

\$317,837,248



FannieMae®

**Guaranteed REMIC Pass-Through Certificates
Fannie Mae REMIC Trust 2004-10**

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 classes), and
- principal to the extent available for payment on your class.

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

The Fannie Mae Guaranty

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

The Trust and its Assets

The trust will own

- Fannie Mae MBS and
- underlying REMIC certificates backed by Fannie Mae MBS.

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

Class	Group	Original Class Balance	Principal Type	Interest Rate	Interest Type	CUSIP Number	Final Distribution Date
FA	1	\$145,328,920	PAC/AD	(1)	FLT	31393XCQ8	February 2034
SA(2)	1	36,332,230	PAC/AD	(1)	INV	31393XCR6	February 2034
SB(2)	1	72,664,460 (3)	NTL	(1)	INV/IO	31393XCS4	February 2034
ZA	1	453,911	PAC	6.0%	FIX/Z	31393XCT2	March 2034
ZB	1	9,028,571	SUP	6.0	FIX/Z	31393XCU9	March 2034
FB	2	50,000,000	SEQ/AD	(1)	FLT	31393XCV7	June 2031
QA(2)	2	12,500,000	SEQ/AD	(1)	INV	31393XCW5	June 2031
QB(2)	2	25,000,000 (3)	NTL	(1)	INV/IO	31393XCX3	June 2031
ZC	2	2,976,190	SEQ	6.0	FIX/Z	31393XCY1	March 2034
KF	3	61,217,426	SC/PT	(1)	FLT	31393XCZ8	January 2023
SK	3	61,217,426 (3)	NTL	(1)	INV/IO	31393XDA2	January 2023
R		0	NPR	0	NPR	31393XDB0	March 2034
RL		0	NPR	0	NPR	31393XDC8	March 2034

(1) Based on LIBOR.

(2) Exchangeable classes.

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

If you own certificates of certain classes, you can exchange them for the corresponding RCR certificates to be issued at the time of the exchange. The SC and QC Classes are the RCR classes, as further described in this prospectus supplement.

The dealer will offer the certificates from time to time in negotiated transactions at varying prices. We expect the settlement date to be February 27, 2004.

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

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

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

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

Citigroup

The date of this Prospectus Supplement is January 22, 2004.

TABLE OF CONTENTS

	<u>Page</u>		<u>Page</u>
AVAILABLE INFORMATION	S- 3	<i>ZB Accrual Amount and Group 1 Cash Flow Distribution Amount</i>	S-15
REFERENCE SHEET	S- 4	<i>Group 2 Principal Distribution Amount</i> ..	S-15
ADDITIONAL RISK FACTORS	S- 7	<i>Group 3 Principal Distribution Amount</i> ..	S-15
DESCRIPTION OF THE CERTIFICATES	S- 8	STRUCTURING ASSUMPTIONS	S-15
GENERAL	S- 8	<i>Pricing Assumptions</i>	S-15
<i>Structure</i>	S- 8	<i>Prepayment Assumptions</i>	S-16
<i>Fannie Mae Guaranty</i>	S- 9	<i>Structuring Range</i>	S-16
<i>Characteristics of Certificates</i>	S- 9	<i>Initial Effective Range</i>	S-16
<i>Authorized Denominations</i>	S- 9	YIELD TABLES	S-17
<i>Distribution Dates</i>	S-10	<i>General</i>	S-17
<i>Record Date</i>	S-10	<i>The Inverse Floating Rate Classes</i>	S-17
<i>Class Factors</i>	S-10	WEIGHTED AVERAGE LIVES OF THE CERTIFICATES	S-20
<i>No Optional Termination</i>	S-10	DECREMENT TABLES	S-21
<i>Voting the Group 3 Underlying REMIC Certificates</i>	S-10	CHARACTERISTICS OF THE R AND RL CLASSES	S-23
COMBINATION AND RECOMBINATION	S-10	CERTAIN ADDITIONAL FEDERAL INCOME TAX CONSEQUENCES	S-24
<i>General</i>	S-10	REMIC ELECTIONS AND SPECIAL TAX ATTRIBUTES	S-24
<i>Procedures</i>	S-10	TAXATION OF BENEFICIAL OWNERS OF REGULAR CERTIFICATES	S-24
<i>Additional Considerations</i>	S-11	TAXATION OF BENEFICIAL OWNERS OF RESIDUAL CERTIFICATES	S-25
THE TRUST MBS	S-11	TAXATION OF BENEFICIAL OWNERS OF RCR CERTIFICATES	S-25
THE GROUP 3 UNDERLYING REMIC CERTIFICATES	S-12	<i>General</i>	S-25
FINAL DATA STATEMENT	S-12	<i>Combination RCR Classes</i>	S-25
DISTRIBUTIONS OF INTEREST	S-12	<i>Exchanges</i>	S-26
<i>Categories of Classes</i>	S-12	TAX RETURN DISCLOSURE REQUIREMENTS ..	S-26
<i>General</i>	S-13	PLAN OF DISTRIBUTION	S-26
<i>Interest Accrual Periods</i>	S-13	<i>General</i>	S-26
<i>Accrual Classes</i>	S-13	<i>Increase in Certificates</i>	S-26
<i>Notional Classes</i>	S-13	LEGAL MATTERS	S-26
<i>Floating Rate and Inverse Floating Rate Classes</i>	S-13	EXHIBIT A	A- 1
CALCULATION OF LIBOR	S-14	SCHEDULE 1	A- 2
DISTRIBUTIONS OF PRINCIPAL	S-14	PRINCIPAL BALANCE SCHEDULE ...	B- 1
<i>Categories of Classes</i>	S-14		
<i>Principal Distribution Amount</i>	S-14		
<i>Group 1 Principal Distribution Amount</i> ..	S-15		
<i>ZA Accrual Amount</i>	S-15		

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”);
- if you are purchasing any Group 3 Class or the R or RL Class, the disclosure document relating to the underlying REMIC certificates (the “Underlying Disclosure Document”); 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).

In addition, the Disclosure Documents, together with the class factors, are available on our corporate Web site at www.fanniemae.com.

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

Citigroup Global Markets Inc.
Prospectus Department
Brooklyn Army Terminal
140 58th Street, Suite 8-G
Brooklyn, New York 11220
(telephone 718-765-6732).

In the first quarter of 2003, we began filing periodic reports with the SEC under the Securities Exchange Act of 1934. These filings include the Form 10-Ks, Form 10-Qs and Form 8-Ks. Our SEC filings are available at the SEC’s Web site at 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 Web 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 Securities Exchange Act of 1934, 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
3	Class 2003-30-ID REMIC Certificate
	Class 2003-30-BD REMIC Certificate

Assumed Characteristics of the Mortgage Loans Underlying the Trust MBS (as of February 1, 2004)

	<u>Approximate Principal Balance</u>	<u>Original Term to Maturity (in months)</u>	<u>Approximate Weighted Average Remaining Term to Maturity (in months)</u>	<u>Approximate Weighted Average Loan Age (in months)</u>	<u>Approximate Weighted Average Coupon</u>
Group 1 MBS	\$191,143,632	360	350	10	6.516%
Group 2 MBS	\$ 65,476,190	360	350	10	6.516%

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.

Characteristics of the Group 3 Underlying REMIC Certificates

Exhibit A describes the Group 3 Underlying REMIC Certificates, including certain information about the related mortgage loans. To learn more about the Group 3 Underlying REMIC Certificates, you should obtain from us the current class factors and the related disclosure document as described on page S-3.

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 February 27, 2004.

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:

Fed Book-Entry

All classes of certificates other
than the R and RL Classes

Physical

R and RL Classes

Exchanging Certificates Through Combination and Recombination

If you own certain certificates, you will be able to exchange them for a proportionate interest in the related RCR certificates as shown on Schedule 1. We will issue the RCR certificates upon such exchange. You can exchange your certificates by notifying us and paying an exchange fee. We use the principal and interest of the certificates exchanged to pay principal and interest on the related RCR certificates. Schedule 1 lists the available combinations of the certificates eligible for exchange and the related RCR certificates.

Interest Rates

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

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

<u>Class</u>	<u>Initial Interest Rate</u>	<u>Maximum Interest Rate</u>	<u>Minimum Interest Rate</u>	<u>Formula for Calculation of Interest Rate (1)</u>
FA	1.45%	7.50%	0.35%	LIBOR + 35 basis points
SA	12.10%	14.30%	0.00%	14.3% - (2 × LIBOR)
SB	6.05%	7.15%	0.00%	7.15% - LIBOR
FB	1.45%	7.50%	0.35%	LIBOR + 35 basis points
QA	12.10%	14.30%	0.00%	14.3% - (2 × LIBOR)
QB	6.05%	7.15%	0.00%	7.15% - LIBOR
KF	1.50%	7.50%	0.40%	LIBOR + 40 basis points
SK	6.00%	7.10%	0.00%	7.1% - LIBOR
SC	24.20%	28.60%	0.00%	28.6% - (4 × LIBOR)
QC	24.20%	28.60%	0.00%	28.6% - (4 × LIBOR)

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

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

Notional Classes

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

<u>Class</u>	
SB	200% of the SA Class
QB	200% of the QA Class
SK	100% of the KF Class

Distributions of Principal

Group 1 Principal Distribution Amount

ZA Accrual Amount

To the FA and SA Classes, pro rata, to zero, and thereafter to the ZA Class.

ZB Accrual Amount and Group 1 Cash Flow Distribution Amount

1. To the Aggregate Group to its Planned Balance.
2. To the ZB Class to zero.
3. To the Aggregate Group to zero.

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

Group 2 Principal Distribution Amount

1. To the FB and QA Classes, pro rata, to zero.
2. To the ZC Class to zero.

Group 3 Principal Distribution Amount

To the KF Class to zero.

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

Weighted Average Lives (years) *

<u>Group 1 Classes</u>	<u>PSA Prepayment Assumption</u>						
	<u>0%</u>	<u>250%</u>	<u>505%</u>	<u>535%</u>	<u>565%</u>	<u>850%</u>	<u>1070%</u>
FA, SA, SB and SC	18.0	4.8	2.9	2.9	2.9	2.0	1.6
ZA	27.0	15.0	15.0	15.0	14.9	9.6	7.1
ZB	28.6	17.3	8.1	4.5	1.2	0.3	0.2
<u>Group 2 Classes</u>	<u>PSA Prepayment Assumption</u>						
	<u>0%</u>	<u>250%</u>	<u>565%</u>	<u>850%</u>	<u>1150%</u>		
FB, QA, QB and QC	18.2	4.9	2.5	1.7	1.3		
ZC	28.7	17.5	9.1	5.9	4.0		
<u>Group 3 Classes</u>	<u>PSA Prepayment Assumption</u>						
	<u>0%</u>	<u>200%</u>	<u>425%</u>	<u>650%</u>	<u>850%</u>		
KF and SK	11.6	5.3	3.0	2.1	1.6		

* 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.

Payments on the Group 3 Classes also will be affected by the payment priority governing the Group 3 Underlying REMIC Certificates. If you invest in any of the Group 3 Classes, the rate at which you receive payments also will be affected by the priority sequence governing principal payments on the Group 3 Underlying REMIC Certificates. You may obtain additional information about the Group 3 Underlying REMIC Certificates by reviewing their current class factors in light of other information available in the related disclosure document. You may obtain that document from us as described on page S-3.

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 Trust MBS have certain characteristics. However, the actual mortgage loans probably will have different characteristics from those we assumed. As a result, your yields could be lower than you expect, even if the mortgage loans prepay at the indicated constant prepayment rates. In addition, slight differences between the assumed mortgage loan characteristics and the actual mortgage loans could affect the weighted average lives of the classes of certificates.

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

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

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

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

Some investors may be unable to buy certain classes. Investors whose investment activities are subject to legal investment laws and

regulations, or to review by regulatory authorities, may be unable to buy certain certificates. You should obtain legal advice to determine whether you may purchase the certificates.

Uncertain market for the certificates could make them difficult to sell and cause their values to fluctuate. We cannot be sure that a market for resale of the certificates will develop. Further, if a market develops, it may not continue or be sufficiently liquid to allow you to sell your 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 that term in the applicable Disclosure Document or in the Trust Agreement.

General

Structure. We will create the Fannie Mae REMIC Trust specified on the cover of this prospectus supplement (the “Trust”) and a separate trust (the “Lower Tier REMIC”) pursuant to a trust agreement dated as of February 1, 2004 (the “Issue Date”). We will issue the Guaranteed REMIC Pass-Through Certificates (the “REMIC Certificates”) pursuant to that trust agreement. We will issue the Combinable and Recombinable REMIC Certificates (the “RCR Certificates” and, together with the REMIC Certificates, the “Certificates”) pursuant to a separate trust agreement dated as of the Issue Date (together with the trust agreement relating to the REMIC Certificates, the “Trust Agreement”). We will execute the Trust Agreement in our corporate capacity and as trustee (the “Trustee”). In general, the term “Classes” includes the Classes of REMIC Certificates and RCR Certificates.

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

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

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

The assets of the Lower Tier REMIC will consist of

- two groups of Fannie Mae Guaranteed Mortgage Pass-Through Certificates (the “Group 1 MBS” and “Group 2 MBS” and, together, the “Trust MBS”), and
- certain previously issued REMIC certificates (the “Group 3 Underlying REMIC Certificates”) evidencing beneficial ownership interests in the related Fannie Mae REMIC trust (the “Underlying REMIC Trust”) as further described in Exhibit A.

The assets of the Underlying REMIC Trust evidence direct or indirect beneficial ownership interests in certain Fannie Mae Guaranteed Mortgage Pass-Through Certificates (together with the Trust MBS, the “MBS”).

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

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

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

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

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

Our guaranty obligations with respect to the Group 3 Underlying REMIC Certificates are described in the Underlying Disclosure Document. Our guarantees are not backed by the full faith and credit of the United States. See “Description of the Certificates—The Fannie Mae Guaranty” in the REMIC Prospectus, “Description of the Certificates—Fannie Mae Guaranty” in the MBS Prospectus, and “Description of the Certificates—General—*Fannie Mae Guaranty*” in the Underlying Disclosure Document.

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 (“US Bank”) in Boston, Massachusetts 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 in the following denominations:

<u>Classes</u>	<u>Denominations</u>
All Interest Only and Inverse Floating Rate Classes	\$100,000 minimum plus whole dollar increments
All other Classes (except the R and RL Classes)	\$1,000 minimum plus 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 applicable class 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 Classes).

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

Voting the Group 3 Underlying REMIC Certificates. Holders of the Group 3 Underlying REMIC Certificates may be asked to vote on issues arising under the related trust agreement. If so, the Trustee will vote the Group 3 Underlying REMIC Certificates as instructed by Holders of Certificates of the related Classes. The Trustee must receive instructions from Holders of Certificates having principal balances totaling at least 51% of the aggregate principal balance of the related Classes. In the absence of such instructions, the Trustee will vote in a manner consistent, in its sole judgment, with the best interests of Certificateholders.

Combination and Recombination

General. You are permitted to exchange all or a portion of the SA, SB, QA and QB Classes of REMIC Certificates for a proportionate interest in the related RCR Certificates in the combinations shown on Schedule 1. You also may exchange all or a portion of the RCR Certificates for the related REMIC Certificates in the same manner. This process may occur repeatedly.

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

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

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

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

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

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

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

The Trust MBS

The following table contains certain information about the Trust MBS. The Trust 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 Trust MBS provides that principal and interest on the related Mortgage Loans are passed through monthly. The Mortgage Loans underlying the Trust MBS are conventional, fixed-rate, fully-amortizing mortgage loans secured by first mortgages or deeds of trust on single-family residential properties. These Mortgage Loans have original maturities of up to 30 years. See "The Mortgage Pools" and "Yield, Maturity, and Prepayment Considerations" in the MBS Prospectus.

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

Group 1 MBS

Aggregate Unpaid Principal Balance	\$191,143,632
MBS Pass-Through Rate	6.00%
Range of WACs (annual percentages)	6.25% to 8.50%
Range of WAMs	241 months to 360 months
Approximate Weighted Average WAM	350 months
Approximate Weighted Average WALA (weighted average loan age)	10 months

Group 2 MBS

Aggregate Unpaid Principal Balance	\$65,476,190
MBS Pass-Through Rate	6.00%
Range of WACs (annual percentages)	6.25% to 8.50%
Range of WAMs	241 months to 360 months
Approximate Weighted Average WAM	350 months
Approximate Weighted Average WALA	10 months

The Group 3 Underlying REMIC Certificates

Each of the Group 3 Underlying REMIC Certificates represents a beneficial ownership interest in the Underlying REMIC Trust. The assets of that trust evidence direct or indirect beneficial ownership interests in certain MBS having the general characteristics set forth in the MBS Prospectus. Distributions on the Group 3 Underlying REMIC Certificates will be passed through monthly, beginning in the month after we issue the Certificates. The general characteristics of the Group 3 Underlying REMIC Certificates are described in the Underlying Disclosure Document. See Exhibit A for additional information about the Group 3 Underlying REMIC Certificates.

Each MBS evidences beneficial ownership interests in a pool of conventional, fixed-rate, fully-amortizing mortgage loans secured by first mortgages or deeds of trust on single-family residential properties, as described under “The Mortgage Pools” and “Yield, Maturity, and Prepayment Considerations” in the MBS Prospectus.

For further information about the Group 3 Underlying REMIC Certificates, telephone us at 1-800-237-8627. There may have been material changes in facts and circumstances since the date we prepared the Underlying Disclosure Document. These may include changes in prepayment speeds, prevailing interest rates and other economic factors. As a result, the usefulness of the information set forth in that document may be limited.

Final Data Statement

After issuing the Certificates, we will prepare a Final Data Statement containing certain information, including the principal or notional principal balances of the Group 3 Underlying REMIC Certificates as of the Issue Date and, with respect to the Trust MBS, 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 Trust 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 Trust MBS as of the Issue Date. You may obtain the Final Data Statement by telephoning us at 1-800-237-8627. In addition, the Final Data Statement is available on our corporate Web site at www.fanniemae.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>
Group 1 Classes	
Fixed Rate	ZA and ZB
Floating Rate	FA
Inverse Floating Rate	SA and SB
Accrual	ZA and ZB
Interest Only	SB
RCR**	SC
Group 2 Classes	
Fixed Rate	ZC
Floating Rate	FB
Inverse Floating Rate	QA and QB
Accrual	ZC
Interest Only	QB
RCR**	QC

<u>Interest Type*</u>	<u>Classes</u>
Group 3 Classes	
Floating Rate	KF
Inverse Floating Rate	SK
Interest Only	SK
No Payment Residual	R and RL

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

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

General. We will pay interest on the Certificates at the applicable annual interest rates specified on the cover or described in this prospectus supplement. We calculate interest based on an assumed 360-day year consisting of twelve 30-day months. We pay interest monthly (except in the case of the Accrual Classes) 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 Classes) 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 Classes, see “—Accrual Classes” below.

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

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

<u>Classes</u>	<u>Interest Accrual Periods</u>
All Fixed Rate Classes (collectively, the “Delay Classes”)	Calendar month preceding the month in which the Distribution Date occurs
All Floating Rate and Inverse Floating Rate Classes	One-month period beginning on the 25th day of the month preceding the month in which the Distribution Date occurs

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

Accrual Classes. The ZA, ZB and ZC Classes are Accrual Classes. Interest will accrue on the Accrual Classes at the applicable annual rates specified on the cover of this prospectus supplement. However, we will not pay any interest on the Accrual Classes. Instead, interest accrued on the Accrual Classes will be added as principal to their respective principal balances on each Distribution Date. We will pay principal on the Accrual Classes as described under “—Distributions of Principal” below.

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

We use the notional principal balance of a Notional Class to determine interest payments on that Class. Although a Notional Class will not have a principal balance and will not be entitled to any principal payments, we will publish a class factor for that Class. References in this prospectus supplement to the principal balances of the Certificates generally shall refer also to the notional principal balances of the Notional Classes.

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

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

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

Calculation of LIBOR

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

If we are unable to calculate LIBOR on the initial Index Determination Date, LIBOR for the following Interest Accrual Period will be equal to 1.10%.

Distributions of Principal

Categories of Classes

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

<u>Principal Type*</u>	<u>Classes</u>
Group 1 Classes	
PAC	FA, SA and ZA
Support	ZB
Accretion Directed	FA and SA
Notional	SB
RCR**	SC
Group 2 Classes	
Sequential Pay	FB, QA and ZC
Accretion Directed	FB and QA
Notional	QB
RCR**	QC
Group 3 Classes	
Structured Collateral/Pass-Through	KF
Notional	SK
No Payment Residual	R and RL

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

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

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

- the principal then paid on the Group 3 Underlying REMIC Certificates (the “Group 3 Principal Distribution Amount”).

Group 1 Principal Distribution Amount

ZA Accrual Amount

On each Distribution Date, we will pay the ZA Accrual Amount, concurrently, as principal of the FA and SA Classes, pro rata (or 80% and 20%, respectively), until their principal balances are reduced to zero. Thereafter, we will pay the ZA Accrual Amount as principal of the ZA Class.

} Accretion
Directed
Classes and
Accrual
Class

ZB Accrual Amount and Group 1 Cash Flow Distribution Amount

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

- (i) to the Aggregate Group (described below), until the Aggregate Balance (described below) is reduced to its Planned Balance for that Distribution Date; } PAC
Group
- (ii) to the ZB Class, until its principal balance is reduced to zero; and } Support
Class
- (iii) to the Aggregate Group, without regard to its Planned Balance and until the Aggregate Balance is reduced to zero. } PAC
Group

The “Aggregate Group” consists of the FA, SA and ZA Classes. On each Distribution Date, we will apply payments of principal of the Aggregate Group as follows:

first, concurrently, to the FA and SA Classes, pro rata, until their principal balances are reduced to zero; and

second, to the ZA Class, until its principal balance is reduced to zero.

The “Aggregate Balance” is equal to the aggregate of the principal balances of the Classes included in the Aggregate Group. For determining principal payments on a Distribution Date, the Aggregate Balance will include any increase in the principal balance of the ZA Class on that date.

Group 2 Principal Distribution Amount

On each Distribution Date, we will pay the Group 2 Principal Distribution Amount as principal of the Group 2 Classes in the following priority:

- (i) concurrently, to the FB and QA Classes, pro rata (or 80% and 20%, respectively), until their principal balances are reduced to zero; and
- (ii) to the ZC Class, until its principal balance is reduced to zero.

} Sequential Pay
Classes

Group 3 Principal Distribution Amount

On each Distribution Date, we will pay the Group 3 Principal Distribution Amount as principal of the KF Class, until its principal balance is reduced to zero.

} Structured
Collateral /
Pass-Through
Class

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

Structuring Assumptions

Pricing Assumptions. Except where otherwise noted, the information in the tables in this prospectus supplement has been prepared based on the actual characteristics of each pool of Mortgage

Loans backing the Group 3 Underlying REMIC Certificates, the priority sequence affecting principal payments on the Group 3 Underlying REMIC Certificates and the following assumptions (such characteristics and assumptions, collectively, the “Pricing Assumptions”):

- the Mortgage Loans underlying the Trust 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 Trust MBS” in this prospectus supplement;
- the Mortgage Loans prepay at the constant percentages of PSA specified in the related tables;
- the settlement date for the sale of the Certificates is February 27, 2004; 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 is The Bond Market Association’s standard prepayment model (“PSA”). To assume a specified rate of PSA is to assume a specified rate of prepayment each month of the then-outstanding principal balance of a pool of new mortgage loans computed as described under “Description of Certificates—Prepayment Models” in the REMIC Prospectus.

It is highly unlikely that prepayments will occur at any *constant* PSA rate or at any other *constant* rate.

Structuring Range. The Principal Balance Schedule is found beginning on page B-1 of this prospectus supplement.

The Principal Balance Schedule for the Group listed below has been prepared on the basis of the Pricing Assumptions and the assumption that the related Mortgage Loans will prepay at a constant PSA rate within the Structuring Range set forth below.

<u>Principal Balance Schedule References</u>	<u>Related Group (1)</u>	<u>Structuring Range</u>
Planned Balances	Aggregate Group	Between 505% and 565% PSA

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

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

Initial Effective Range. The Effective Range for a Group is the range of prepayment rates (measured by *constant* PSA rates) which would reduce that Group to its scheduled balance on each Distribution Date. The Initial Effective Range shown in the table below is based upon the assumed characteristics of the related Mortgage Loans specified in the Pricing Assumptions.

<u>Group</u>	<u>Initial Effective Range</u>
Aggregate Group	Between 498% and 565% PSA

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

Yield Tables

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

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

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

We cannot assure you that

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

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

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

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

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

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

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

<u>Class</u>	<u>Price*</u>
SA	105.3125%
SB	11.5000%
QA	105.0000%
QB	11.6875%
SK	9.6720%
SC	127.3125%
QC	127.3750%

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

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

<u>LIBOR</u>	<u>PSA Prepayment Assumption</u>						
	<u>50%</u>	<u>250%</u>	<u>505%</u>	<u>535%</u>	<u>565%</u>	<u>850%</u>	<u>1070%</u>
0.10%	13.4%	12.7%	12.0%	12.0%	12.0%	11.2%	10.5%
1.10%	11.4%	10.8%	10.0%	10.0%	10.0%	9.2%	8.6%
3.10%	7.5%	6.9%	6.2%	6.2%	6.2%	5.4%	4.8%
5.10%	3.6%	3.0%	2.4%	2.4%	2.4%	1.7%	1.1%
7.15%	(0.4)%	(0.9)%	(1.4)%	(1.4)%	(1.4)%	(2.1)%	(2.6)%

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

<u>LIBOR</u>	<u>PSA Prepayment Assumption</u>						
	<u>50%</u>	<u>250%</u>	<u>505%</u>	<u>535%</u>	<u>565%</u>	<u>850%</u>	<u>1070%</u>
0.10%	63.8%	50.4%	33.2%	33.2%	33.2%	14.4%	(2.7)%
1.10%	53.3%	39.9%	22.7%	22.7%	22.7%	3.4%	(14.0)%
3.10%	32.9%	18.8%	1.7%	1.7%	1.7%	(19.0)%	(37.1)%
5.10%	12.6%	(3.5)%	(20.3)%	(20.3)%	(20.3)%	(43.3)%	(62.9)%
7.15%	*	*	*	*	*	*	*

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

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

LIBOR	PSA Prepayment Assumption				
	50%	250%	565%	850%	1150%
0.10%	13.5%	12.9%	11.8%	10.9%	9.9%
1.10%	11.5%	10.9%	9.9%	9.0%	8.1%
3.10%	7.6%	7.0%	6.1%	5.2%	4.3%
5.10%	3.6%	3.1%	2.3%	1.5%	0.7%
7.15%	(0.3)%	(0.8)%	(1.6)%	(2.3)%	(3.1)%

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

LIBOR	PSA Prepayment Assumption				
	50%	250%	565%	850%	1150%
0.10%	62.6%	49.3%	25.7%	1.6%	(25.5)%
1.10%	52.3%	39.0%	14.8%	(9.8)%	(37.2)%
3.10%	32.3%	18.4%	(7.7)%	(33.8)%	(61.8)%
5.10%	12.4%	(3.5)%	(33.4)%	(62.0)%	(91.0)%
7.15%	*	*	*	*	*

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

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

LIBOR	PSA Prepayment Assumption				
	50%	200%	425%	650%	850%
0.10%	75.6%	65.5%	49.1%	30.9%	13.1%
1.10%	62.9%	52.8%	36.4%	18.0%	0.0%
3.10%	38.1%	28.1%	11.3%	(8.1)%	(27.0)%
5.10%	13.4%	3.1%	(15.5)%	(37.2)%	(57.7)%
7.10%	*	*	*	*	*

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

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

LIBOR	PSA Prepayment Assumption						
	50%	250%	505%	535%	565%	850%	1070%
0.10%	21.9%	19.0%	15.7%	15.7%	15.7%	12.1%	9.2%
1.10%	18.5%	15.6%	12.4%	12.4%	12.4%	8.9%	5.9%
3.10%	11.8%	8.9%	5.8%	5.8%	5.8%	2.4%	(0.5)%
5.10%	5.1%	2.3%	(0.6)%	(0.6)%	(0.6)%	(4.0)%	(6.8)%
7.15%	(1.9)%	(4.4)%	(7.1)%	(7.1)%	(7.1)%	(10.5)%	(13.1)%

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

LIBOR	PSA Prepayment Assumption				
	50%	250%	565%	850%	1150%
0.10%	21.9%	19.0%	14.4%	10.1%	5.6%
1.10%	18.5%	15.7%	11.0%	6.9%	2.4%
3.10%	11.8%	9.0%	4.5%	0.4%	(3.9)%
5.10%	5.1%	2.4%	(2.0)%	(6.0)%	(10.1)%
7.15%	(1.9)%	(4.4)%	(8.6)%	(12.4)%	(16.3)%

Weighted Average Lives of the Certificates

The weighted average life of a Certificate is determined by

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

For a description of the factors which may influence the weighted average life of a Certificate, see “Description of Certificates—Weighted Average Life and Final Distribution Date” in the REMIC Prospectus.

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

- the timing of changes in the rate of principal payments,
- the priority sequences of payments of principal of the Group 1 and Group 2 Classes,
- in the case of the Group 1 Classes, the payment of principal of certain Classes in accordance with the Principal Balance Schedule; and
- in the case of the Group 3 Classes, the priority sequence affecting principal payments on the Group 3 Underlying REMIC Certificates.

See “—Distributions of Principal” above and “Description of the Certificates—Distributions of Principal” in the Underlying Disclosure Document.

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 those 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	8.50%
Group 2 MBS	360 months	360 months	8.50%
Group 3 Underlying REMIC Certificates	240 months	229 months	8.00%

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	FA, SA, SB† and SC Classes							ZA Class							ZB Class						
	PSA Prepayment Assumption							PSA Prepayment Assumption							PSA Prepayment Assumption						
	0%	250%	505%	535%	565%	850%	1070%	0%	250%	505%	535%	565%	850%	1070%	0%	250%	505%	535%	565%	850%	1070%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
February 2005	99	90	81	81	81	74	67	106	106	106	106	106	106	106	106	106	100	79	58	0	0
February 2006	98	75	56	56	56	39	26	113	113	113	113	113	113	113	113	113	100	57	14	0	0
February 2007	96	62	37	37	37	18	9	120	120	120	120	120	120	120	120	120	100	49	0	0	0
February 2008	95	50	24	24	24	9	3	127	127	127	127	127	127	127	127	127	95	46	0	0	0
February 2009	93	41	15	15	15	4	1	135	135	135	135	135	135	135	135	135	82	39	0	0	0
February 2010	92	32	10	10	10	2	*	143	143	143	143	143	143	143	143	143	68	32	0	0	0
February 2011	90	25	6	6	6	1	0	152	152	152	152	152	152	152	152	152	54	25	0	0	0
February 2012	88	19	4	4	4	*	0	161	161	161	161	161	161	20	161	161	41	19	0	0	0
February 2013	86	14	2	2	2	0	0	171	171	171	171	171	93	7	171	171	31	14	0	0	0
February 2014	84	9	1	1	1	0	0	182	182	182	182	182	44	2	182	182	23	10	0	0	0
February 2015	81	6	1	1	1	0	0	193	193	193	193	193	21	1	193	193	17	7	0	0	0
February 2016	79	2	*	*	*	0	0	205	205	205	205	205	10	*	205	205	12	5	0	0	0
February 2017	76	0	0	0	0	0	0	218	190	190	190	189	5	*	218	205	9	4	0	0	0
February 2018	73	0	0	0	0	0	0	231	121	121	121	121	2	*	231	169	6	3	0	0	0
February 2019	69	0	0	0	0	0	0	245	77	77	77	77	1	*	245	139	4	2	0	0	0
February 2020	66	0	0	0	0	0	0	261	48	48	48	48	*	*	261	114	3	1	0	0	0
February 2021	62	0	0	0	0	0	0	277	30	30	30	30	*	*	277	92	2	1	0	0	0
February 2022	58	0	0	0	0	0	0	294	19	19	19	19	*	*	294	74	1	1	0	0	0
February 2023	53	0	0	0	0	0	0	312	12	12	12	12	*	*	312	59	1	*	0	0	0
February 2024	48	0	0	0	0	0	0	331	7	7	7	7	*	*	331	47	1	*	0	0	0
February 2025	43	0	0	0	0	0	0	351	4	4	4	4	*	*	351	37	*	*	0	0	0
February 2026	37	0	0	0	0	0	0	373	3	3	3	3	*	*	373	28	*	*	0	0	0
February 2027	30	0	0	0	0	0	0	396	1	1	1	2	*	*	396	21	*	*	0	0	0
February 2028	24	0	0	0	0	0	0	421	1	1	1	1	*	0	421	16	*	*	0	0	0
February 2029	16	0	0	0	0	0	0	446	*	*	*	*	*	0	446	11	*	*	0	0	0
February 2030	8	0	0	0	0	0	0	474	*	*	*	*	*	0	474	7	*	*	0	0	0
February 2031	0	0	0	0	0	0	0	247	*	*	*	*	*	0	503	4	*	*	0	0	0
February 2032	0	0	0	0	0	0	0	0	0	0	0	*	*	0	358	2	*	*	0	0	0
February 2033	0	0	0	0	0	0	0	0	0	0	0	*	0	0	187	*	*	*	0	0	0
February 2034	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)**	18.0	4.8	2.9	2.9	2.9	2.0	1.6	27.0	15.0	15.0	15.0	14.9	9.6	7.1	28.6	17.3	8.1	4.5	1.2	0.3	0.2

Date	FB, QA, QB† and QC Classes					ZC Class					KF and SK† Classes				
	PSA Prepayment Assumption					PSA Prepayment Assumption					PSA Prepayment Assumption				
	0%	250%	565%	850%	1150%	0%	250%	565%	850%	1150%	0%	200%	425%	650%	850%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
February 2005	99	90	79	69	59	106	106	106	106	106	98	89	81	72	65
February 2006	98	75	52	33	17	113	113	113	113	113	95	76	58	42	30
February 2007	96	62	31	13	1	120	120	120	120	120	92	64	41	23	12
February 2008	95	51	18	3	0	127	127	127	127	44	89	53	28	12	3
February 2009	94	41	9	0	0	135	135	135	91	14	86	44	19	5	0
February 2010	92	33	3	0	0	143	143	143	44	4	82	36	12	1	0
February 2011	90	26	0	0	0	152	152	139	21	1	78	30	7	0	0
February 2012	88	20	0	0	0	161	161	90	10	*	74	24	4	0	0
February 2013	86	15	0	0	0	171	171	58	5	*	69	19	1	0	0
February 2014	84	10	0	0	0	182	182	38	2	*	64	14	0	0	0
February 2015	82	6	0	0	0	193	193	24	1	*	59	11	0	0	0
February 2016	79	3	0	0	0	205	205	15	1	*	53	8	0	0	0
February 2017	76	*	0	0	0	218	218	10	*	*	47	5	0	0	0
February 2018	73	0	0	0	0	231	182	6	*	*	40	3	0	0	0
February 2019	70	0	0	0	0	245	149	4	*	*	33	1	0	0	0
February 2020	67	0	0	0	0	261	121	3	*	*	25	0	0	0	0
February 2021	63	0	0	0	0	277	98	2	*	*	16	0	0	0	0
February 2022	59	0	0	0	0	294	78	1	*	*	7	0	0	0	0
February 2023	54	0	0	0	0	312	62	1	*	0	0	0	0	0	0
February 2024	49	0	0	0	0	331	49	*	*	0	0	0	0	0	0
February 2025	44	0	0	0	0	351	38	*	*	0	0	0	0	0	0
February 2026	38	0	0	0	0	373	30	*	*	0	0	0	0	0	0
February 2027	32	0	0	0	0	396	22	*	*	0	0	0	0	0	0
February 2028	25	0	0	0	0	421	16	*	*	0	0	0	0	0	0
February 2029	18	0	0	0	0	446	12	*	*	0	0	0	0	0	0
February 2030	10	0	0	0	0	474	8	*	*	0	0	0	0	0	0
February 2031	2	0	0	0	0	503	5	*	*	0	0	0	0	0	0
February 2032	0	0	0	0	0	372	2	*	0	0	0	0	0	0	0
February 2033	0	0	0	0	0	194	*	*	0	0	0	0	0	0	0
February 2034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	18.2	4.9	2.5	1.7	1.3	28.7	17.5	9.1	5.9	4.0	11.6	5.3	3.0	2.1	1.6

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

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

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

Characteristics of the R and RL Classes

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

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

Treasury Department regulations (the “Regulations”) provide that a transfer of a “noneconomic residual interest” will be disregarded for all federal tax purposes unless no significant purpose of the transfer is to impede the assessment or collection of tax. The R and RL Classes will constitute noneconomic residual interests under the Regulations. Having a significant purpose to impede the assessment or collection of tax means that the transferor of a Residual Certificate knew or should have known that the transferee would be unwilling or unable to pay taxes due on its share of the taxable income of the REMIC trust (that is, the transferor had “improper knowledge”).

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

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

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

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

CERTAIN ADDITIONAL FEDERAL INCOME TAX CONSEQUENCES

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

REMIC Elections and Special Tax Attributes

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

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

Taxation of Beneficial Owners of Regular Certificates

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

quences—*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>Group</u>	<u>Prepayment Assumption</u>
1	535% PSA
2	565% PSA
3	425% PSA

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 any 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 5.82% (which is 120% of the “federal long-term rate”). 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.

The Treasury Department recently issued proposed regulations providing that, to clearly reflect income, an inducement fee paid to a transferee of a noneconomic residual interest in a REMIC must be included in income over a period that is reasonably related to the period during which the applicable REMIC is expected to generate taxable income or net loss allocable to the transferee. The proposed regulations set forth two safe harbor methods under which a taxpayer’s accounting for the inducement fee will be considered to clearly reflect income for these purposes. The proposed regulations also provide that an inducement fee shall be treated as income from sources within the United States. If finalized as proposed, the regulations would be effective for taxable years ending on or after the publication of the final regulations in the Federal Register. The proposed regulations contain additional details regarding their application and you should consult your own tax advisor regarding the application of the proposed regulations.

Taxation of Beneficial Owners of RCR Certificates

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

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

Combination RCR Classes. A beneficial owner of a Combination RCR Certificate will be treated as the beneficial owner of a proportionate interest in the REMIC Certificates underlying that Combination RCR Certificate. Except in the case of a beneficial owner that acquires a Combination RCR Certificate in an exchange described under “—*Exchanges*” below, a beneficial owner of a

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

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

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 own 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 Citigroup Global Markets Inc. (the “Dealer”) in exchange for the Trust MBS and the Group 3 Underlying REMIC Certificates. The Dealer proposes to offer the Certificates directly to the public from time to time in negotiated transactions at varying prices to be determined at the time of sale. The Dealer may effect these transactions to or through other dealers.

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

LEGAL MATTERS

Sidley Austin Brown & Wood LLP will provide legal representation for Fannie Mae. Cleary, Gottlieb, Steen & Hamilton will provide legal representation for the Dealer.

Group 3 Underlying REMIC Certificates

Underlying REMIC Trust	Class	Date of Issue	CUSIP Number	Interest Rate	Interest Type (1)	Final Distribution Date	Principal Type (1)	Original Principal Balance of Class	February 2004 Class Factor	Principal or Notional Balance in the Lower Tranche REMIC	Approximate Weighted Average WAC (in months)	Approximate Weighted Average WALA (in months)	Underlying Security Type
2003-030	ID	March 2003	31393AYZ4	5.5%	FIX/IO	January 2023	NTL	\$ 49,955,563	0.77982394	\$38,956,544	5.937%	12	MBS
2003-030	BD	March 2003	31393AZA8	4.0	FIX	January 2023	SEQ	183,170,398	0.77982394	61,217,426	5.937	12	MBS

(1) See “Description of the Certificates—Definitions and Abbreviations” in the REMIC Prospectus.

Available Recombinations (1)

REMIC Certificates		RCR Certificates						
Classes	Original Principal or Notional Principal Balances	RCR Classes	Original Principal Balance	Interest Rate	Interest Type (2)	Principal Type (2)	CUSIP Number	Final Distribution Date
Recombination 1								
SA	\$36,332,230	SC	\$36,332,230	(3)	INV	PAC/AD	31393XDD6	February 2034
SB	72,664,460(4)							
Recombination 2								
QA	12,500,000	QC	12,500,000	(3)	INV	SEQ/AD	31393XDE4	June 2031
QB	25,000,000(4)							
(1) REMIC Certificates and RCR Certificates in any recombination may be exchanged only in the proportions shown in this Schedule 1 above.								
(2) See “Description of Certificates—Class Definitions and Abbreviations” in the REMIC Prospectus and “Description of the Certificates—Distributions of Interest” and “—Distributions of Principal” in this prospectus supplement.								
(3) For a description of these interest rates, see “Description of the Certificates — Distributions of Interest” in this prospectus supplement.								
(4) Notional principal balance.								

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

(2) See "Description of Certificates—Class Definitions and Abbreviations" in the REMIC Prospectus and "Description of the Certificates—Distributions of Interest" and "—Distributions of Principal" in this prospectus supplement.

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

(4) Notional principal balance.

Principal Balance Schedule

Aggregate Group Planned Balances

<u>Distribution Date</u>	<u>Planned Balance</u>	<u>Distribution Date</u>	<u>Planned Balance</u>	<u>Distribution Date</u>	<u>Planned Balance</u>
Initial Balance	\$182,115,061.00	May 2008	\$ 39,677,518.27	August 2012	\$ 6,296,535.09
March 2004	180,067,718.34	June 2008	38,280,913.11	September 2012	6,071,414.81
April 2004	177,863,104.47	July 2008	36,933,133.03	October 2012	5,854,260.85
May 2004	175,505,212.43	August 2008	35,632,480.33	November 2012	5,644,793.54
June 2004	172,998,457.76	September 2008	34,377,316.08	December 2012	5,442,742.97
July 2004	170,347,667.05	October 2008	33,166,058.08	January 2013	5,247,848.64
August 2004	167,558,064.49	November 2008	31,997,178.97	February 2013	5,059,859.14
September 2004	164,635,256.52	December 2008	30,869,204.23	March 2013	4,878,531.84
October 2004	161,585,214.63	January 2009	29,780,710.45	April 2013	4,703,632.59
November 2004	158,414,256.31	February 2009	28,730,323.54	May 2013	4,534,935.39
December 2004	155,129,024.24	March 2009	27,716,716.96	June 2013	4,372,222.16
January 2005	151,736,463.91	April 2009	26,738,610.20	July 2013	4,215,282.45
February 2005	148,243,799.54	May 2009	25,794,767.09	August 2013	4,063,913.11
March 2005	144,658,508.65	June 2009	24,883,994.32	September 2013	3,917,918.15
April 2005	140,988,295.19	July 2009	24,005,139.98	October 2013	3,777,108.38
May 2005	137,241,061.49	August 2009	23,157,092.02	November 2013	3,641,301.26
June 2005	133,424,879.22	September 2009	22,338,777.02	December 2013	3,510,320.61
July 2005	129,547,959.20	October 2009	21,549,158.73	January 2014	3,383,996.44
August 2005	125,618,620.55	November 2009	20,787,236.88	February 2014	3,262,164.65
September 2005	121,645,259.27	December 2009	20,052,045.89	March 2014	3,144,666.95
October 2005	117,636,316.24	January 2010	19,342,653.70	April 2014	3,031,350.56
November 2005	113,749,500.31	February 2010	18,658,160.53	May 2014	2,922,068.01
December 2005	109,981,111.34	March 2010	17,997,697.91	June 2014	2,816,677.04
January 2006	106,327,560.86	April 2010	17,360,427.43	July 2014	2,715,040.39
February 2006	102,785,368.62	May 2010	16,745,539.84	August 2014	2,617,025.54
March 2006	99,351,159.41	June 2010	16,152,253.98	September 2014	2,522,504.66
April 2006	96,021,659.86	July 2010	15,579,815.77	October 2014	2,431,354.39
May 2006	92,793,695.37	August 2010	15,027,497.37	November 2014	2,343,455.68
June 2006	89,664,187.19	September 2010	14,494,596.22	December 2014	2,258,693.69
July 2006	86,630,149.50	October 2010	13,980,434.13	January 2015	2,176,957.54
August 2006	83,688,686.62	November 2010	13,484,356.48	February 2015	2,098,140.32
September 2006	80,836,990.27	December 2010	13,005,731.44	March 2015	2,022,138.79
October 2006	78,072,337.06	January 2011	12,543,949.09	April 2015	1,948,853.39
November 2006	75,392,085.73	February 2011	12,098,420.73	May 2015	1,878,188.02
December 2006	72,793,674.90	March 2011	11,668,578.13	June 2015	1,810,049.98
January 2007	70,274,620.50	April 2011	11,253,872.82	July 2015	1,744,349.79
February 2007	67,832,513.51	May 2011	10,853,775.38	August 2015	1,681,001.15
March 2007	65,465,017.70	June 2011	10,467,774.86	September 2015	1,619,920.77
April 2007	63,169,867.46	July 2011	10,095,378.02	October 2015	1,561,028.29
May 2007	60,953,131.68	August 2011	9,736,108.83	November 2015	1,504,246.19
June 2007	58,813,705.65	September 2011	9,389,507.78	December 2015	1,449,499.62
July 2007	56,748,906.46	October 2011	9,055,131.37	January 2016	1,396,716.42
August 2007	54,756,143.84	November 2011	8,732,551.57	February 2016	1,345,826.94
September 2007	52,832,917.17	December 2011	8,421,355.21	March 2016	1,296,764.02
October 2007	50,976,812.22	January 2012	8,121,143.54	April 2016	1,249,462.79
November 2007	49,185,498.28	February 2012	7,831,531.66	May 2016	1,203,860.70
December 2007	47,456,725.21	March 2012	7,552,148.12	June 2016	1,159,897.42
January 2008	45,788,320.71	April 2012	7,282,634.39	July 2016	1,117,514.74
February 2008	44,178,187.57	May 2012	7,022,644.41	August 2016	1,076,656.48
March 2008	42,624,301.24	June 2012	6,771,844.22	September 2016	1,037,268.42
April 2008	41,124,707.11	July 2012	6,529,911.47	October 2016	999,298.30

Aggregate Group (Continued)

<u>Distribution Date</u>	<u>Planned Balance</u>	<u>Distribution Date</u>	<u>Planned Balance</u>	<u>Distribution Date</u>	<u>Planned Balance</u>
November 2016	\$ 962,695.67	April 2021	\$ 127,686.45	September 2025	\$ 14,571.26
December 2016	927,411.87	May 2021	122,785.09	October 2025	13,948.06
January 2017	893,399.97	June 2021	118,066.05	November 2025	13,349.45
February 2017	860,614.63	July 2021	113,522.72	December 2025	12,774.50
March 2017	829,012.19	August 2021	109,148.70	January 2026	12,222.28
April 2017	798,550.50	September 2021	104,937.77	February 2026	11,691.97
May 2017	769,188.88	October 2021	100,883.99	March 2026	11,182.71
June 2017	740,888.14	November 2021	96,981.65	April 2026	10,693.71
July 2017	713,610.39	December 2021	93,225.19	May 2026	10,224.18
August 2017	687,319.14	January 2022	89,609.26	June 2026	9,773.40
September 2017	661,979.18	February 2022	86,128.75	July 2026	9,340.64
October 2017	637,556.54	March 2022	82,778.68	August 2026	8,925.20
November 2017	614,018.46	April 2022	79,554.27	September 2026	8,526.45
December 2017	591,333.31	May 2022	76,450.91	October 2026	8,143.71
January 2018	569,470.61	June 2022	73,464.17	November 2026	7,776.40
February 2018	548,400.94	July 2022	70,589.77	December 2026	7,423.92
March 2018	528,095.90	August 2022	67,823.58	January 2027	7,085.68
April 2018	508,528.15	September 2022	65,161.62	February 2027	6,761.13
May 2018	489,671.29	October 2022	62,600.08	March 2027	6,449.78
June 2018	471,499.85	November 2022	60,135.24	April 2027	6,151.07
July 2018	453,989.29	December 2022	57,763.53	May 2027	5,864.54
August 2018	437,115.90	January 2023	55,481.55	June 2027	5,589.73
September 2018	420,856.82	February 2023	53,285.95	July 2027	5,326.16
October 2018	405,190.02	March 2023	51,173.57	August 2027	5,073.40
November 2018	390,094.24	April 2023	49,141.31	September 2027	4,831.05
December 2018	375,548.99	May 2023	47,186.26	October 2027	4,598.67
January 2019	361,534.49	June 2023	45,305.53	November 2027	4,375.88
February 2019	348,031.66	July 2023	43,496.36	December 2027	4,162.33
March 2019	335,022.10	August 2023	41,756.14	January 2028	3,957.65
April 2019	322,488.10	September 2023	40,082.27	February 2028	3,761.49
May 2019	310,412.51	October 2023	38,472.31	March 2028	3,573.49
June 2019	298,778.85	November 2023	36,923.89	April 2028	3,393.37
July 2019	287,571.17	December 2023	35,434.70	May 2028	3,220.81
August 2019	276,774.16	January 2024	34,002.58	June 2028	3,055.48
September 2019	266,373.00	February 2024	32,625.38	July 2028	2,897.13
October 2019	256,353.41	March 2024	31,301.06	August 2028	2,745.46
November 2019	246,701.62	April 2024	30,027.66	September 2028	2,600.22
December 2019	237,404.38	May 2024	28,803.26	October 2028	2,461.17
January 2020	228,448.86	June 2024	27,626.04	November 2028	2,328.05
February 2020	219,822.75	July 2024	26,494.24	December 2028	2,200.60
March 2020	211,514.09	August 2024	25,406.17	January 2029	2,078.61
April 2020	203,511.44	September 2024	24,360.18	February 2029	1,961.88
May 2020	195,803.71	October 2024	23,354.70	March 2029	1,850.18
June 2020	188,380.23	November 2024	22,388.21	April 2029	1,743.33
July 2020	181,230.71	December 2024	21,459.27	May 2029	1,641.11
August 2020	174,345.20	January 2025	20,566.42	June 2029	1,543.36
September 2020	167,714.16	February 2025	19,708.34	July 2029	1,449.89
October 2020	161,328.35	March 2025	18,883.72	August 2029	1,360.51
November 2020	155,178.85	April 2025	18,091.30	September 2029	1,275.06
December 2020	149,257.10	May 2025	17,329.86	October 2029	1,193.38
January 2021	143,554.83	June 2025	16,598.25	November 2029	1,115.34
February 2021	138,064.04	July 2025	15,895.32	December 2029	1,040.79
March 2021	132,777.06	August 2025	15,220.00	January 2030	969.54

Aggregate Group (Continued)

<u>Distribution Date</u>		<u>Planned Balance</u>	<u>Distribution Date</u>		<u>Planned Balance</u>	<u>Distribution Date</u>		<u>Planned Balance</u>
February 2030	\$	901.53	October 2030	\$	457.75	June 2031	\$	155.35
March 2030		836.57	November 2030		413.20	July 2031		125.30
April 2030		774.54	December 2030		370.73	August 2031		96.73
May 2030		715.34	January 2031		330.27	September 2031		69.58
June 2030		658.83	February 2031		291.76	October 2031		43.80
July 2030		604.94	March 2031		255.08	November 2031		19.30
August 2030		553.53	April 2031		220.17	December 2031 and thereafter		0.00
September 2030		504.49	May 2031		186.95			

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.

\$317,837,248



Guaranteed REMIC Pass-Through Certificates

Fannie Mae REMIC Trust 2004-10

TABLE OF CONTENTS

	<u>Page</u>
Table of Contents	S- 2
Available Information	S- 3
Reference Sheet	S- 4
Additional Risk Factors	S- 7
Description of the Certificates	S- 8
Certain Additional Federal Income Tax Consequences	S-24
Plan of Distribution	S-26
Legal Matters	S-26
Exhibit A	A- 1
Schedule 1	A- 2
Principal Balance Schedule	B- 1

Citigroup

**Prospectus Supplement
January 22, 2004**