

**\$305,000,000**



**Guaranteed REMIC Pass-Through Certificates  
Fannie Mae REMIC Trust 2003-56**

**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.

| Class    | Group | Original Class Balance | Principal Type | Interest Rate | Interest Type | CUSIP Number | Final Distribution Date |
|----------|-------|------------------------|----------------|---------------|---------------|--------------|-------------------------|
| AD ..... | 1     | \$129,070,865          | SEQ/AD         | 4.5%          | FIX           | 31393BZ65    | January 2027            |
| KC ..... | 1     | 8,429,135              | SEQ/AD         | 4.5           | FIX           | 31393BZ73    | December 2009           |
| KD ..... | 1     | 55,000,000             | SEQ/AD         | 4.5           | FIX           | 31393BZ81    | January 2027            |
| AI ..... | 1     | 35,000,000(1)          | NTL            | 5.5           | FIX/IO        | 31393BZ99    | January 2027            |
| AZ ..... | 1     | 20,000,000             | SEQ            | 5.5           | FIX/Z         | 31393B2A2    | August 2031             |
| DA ..... | 1     | 37,500,000             | SEQ            | 5.5           | FIX           | 31393B2B0    | June 2033               |
| MA ..... | 2     | 50,708,409             | SEQ            | 4.5           | FIX           | 31393B2C8    | October 2017            |
| MB ..... | 2     | 4,291,591              | SEQ            | 4.5           | FIX           | 31393B2D6    | June 2018               |
| R .....  |       | 0                      | NPR            | 0             | NPR           | 31393B2E4    | June 2033               |
| RL ..... |       | 0                      | NPR            | 0             | NPR           | 31393B2F1    | June 2033               |

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

**The Fannie Mae Guaranty**

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

The dealer will offer the certificates from time to time in negotiated transactions at varying prices. We expect the settlement date to be May 30, 2003.

**The Trust and its Assets**

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

**Carefully consider the risk factors starting on page S-6 of this prospectus supplement and on page 10 of the REMIC prospectus. Unless you understand and are able to tolerate these risks, you should not invest in the certificates.**

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

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

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



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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 April 1, 2003 (the “MBS Prospectus”); and
- any Annual Reports on Form 10-K, Quarterly Reports on Form 10-Q and Current Reports on Form 8-K that we file with the SEC during the period specified in the final paragraph of this page.

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](http://www.fanniemae.com) and our business to business web site at [www.efanniemae.com](http://www.efanniemae.com).

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

FTN Financial Capital Markets  
845 Crossover Lane, Suite 150  
Memphis, TN 38117  
Attention: Rusty Williams  
(telephone 901-435-8080).

In the first quarter of 2003, we began filing periodic reports with the SEC under the Exchange Act. These filings will include Form 10-K's, Form 10-Q's and Form 8-K's. Our SEC filings are available at the SEC's website at [www.sec.gov](http://www.sec.gov). You may also read and copy any document we file with the SEC by visiting the SEC's Public Reference Room at 450 Fifth Street, NW, Washington, D.C. 20549. Please call the SEC at 1-800-SEC-0330 for further information about the operation of the Public Reference Room. We are providing the address of the SEC's Internet site solely for the information of prospective investors. We do not intend the Internet address to be an active link.

Information contained in any Form 10-K, Form 10-Q and Form 8-K that we file with the SEC prior to the termination of the offering of the certificates is hereby incorporated by reference in this prospectus supplement. In cases where we “furnish” information to the SEC on Form 8-K, as provided under the Exchange Act, that information is not incorporated by reference in this prospectus supplement.

## REFERENCE SHEET

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

### Assets Underlying Each Group of Classes

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

### Assumed Characteristics of the Mortgage Loans Underlying the MBS (as of May 1, 2003)

|             | <u>Approximate<br/>Principal<br/>Balance</u> | <u>Original<br/>Term to<br/>Maturity<br/>(in months)</u> | <u>Approximate<br/>Weighted Average<br/>Remaining Term<br/>to Maturity<br/>(in months)</u> | <u>Approximate<br/>Weighted<br/>Average<br/>Loan Age<br/>(in months)</u> | <u>Approximate<br/>Weighted<br/>Average<br/>Coupon</u> |
|-------------|--|--|--|--|--|
| Group 1 MBS | \$250,000,000                                | 360  | 357  | 3  | 5.921%   |
| Group 2 MBS | \$ 55,000,000                                | 180  | 178  | 2  | 5.000%   |

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 May 30, 2003.

### Distribution Dates

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

### Book-Entry and Physical Certificates

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

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

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

### Interest Rates

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

**Notional Class**

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

Class

AI ..... 18.18181818% of the AD, KC and KD Classes

**Distributions of Principal**

*Group 1 Principal Distribution Amount*

*AZ Accrual Amount*

1. (a) 67.04980% of such amount to the AD Class to zero, and  
     (b) 32.95020% of such amount to the KC and KD Classes, in that order, to zero.
2. Thereafter to the AZ Class.

*Group 1 Cash Flow Distribution Amount*

1. (a) 67.04980% of such amount to the AD Class to zero, and  
     (b) 32.95020% of such amount to the KC and KD Classes, in that order, to zero.
2. To the AZ and DA Classes, in that order, to zero.

*Group 2 Principal Distribution Amount*

To the MA and MB Classes, in that order, to zero.

**Weighted Average Lives (years) \***

| <u>Group 1 Classes</u> | <u>PSA Prepayment Assumption</u> |             |             |             |             |             |             |
|------------------------|----------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|
|                        | <u>0%</u>                        | <u>100%</u> | <u>300%</u> | <u>451%</u> | <u>600%</u> | <u>750%</u> | <u>900%</u> |
| AD and AI .....        | 15.0                             | 6.7         | 3.4         | 2.5         | 2.1         | 1.8         | 1.6         |
| KC .....               | 3.5                              | 1.3         | 0.8         | 0.6         | 0.5         | 0.5         | 0.4         |
| KD .....               | 16.8                             | 7.6         | 3.8         | 2.8         | 2.3         | 2.0         | 1.8         |
| AZ .....               | 26.0                             | 17.2        | 8.3         | 5.9         | 4.6         | 3.8         | 3.2         |
| DA .....               | 29.1                             | 24.8        | 13.9        | 9.7         | 7.3         | 5.8         | 4.8         |

  

| <u>Group 2 Classes</u> | <u>PSA Prepayment Assumption</u> |             |             |             |             |
|------------------------|----------------------------------|-------------|-------------|-------------|-------------|
|                        | <u>0%</u>                        | <u>100%</u> | <u>241%</u> | <u>350%</u> | <u>500%</u> |
| MA .....               |                                  | 8.3         | 5.9         | 4.3         | 2.8         |
| MB .....               |                                  | 14.7        | 13.9        | 11.0        | 8.9         |

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

## ADDITIONAL RISK FACTORS

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

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

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

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

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

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

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

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

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

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

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

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

*Uncertain market for the certificates could make them difficult to sell and cause their values to fluctuate.* We cannot be sure that a market for resale of the certificates will develop. Further, if a market develops, it may not continue or be sufficiently liquid to allow you to sell your certificates. Even if you are able to sell your certificates, the sale price may not be comparable to similar investments that have a developed market. Moreover, you may not be able to sell small or large amounts of certificates at prices comparable to those available to other investors. You should purchase certificates only if you 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 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 (the “Trust Agreement”) dated as of May 1, 2003 (the “Issue Date”). We will issue the Guaranteed REMIC Pass-Through Certificates (the “Certificates”) pursuant to the Trust Agreement. We will execute the Trust Agreement in our corporate capacity and as trustee (the “Trustee”).

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 two groups of Fannie Mae Guaranteed Mortgage Pass-Through Certificates (the “Group 1 MBS” and “Group 2 MBS” and, together, the “MBS”).

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

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

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

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

- scheduled installments of principal and interest on the underlying Mortgage Loans on time, whether or not the related borrowers pay us, and
- the full principal balance of any foreclosed Mortgage Loan, whether or not we recover it.

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

*Characteristics of Certificates.* We will issue the Certificates (except the R and RL Classes) in book-entry form on the book-entry system of the U.S. Federal Reserve Banks. Entities whose names appear on the book-entry records of a Federal Reserve Bank as having had Certificates deposited in their accounts are “Holders” or “Certificateholders.” A Holder is not necessarily the beneficial owner of a Certificate. Beneficial owners ordinarily will hold Certificates through one or more financial

intermediaries, such as banks, brokerage firms and securities clearing organizations. See “Description of Certificates—Denominations and Form” in the REMIC Prospectus.

We will issue the R and RL Certificates in fully registered, certificated form. The “Holder” or “Certificateholder” of the R or RL Certificate is its registered owner. The R or RL Certificate can be transferred at the corporate trust office of the Transfer Agent, or at the office of the Transfer Agent in New York, New York. U.S. Bank National Association in Boston, Massachusetts (“US Bank”) 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. US Bank will be the initial Paying Agent.

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

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

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

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

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

## **The MBS**

The following table contains certain information about the MBS. The MBS included in each specified Group will have the aggregate unpaid principal balance and Pass-Through Rate shown below and the general characteristics described in the MBS Prospectus. The MBS provides that principal and interest on the related Mortgage Loans are passed through monthly. The Mortgage Loans underlying the MBS are conventional, 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 in the case of the Group 1 MBS, and up to 15 years in the case of the Group 2 MBS. See “The Mortgage Pools” and “Yield, Maturity and Prepayment 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:

**Group 1 MBS**

|   |                          |
|---|--------------------------|
| Aggregate Unpaid Principal Balance .....                            | \$250,000,000            |
| 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.....                               | 357 months               |
| Approximate Weighted Average WALA (weighted average loan age) ..... | 3 months                 |

**Group 2 MBS**

|  |                          |
|--|--------------------------|
| Aggregate Unpaid Principal Balance ..... | \$55,000,000             |
| MBS Pass-Through Rate .....              | 4.50%                    |
| Range of WACs (annual percentages) ..... | 4.75% to 7.00%           |
| Range of WAMs .....                      | 121 months to 180 months |
| Approximate Weighted Average WAM.....    | 178 months               |
| Approximate Weighted Average WALA.....   | 2 months                 |

**Final Data Statement**

After issuing the Certificates, we will prepare a Final Data Statement containing certain information, including the Pool number, the current WAC (or original WAC, if the current WAC is not available) and the current WAM (or Adjusted WAM, if the current WAM is not available) of the Mortgage Loans underlying each of the MBS as of the Issue Date. The Final Data Statement also will include the weighted averages of all the current or original WACs and the weighted averages of all the current or Adjusted WAMs, based on the current unpaid principal balances of the Mortgage Loans underlying each of the MBS as of the Issue Date. You may obtain the Final Data Statement by telephoning us at 1-800-237-8627 or 202-752-6547. In addition, the Final Data Statement is available on our corporate web site at [www.fanniemae.com](http://www.fanniemae.com) and our business to business web site at [www.efanniemae.com](http://www.efanniemae.com).

**Distributions of Interest**

*Categories of Classes*

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

| <u>Interest Type*</u>      | <u>Classes</u>            |
|----------------------------|---------------------------|
| <b>Group 1 Classes</b>     |                           |
| Fixed Rate                 | AD, KC, KD, AI, AZ and DA |
| Accrual                    | AZ                        |
| Interest Only              | AI                        |
| <b>Group 2 Classes</b>     |                           |
| Fixed Rate                 | MA and MB                 |
| <b>No Payment Residual</b> | R and RL                  |

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

*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.

*Interest Accrual Periods.* Interest to be paid on each Distribution Date will accrue on the Certificates during the calendar month preceding the month in which the Distribution Date occurs (each, an “Interest Accrual Period”).

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

*Accrual Class.* The AZ 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 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 the applicable interest rate. The notional principal balance of the Notional Class will be calculated as specified under “Reference Sheet—Notional Class” in this prospectus supplement.

We use the notional principal balance of the Notional Class to determine interest payments on that Class. Although the 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 balance of the Notional Class.

## Distributions of Principal

### *Categories of Classes*

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

| <u>Principal Type*</u>     | <u>Classes</u>        |
|----------------------------|-----------------------|
| <b>Group 1 Classes</b>     |                       |
| Sequential Pay             | AD, KC, KD, AZ and DA |
| Accretion Directed         | AD, KC and KD         |
| Notional                   | AI                    |
| <b>Group 2 Classes</b>     |                       |
| Sequential Pay             | MA and MB             |
| <b>No Payment Residual</b> | R and RL              |

\* See “Description of Certificates—Class Definitions and Abbreviations” in the 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 Group 1 MBS (the “Group 1 Cash Flow Distribution Amount”) plus any interest then accrued and added to the principal balance of the AZ Class (the “AZ 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 MBS (the “Group 2 Principal Distribution Amount”).

*Group 1 Principal Distribution Amount*

*AZ Accrual Amount*

On each Distribution Date, we will pay the AZ Accrual Amount to the Classes specified below in the following priority:

- (i) (a) 67.04980% of such amount to the AD Class, until its principal balance is reduced to zero, and
- (b) 32.95020% of such amount, sequentially, to the KC and KD Classes, in that order, until their principal balances are reduced to zero; and
- (ii) thereafter to the AZ 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) (a) 67.04980% of such amount to the AD Class, until its principal balance is reduced to zero, and
- (b) 32.95020% of such amount, sequentially, to the KC and KD Classes, in that order, until their principal balances are reduced to zero; and
- (ii) sequentially, to the AZ and DA Classes, in that order, until their principal balances are reduced to zero.

} Sequential  
Pay  
Classes

*Group 2 Principal Distribution Amount*

On each Distribution Date, we will pay the Group 2 Principal Distribution Amount, sequentially, as principal of the MA and MB 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 following assumptions (collectively, the “Pricing Assumptions”):

- the Mortgage Loans underlying the MBS have the original terms to maturity, remaining terms to maturity, WALAs and interest rates specified under “Reference Sheet—Assumed Characteristics of the Mortgage Loans Underlying the MBS” in this prospectus supplement;
- the Mortgage Loans prepay at the constant percentages of PSA specified in the related table;
- the settlement date for the sale of the Certificates is May 30, 2003; 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 in this prospectus supplement with respect to all Classes and Groups 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.

## Yield Table

*General.* The table below illustrates the sensitivity of the pre-tax corporate bond equivalent yields to maturity of the applicable Class to various constant percentages of PSA. 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 the assumed streams of cash flows to equal the assumed aggregate purchase price of that Class, 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 applicable 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 price of the applicable Certificates will be as assumed.

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, or
- all of the Mortgage Loans will prepay at the same rate.

*The Fixed Rate Interest Only Class.* **The yield to investors in the Fixed Rate Interest Only Class 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 the Fixed Rate Interest Only Class would be 0% if prepayments of the related Mortgage Loans were to occur at the constant rate shown in the table below:**

| <u>Class</u> | <u>% PSA</u> |
|--------------|--------------|
| AI .....     | 374%         |

**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 table has been prepared on the basis of the Pricing Assumptions and the assumption that the aggregate purchase price of the Fixed Rate Interest Only Class (expressed as a percentage of the original principal balance) is as follows:

| <u>Class</u> | <u>Price*</u> |
|--------------|---------------|
| AI .....     | 15.5%         |

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

### Sensitivity of the AI Class to Prepayments

|                                      | PSA Prepayment Assumption |             |             |             |             |             |             |
|--------------------------------------|---------------------------|-------------|-------------|-------------|-------------|-------------|-------------|
|                                      | <u>50%</u>                | <u>100%</u> | <u>300%</u> | <u>451%</u> | <u>600%</u> | <u>750%</u> | <u>900%</u> |
| Pre-Tax Yields to Maturity . . . . . | 30.2%                     | 26.1%       | 7.3%        | (7.5)%      | (21.3)%     | (34.0)%     | (45.5)%     |

### 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, and
- the priority sequences of payments of principal of the Classes.

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>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> |
|--|-----------------------------------|------------------------------------|-----------------------|
| Group 1 MBS  | 360 months                        | 360 months                         | 8.0%                  |
| Group 2 MBS  | 180 months                        | 180 months                         | 7.0%                  |

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                            | AD and AI† Classes        |      |      |      |      |      |      | KC Class                  |      |      |      |      |      |      | KD Class                  |      |      |      |      |      |      |
|---------------------------------|---------------------------|------|------|------|------|------|------|---------------------------|------|------|------|------|------|------|---------------------------|------|------|------|------|------|------|
|                                 | PSA Prepayment Assumption |      |      |      |      |      |      | PSA Prepayment Assumption |      |      |      |      |      |      | PSA Prepayment Assumption |      |      |      |      |      |      |
|                                 | 0%                        | 100% | 300% | 451% | 600% | 750% | 900% | 0%                        | 100% | 300% | 451% | 600% | 750% | 900% | 0%                        | 100% | 300% | 451% | 600% | 750% | 900% |
| Initial Percent                 | 100                       | 100  | 100  | 100  | 100  | 100  | 100  | 100                       | 100  | 100  | 100  | 100  | 100  | 100  | 100                       | 100  | 100  | 100  | 100  | 100  | 100  |
| May 2004                        | 98                        | 95   | 90   | 87   | 83   | 79   | 76   | 87                        | 65   | 28   | *    | 0    | 0    | 0    | 100                       | 100  | 100  | 100  | 96   | 91   | 87   |
| May 2005                        | 97                        | 88   | 73   | 62   | 52   | 42   | 33   | 74                        | 7    | 0    | 0    | 0    | 0    | 0    | 100                       | 100  | 84   | 72   | 60   | 48   | 38   |
| May 2006                        | 95                        | 78   | 52   | 35   | 21   | 8    | 0    | 59                        | 0    | 0    | 0    | 0    | 0    | 0    | 100                       | 90   | 60   | 41   | 24   | 9    | 0    |
| May 2007                        | 93                        | 69   | 35   | 16   | 1    | 0    | 0    | 44                        | 0    | 0    | 0    | 0    | 0    | 0    | 100                       | 80   | 41   | 18   | 1    | 0    | 0    |
| May 2008                        | 90                        | 61   | 22   | 1    | 0    | 0    | 0    | 27                        | 0    | 0    | 0    | 0    | 0    | 0    | 100                       | 70   | 25   | 2    | 0    | 0    | 0    |
| May 2009                        | 88                        | 53   | 10   | 0    | 0    | 0    | 0    | 9                         | 0    | 0    | 0    | 0    | 0    | 0    | 100                       | 61   | 12   | 0    | 0    | 0    | 0    |
| May 2010                        | 85                        | 45   | 1    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 98                        | 52   | 1    | 0    | 0    | 0    | 0    |
| May 2011                        | 83                        | 38   | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 95                        | 44   | 0    | 0    | 0    | 0    | 0    |
| May 2012                        | 80                        | 31   | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 92                        | 36   | 0    | 0    | 0    | 0    | 0    |
| May 2013                        | 76                        | 24   | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 88                        | 28   | 0    | 0    | 0    | 0    | 0    |
| May 2014                        | 73                        | 18   | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 84                        | 21   | 0    | 0    | 0    | 0    | 0    |
| May 2015                        | 69                        | 12   | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 80                        | 14   | 0    | 0    | 0    | 0    | 0    |
| May 2016                        | 65                        | 6    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 75                        | 7    | 0    | 0    | 0    | 0    | 0    |
| May 2017                        | 61                        | 1    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 71                        | 1    | 0    | 0    | 0    | 0    | 0    |
| May 2018                        | 57                        | 0    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 65                        | 0    | 0    | 0    | 0    | 0    | 0    |
| May 2019                        | 52                        | 0    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 60                        | 0    | 0    | 0    | 0    | 0    | 0    |
| May 2020                        | 46                        | 0    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 53                        | 0    | 0    | 0    | 0    | 0    | 0    |
| May 2021                        | 41                        | 0    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 47                        | 0    | 0    | 0    | 0    | 0    | 0    |
| May 2022                        | 35                        | 0    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 40                        | 0    | 0    | 0    | 0    | 0    | 0    |
| May 2023                        | 28                        | 0    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 32                        | 0    | 0    | 0    | 0    | 0    | 0    |
| May 2024                        | 21                        | 0    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 24                        | 0    | 0    | 0    | 0    | 0    | 0    |
| May 2025                        | 13                        | 0    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 15                        | 0    | 0    | 0    | 0    | 0    | 0    |
| May 2026                        | 5                         | 0    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 6                         | 0    | 0    | 0    | 0    | 0    | 0    |
| May 2027                        | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    |
| May 2028                        | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    |
| May 2029                        | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    |
| May 2030                        | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    |
| May 2031                        | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    |
| May 2032                        | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    |
| May 2033                        | 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)** | 15.0                      | 6.7  | 3.4  | 2.5  | 2.1  | 1.8  | 1.6  | 3.5                       | 1.3  | 0.8  | 0.6  | 0.5  | 0.5  | 0.4  | 16.8                      | 7.6  | 3.8  | 2.8  | 2.3  | 2.0  | 1.8  |

\* 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.

| Date                            | AZ Class                  |      |      |      |      |      |      | DA Class                  |      |      |      |      |      |      |
|---------------------------------|---------------------------|------|------|------|------|------|------|---------------------------|------|------|------|------|------|------|
|                                 | PSA Prepayment Assumption |      |      |      |      |      |      | PSA Prepayment Assumption |      |      |      |      |      |      |
|                                 | 0%                        | 100% | 300% | 451% | 600% | 750% | 900% | 0%                        | 100% | 300% | 451% | 600% | 750% | 900% |
| Initial Percent                 | 100                       | 100  | 100  | 100  | 100  | 100  | 100  | 100                       | 100  | 100  | 100  | 100  | 100  | 100  |
| May 2004                        | 106                       | 106  | 106  | 106  | 106  | 106  | 106  | 100                       | 100  | 100  | 100  | 100  | 100  | 100  |
| May 2005                        | 112                       | 112  | 112  | 112  | 112  | 112  | 112  | 100                       | 100  | 100  | 100  | 100  | 100  | 100  |
| May 2006                        | 118                       | 118  | 118  | 118  | 118  | 118  | 93   | 100                       | 100  | 100  | 100  | 100  | 100  | 100  |
| May 2007                        | 125                       | 125  | 125  | 125  | 125  | 20   | 0    | 100                       | 100  | 100  | 100  | 100  | 100  | 68   |
| May 2008                        | 132                       | 132  | 132  | 132  | 13   | 0    | 0    | 100                       | 100  | 100  | 100  | 100  | 60   | 31   |
| May 2009                        | 139                       | 139  | 139  | 51   | 0    | 0    | 0    | 100                       | 100  | 100  | 100  | 67   | 32   | 14   |
| May 2010                        | 147                       | 147  | 147  | 0    | 0    | 0    | 0    | 100                       | 100  | 100  | 91   | 42   | 17   | 6    |
| May 2011                        | 155                       | 155  | 86   | 0    | 0    | 0    | 0    | 100                       | 100  | 100  | 65   | 26   | 9    | 3    |
| May 2012                        | 164                       | 164  | 31   | 0    | 0    | 0    | 0    | 100                       | 100  | 100  | 46   | 16   | 5    | 1    |
| May 2013                        | 173                       | 173  | 0    | 0    | 0    | 0    | 0    | 100                       | 100  | 93   | 33   | 10   | 3    | 1    |
| May 2014                        | 183                       | 183  | 0    | 0    | 0    | 0    | 0    | 100                       | 100  | 74   | 23   | 6    | 1    | *    |
| May 2015                        | 193                       | 193  | 0    | 0    | 0    | 0    | 0    | 100                       | 100  | 59   | 16   | 4    | 1    | *    |
| May 2016                        | 204                       | 204  | 0    | 0    | 0    | 0    | 0    | 100                       | 100  | 47   | 12   | 2    | *    | *    |
| May 2017                        | 216                       | 216  | 0    | 0    | 0    | 0    | 0    | 100                       | 100  | 37   | 8    | 2    | *    | *    |
| May 2018                        | 228                       | 182  | 0    | 0    | 0    | 0    | 0    | 100                       | 100  | 29   | 6    | 1    | *    | *    |
| May 2019                        | 241                       | 144  | 0    | 0    | 0    | 0    | 0    | 100                       | 100  | 23   | 4    | 1    | *    | *    |
| May 2020                        | 254                       | 109  | 0    | 0    | 0    | 0    | 0    | 100                       | 100  | 18   | 3    | *    | *    | *    |
| May 2021                        | 269                       | 76   | 0    | 0    | 0    | 0    | 0    | 100                       | 100  | 14   | 2    | *    | *    | *    |
| May 2022                        | 284                       | 45   | 0    | 0    | 0    | 0    | 0    | 100                       | 100  | 11   | 1    | *    | *    | *    |
| May 2023                        | 300                       | 16   | 0    | 0    | 0    | 0    | 0    | 100                       | 100  | 8    | 1    | *    | *    | *    |
| May 2024                        | 317                       | 0    | 0    | 0    | 0    | 0    | 0    | 100                       | 94   | 6    | 1    | *    | *    | *    |
| May 2025                        | 334                       | 0    | 0    | 0    | 0    | 0    | 0    | 100                       | 81   | 5    | *    | *    | *    | *    |
| May 2026                        | 353                       | 0    | 0    | 0    | 0    | 0    | 0    | 100                       | 68   | 3    | *    | *    | *    | *    |
| May 2027                        | 336                       | 0    | 0    | 0    | 0    | 0    | 0    | 100                       | 56   | 2    | *    | *    | *    | *    |
| May 2028                        | 265                       | 0    | 0    | 0    | 0    | 0    | 0    | 100                       | 45   | 2    | *    | *    | *    | *    |
| May 2029                        | 188                       | 0    | 0    | 0    | 0    | 0    | 0    | 100                       | 34   | 1    | *    | *    | *    | 0    |
| May 2030                        | 105                       | 0    | 0    | 0    | 0    | 0    | 0    | 100                       | 24   | 1    | *    | *    | *    | 0    |
| May 2031                        | 15                        | 0    | 0    | 0    | 0    | 0    | 0    | 100                       | 15   | *    | *    | *    | *    | 0    |
| May 2032                        | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 56                        | 6    | *    | *    | *    | *    | 0    |
| May 2033                        | 0                         | 0    | 0    | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    | 0    | 0    |
| Weighted Average Life (years)** | 26.0                      | 17.2 | 8.3  | 5.9  | 4.6  | 3.8  | 3.2  | 29.1                      | 24.8 | 13.9 | 9.7  | 7.3  | 5.8  | 4.8  |

| Date                            | MA Class                  |      |      |      |      | MB Class                  |      |      |      |      |
|---------------------------------|---------------------------|------|------|------|------|---------------------------|------|------|------|------|
|                                 | PSA Prepayment Assumption |      |      |      |      | PSA Prepayment Assumption |      |      |      |      |
|                                 | 0%                        | 100% | 241% | 350% | 500% | 0%                        | 100% | 241% | 350% | 500% |
| Initial Percent                 | 100                       | 100  | 100  | 100  | 100  | 100                       | 100  | 100  | 100  | 100  |
| May 2004                        | 96                        | 93   | 91   | 89   | 86   | 100                       | 100  | 100  | 100  | 100  |
| May 2005                        | 91                        | 84   | 76   | 70   | 63   | 100                       | 100  | 100  | 100  | 100  |
| May 2006                        | 86                        | 74   | 60   | 51   | 39   | 100                       | 100  | 100  | 100  | 100  |
| May 2007                        | 81                        | 64   | 46   | 35   | 23   | 100                       | 100  | 100  | 100  | 100  |
| May 2008                        | 76                        | 55   | 35   | 24   | 12   | 100                       | 100  | 100  | 100  | 100  |
| May 2009                        | 69                        | 46   | 26   | 15   | 5    | 100                       | 100  | 100  | 100  | 100  |
| May 2010                        | 63                        | 38   | 18   | 8    | 0    | 100                       | 100  | 100  | 100  | 97   |
| May 2011                        | 56                        | 31   | 12   | 3    | 0    | 100                       | 100  | 100  | 100  | 61   |
| May 2012                        | 49                        | 24   | 7    | 0    | 0    | 100                       | 100  | 100  | 96   | 37   |
| May 2013                        | 41                        | 17   | 3    | 0    | 0    | 100                       | 100  | 100  | 64   | 22   |
| May 2014                        | 32                        | 11   | 0    | 0    | 0    | 100                       | 100  | 91   | 41   | 13   |
| May 2015                        | 23                        | 5    | 0    | 0    | 0    | 100                       | 100  | 59   | 25   | 7    |
| May 2016                        | 13                        | *    | 0    | 0    | 0    | 100                       | 100  | 33   | 13   | 3    |
| May 2017                        | 3                         | 0    | 0    | 0    | 0    | 100                       | 45   | 13   | 5    | 1    |
| May 2018                        | 0                         | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    |
| May 2019                        | 0                         | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    |
| May 2020                        | 0                         | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    |
| May 2021                        | 0                         | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    |
| May 2022                        | 0                         | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    |
| May 2023                        | 0                         | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    |
| May 2024                        | 0                         | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    |
| May 2025                        | 0                         | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    |
| May 2026                        | 0                         | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    |
| May 2027                        | 0                         | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    |
| May 2028                        | 0                         | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    |
| May 2029                        | 0                         | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    |
| May 2030                        | 0                         | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    |
| May 2031                        | 0                         | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    |
| May 2032                        | 0                         | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    |
| May 2033                        | 0                         | 0    | 0    | 0    | 0    | 0                         | 0    | 0    | 0    | 0    |
| Weighted Average Life (years)** | 8.3                       | 5.9  | 4.3  | 3.5  | 2.8  | 14.7                      | 13.9 | 12.5 | 11.0 | 8.9  |

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

\*\* Determined as specified under “—Weighted Average Lives of the Certificates” 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 the transfer), (ii) the transferee is an “eligible corporation” and the transferee agrees in writing that any subsequent transfer of the Residual Certificate will be to an eligible corporation and will comply with the safe harbor and satisfy the asset test, and (iii) the facts and circumstances known to the transferor do not reasonably indicate that the

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

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

The Notional Class and the Accrual 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 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 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                        | 451%                             |
| 2                        | 241%                             |

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

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

For purposes of determining the portion of the taxable income of the Trust (or the Lower Tier REMIC) that generally will not be treated as excess inclusions, the rate to be used is 120% of the “federal long-term rate.” The rate will be published on or about April 20, 2003. 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.

### **Tax Return Disclosure Requirements**

The Treasury Department recently issued Regulations directed at “tax shelters” that could be read to apply to transactions generally not considered to be tax shelters. These Regulations require that taxpayers that participate in a “reportable transaction” disclose such transaction on their tax returns by attaching IRS Form 8886, and retain information related to the transaction. A transaction may be a “reportable transaction” based upon any of several indicia, one or more of which may be present with respect to the Certificates. You should consult your tax advisor concerning any possible disclosure obligation with respect to your investment in the Certificates.

## **PLAN OF DISTRIBUTION**

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

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

## **LEGAL MATTERS**

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

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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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**\$305,000,000**



**Guaranteed  
REMIC Pass-Through Certificates  
Fannie Mae REMIC Trust 2003-56**

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**PROSPECTUS SUPPLEMENT**

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**April 16, 2003**

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