81	4	5/1/02	1/2/12	112
385044(4)	Albuquerque	NM	10,460,850	6.440	7.280	4/1/12	336	336	120	115	YM 114	5	4/1/02	9/28/11	108
384869	Kernersville	NC	10,284,398	6.060	6.900	3/1/12	360	354	120	114	YM 114	6	3/1/02	8/5/11	107
385086*	Miami	FL	10,281,256	6.270	6.730	6/1/12	360	357	120	117	YM 114	3	6/1/02	11/10/11	110
385223*	Knoxville	TN	9,380,361	6.190	6.990	6/1/12	360	357	120	117	YM 114	3	6/1/02	11/30/11	110
385048(2)	Hoover	AL	9,200,000	6.330	7.170	5/1/12	336	336	120	116	YM 114	4	5/1/02	10/29/11	109
385174*	Davis	CA	9,121,143	5.805	6.645	6/1/12	360	357	120	117	YM 114	3	6/1/02	11/5/11	110
385046*	Upland	CA	7,982,760	6.340	7.180	4/1/12	360	355	120	115	YM 114	5	4/1/02	9/24/11	108
385029*(3)	Various	CA	7,707,496	6.390	7.150	4/1/12	359	355	119	115	LO 36; DEF 81	4	5/1/02	1/2/12	112
385132*	Vacaville	CA	7,535,334	6.140	6.980	5/1/12	360	356	120	116	YM 114	4	5/1/02	10/15/11	109
385199*(3)	Fort Collins	CO	6,974,949	6.010	6.630	6/1/12	299	297	119	117	YM 114	2	7/1/02	11/20/11	110
385055*	Los Angeles	CA	6,860,599	6.140	6.980	6/1/12	360	357	120	117	YM 114	3	6/1/02	11/14/11	110
385270*(1)	Madison	WI	6,066,805	5.955	6.755	7/1/12	360	358	121	118	YM 114	3	6/1/02	12/2/11	111
385296*	Indianapolis	IN	5,512,302	5.840	6.640	7/1/12	360	358	120	118	YM 114	2	7/1/02	12/12/11	111
385198*	Houston	TX	5,288,179	5.935	6.735	6/1/12	360	357	120	117	YM 114	3	6/1/02	11/30/11	110
385215*	Grass Valley	CA	4,984,592	6.165	7.405	6/1/12	300	297	120	117	YM 114	3	6/1/02	11/23/11	110
385080*	Amelia	OH	4,687,317	6.190	7.030	5/1/12	360	356	120	116	YM 114	4	5/1/02	10/7/11	109
385268*(5)	New York	NY	4,519,160	5.940	6.905	7/1/12	360	358	120	118	LO 36; DEF 81	2	7/1/02	12/3/11	111
385121*	Phoenix	AZ	4,420,414	6.180	6.840	5/1/12	360	356	120	116	YM 114	4	5/1/02	2/1/12	113
385255*	Eagan	MN	4,394,262	6.030	6.870	7/1/12	360	358	120	118	YM 114	2	7/1/02	12/5/11	111
385125*	Anitoch	IL	4,228,605	6.205	7.045	5/1/12	360	356	120	116	YM 114	4	5/1/02	10/21/11	109
384926	Aldan	PA	4,178,081	6.310	6.770	3/1/12	360	354	120	114	YM 114	6	3/1/02	8/7/11	107
384931*	Corona	CA	3,982,746	6.060	6.900	3/1/12	360	354	120	114	YM 114	6	3/1/02	8/14/11	107
385085(3)	Summit	NJ	3,982,854	6.370	6.830	4/1/12	359	355	119	115	YM 114	4	5/1/02	10/3/11	109
385318*	Lake Oswego	OR	3,864,583	5.730	6.350	8/1/12	360	359	120	119	YM 114	1	8/1/02	1/15/12	112
385168*	Toledo	OH	3,411,312	6.310	7.250	5/1/12	360	356	120	116	YM 114	4	5/1/02	11/1/11	110
385060	Baltimore	MD	3,048,915	6.410	7.250	4/1/12	360	355	120	115	YM 114	5	4/1/02	9/22/11	108
385191*(3)	Chico	CA	2,905,340	6.015	6.635	6/1/12	359	357	119	117	YM 114	2	7/1/02	11/20/11	110
385118*	Spring Valley	CA	2,871,282	6.240	7.180	6/1/12	360	357	120	117	YM 114	3	6/1/02	11/1/11	110
385243*	Everett	WA	2,506,702	5.945	6.845	7/1/12	360	358	120	118	LO 36; DEF 81	2	7/1/02	4/2/12	115
385028*(3)	Los Angeles	CA	2,499,547	6.375	7.215	4/1/12	359	355	119	115	YM 114	4	5/1/02	9/20/11	108
385092*	Thousand Oaks	CA	2,492,560	6.100	6.660	5/1/12	360	356	120	116	YM 114	4	5/1/02	10/9/11	109
385192*(3)	Chico	CA	1,945,540	6.015	6.635	6/1/12	359	357	119	117	YM 114	2	7/1/02	11/20/11	110
385151*(3)	Burbank	CA	1,794,297	5.955	6.415	5/1/12	359	356	119	116	YM 114	3	6/1/02	10/25/11	109

Pool Number	City	State	Approximate Principal Balance as of Issue Date†	MBS Pass-Through Rate	Mortgage Interest Rate	Maturity Date	Original Amortization Term (mos.)	Remaining Amortization Term (mos.)	Original Term to Maturity (mos.)	Remaining Term to Balloon (mos.)	Original Call Protection Term (mos.)	MBS Age (mos.)	Issue Date	Last Day of Call Protection††	Remaining Call Protection Term (mos.)††
385256* (1)	New York	NY	1,722,497	5.890	6.500	7/1/12	360	358	121	118	YM 114	3	6/1/02	12/5/11	111
385133* (3)	Ceres	CA	1,545,761	6.140	6.980	5/1/12	359	355	120	116	YM 114	4	5/1/02	10/15/11	109
385230*	New York	NY	773,398	6.110	7.030	6/1/12	360	357	120	117	YM 114	3	6/1/02	11/1/11	110
Total/Weighted Average		\$274,549,259	6.154%	6.962%										

† The principal balances of the MBS have been rounded to the nearest dollar and the sum of those balances may not equal the total.
†† For modeling purposes, the MBS can prepay the month following the “Last Day of Call Protection” without a yield maintenance penalty or defeasing the loan.
* These Mortgage Loans bear interest on the basis of a 360-day year and actual days elapsed.

YM: Yield Maintenance Charge Period
LO: Lock-Out Period
DEF: Defeasance Period

- (1) The first monthly payment on this MBS consisted of interest only.
(2) The Mortgage Loan backing this MBS provides that only interest is payable for the first 24 months of its term. Thereafter, the Mortgage Loan provides for the payment of both principal and interest each month for the remainder of its term. As of the Issue Date, there are 20 interest only periods remaining with respect to this Mortgage Loan.
(3) The Mortgage Loan backing the related MBS amortized one month before pooling.
(4) The Mortgage Loan backing this MBS provides that only interest is payable for the first 24 months of its term. Thereafter, the Mortgage Loan provides for the payment of both principal and interest each month for the remainder of its term. As of the Issue Date, there are 19 interest only periods remaining with respect to this Mortgage Loan.
(5) The MBS is backed by three Mortgage Loans having the following characteristics:

Original Principal Balance	Interest Rate
\$2,200,000	6.98%
1,275,000	6.88%
1,050,000	6.78%

The Mortgage Interest Rate for this MBS is weighted based on the current principal balance of the Mortgage Loans.

NOTE: The information with respect to the MBS and the Mortgage Loans set forth on this Exhibit A has been collected and summarized by the Dealer and provided to Fannie Mae. Fannie Mae has made no independent verification of such information and, therefore, does not warrant its truth or accuracy.

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.

\$274,549,259
(Approximate)



Guaranteed REMIC
Pass-Through Certificates
Fannie Mae Multifamily
REMIC Trust 2002-M2

TABLE OF CONTENTS

	<u>Page</u>
Prospectus Supplement	
Table of Contents	S- 2
Available Information	S- 3
Reference Sheet	S- 4
Additional Risk Factors	S- 6
Description of the Certificates	S- 7
Certain Additional Federal Income Tax Consequences	S-17
Plan of Distribution	S-18
Legal Matters	S-18
Exhibit A	A- 1

PROSPECTUS SUPPLEMENT

GREENWICH CAPITAL

July 23, 2002
