

**\$492,957,745**



## Guaranteed REMIC Pass-Through Certificates Fannie Mae REMIC Trust 2004-23

### 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.

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

<i>Class</i>	<i>Group</i>	<i>Original Class Balance</i>	<i>Principal Type</i>	<i>Interest Rate</i>	<i>Interest Type</i>	<i>CUSIP Number</i>	<i>Final Distribution Date</i>
QA .....	1	\$177,914,096	PAC	4.75%	FIX	31393XJC2	April 2034
IO .....	1	24,261,013 (1)	NTL	5.50	FIX / IO	31393XJD0	April 2034
FG (2) ...	1	34,529,662	SUP / AD	(3)	FLT	31393XJE8	August 2023
SG (2) ...	1	12,556,242	SUP / AD	(3)	INV	31393XJF5	August 2023
ZB (2) ...	1	25,000,000	SUP	5.50	FIX / Z	31393XJG3	April 2034
AM .....	2	150,000,000	SEQ	4.05	FIX	31393XJH1	February 2030
F .....	2	22,500,000	SEQ	(3)	FLT	31393XJJ7	February 2030
S .....	2	22,500,000 (1)	NTL	(3)	INV / IO	31393XJK4	February 2030
VA (2) ..	2	7,269,500	SEQ / AD	4.50	FIX	31393XJL2	January 2010
VB (2) ..	2	38,188,245	SEQ / AD	4.50	FIX	31393XJM0	May 2027
Z (2) ....	2	25,000,000	SEQ	4.50	FIX / Z	31393XJN8	April 2034
R .....		0	NPR	0	NPR	31393XJP3	April 2034
RL .....		0	NPR	0	NPR	31393XJQ1	April 2034

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

(2) Exchangeable classes.

(3) Based on LIBOR.

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 C and B 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 March 30, 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.



March 2, 2004

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## AVAILABLE INFORMATION

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

- our Prospectus for Fannie Mae Guaranteed REMIC Pass-Through Certificates dated May 1, 2002 (the “REMIC Prospectus”);
- our Prospectus for Fannie Mae Guaranteed Mortgage Pass-Through Certificates (Single-Family Residential Mortgage Loans) dated April 1, 2003 (the “MBS Prospectus”); and
- any Annual Reports on Form 10-K, Quarterly Reports on Form 10-Q and Current Reports on Form 8-K that we file with the SEC during the period specified in the final paragraph of this page.

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

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

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

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

Deutsche Bank Securities Inc.  
Syndicate Operations  
Prospectus Department  
31 West 52nd Street  
New York, New York 10019  
(telephone 212-469-5000).

In the first quarter of 2003, we began filing periodic reports with the SEC under the Securities Exchange Act of 1934. These filings include 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](http://www.sec.gov). You may also read and copy any document we file with the SEC by visiting the SEC’s Public Reference Room at 450 Fifth Street, NW, Washington, D.C. 20549. Please call the SEC at 1-800-SEC-0330 for further information about the operation of the Public Reference Room. We are providing the address of the SEC’s Web site solely for the information of prospective investors. We do not intend its Web 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

### Assumed Characteristics of the Mortgage Loans Underlying the MBS (as of March 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	\$250,000,000	360	355	4	5.965%
Group 2 MBS	\$242,957,745	360	353	5	5.000%

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

### Class Factors

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

### Settlement Date

We expect to issue the certificates on March 30, 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 and DTC, as applicable, which will electronically track ownership of the certificates and payments on them. We will issue physical certificates in registered, certificated form.

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

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

### Exchanging Certificates Through Combination and Recombination

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

principal and interest of the certificates exchanged to pay principal and interest on the related RCR certificates. Schedule 1 lists the available combinations of the certificates eligible for exchange and the related RCR certificates.

## Interest Rates

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

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

<u>Class</u>	<u>Initial Interest Rate</u>	<u>Maximum Interest Rate</u>	<u>Minimum Interest Rate</u>	<u>Formula for Calculation of Interest Rate (1)</u>
FG .....	1.75000%	7.50000%	0.65%	LIBOR + 65 basis points
SG .....	15.81249%	18.83749%	0.00%	$18.83749\% - (2.74999972 \times \text{LIBOR})$
F .....	1.40000%	7.50000%	0.30%	LIBOR + 30 basis points
S .....	6.10000%	7.20000%	0.00%	$7.2\% - \text{LIBOR}$

(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>	
IO .....	13.6363636364% of the QA Class
S .....	100% of the F Class

## Distributions of Principal

### *Group 1 Principal Distribution Amount*

#### *ZB Accrual Amount*

To the FG and SG Classes, pro rata, to zero, and thereafter to the ZB Class.

#### *Group 1 Cash Flow Distribution Amount*

1. To the QA Class to its Planned Balance.
2. To the FG and SG Classes, pro rata, to zero.
3. To the ZB Class to zero.
4. To the QA Class to zero.

### *Group 2 Principal Distribution Amount*

#### *Z Accrual Amount*

To the VA and VB Classes, in that order, to zero, and thereafter to the Z Class.

*Group 2 Cash Flow Distribution Amount*

1. To the AM and F Classes, pro rata, to zero.
2. To the VA, VB and Z Classes, in that order, to zero.

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

<u>Group 1 Classes</u>	<u>PSA Prepayment Assumption</u>				
	<u>0%</u>	<u>125%</u>	<u>269%</u>	<u>300%</u>	<u>550%</u>
QA and IO .....	17.4	6.5	6.5	6.5	4.1
FG and SG .....	11.3	9.2	1.9	1.7	1.0
ZB .....	28.2	20.6	8.0	4.3	1.9
C .....	28.2	18.1	4.4	2.8	1.3

  

<u>Group 2 Classes</u>	<u>PSA Prepayment Assumption</u>				
	<u>0%</u>	<u>100%</u>	<u>180%</u>	<u>350%</u>	<u>500%</u>
AM, F and S .....	16.6	6.6	4.4	2.7	2.1
VA .....	3.0	3.0	3.0	3.0	2.8
VB .....	15.5	13.6	10.7	6.9	5.1
Z .....	28.0	22.3	18.2	11.9	8.8
B .....	28.0	20.8	15.7	9.5	6.8

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

## ADDITIONAL RISK FACTORS

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

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

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

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

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

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

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

tion, slight differences between the assumed mortgage loan characteristics and the actual mortgage loans could affect the weighted average lives of the classes of certificates.

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

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

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

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

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

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



similar investments that have a developed 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 March 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 “MBS”).

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



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

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

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

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

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

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

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

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

*Authorized Denominations.* We will issue the Certificates 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.

## **Combination and Recombination**

*General.* You are permitted to exchange all or a portion of the FG, SG, ZB, VA, VB and Z 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 of these Classes, will depend upon any related distributions of principal, as well as any exchanges that occur. REMIC Certificates and RCR Certificates in any combination may be exchanged only in the proportions shown on Schedule 1.

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

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

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

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

- At the time of the proposed exchange, a Certificateholder must own Certificates of the related Class or Classes in the proportions necessary to make the desired exchange.
- A Certificateholder that does not own the Certificates may be unable to obtain the necessary REMIC Certificates or RCR Certificates.
- The Certificateholder of needed Certificates may refuse to sell them at a reasonable price (or any price) or may be unable to sell them.

- Certain Certificates may have been purchased and placed into other financial structures and thus be unavailable.
- Principal distributions will decrease the amounts available for exchange over time.
- Only the combinations listed on Schedule 1 are permitted.

## The MBS

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

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

### Group 1 MBS

Aggregate Unpaid Principal Balance .....	\$250,000,000
MBS Pass-Through Rate .....	5.50%
Range of WACs (annual percentages) .....	5.75% to 8.00%
Range of WAMs .....	241 months to 360 months
Approximate Weighted Average WAM.....	355 months
Approximate Weighted Average WALA (weighted average loan age) .....	4 months

### Group 2 MBS

Aggregate Unpaid Principal Balance .....	\$242,957,745
MBS Pass-Through Rate .....	4.50%
Range of WACs (annual percentages) .....	4.75% to 7.00%
Range of WAMs .....	241 months to 360 months
Approximate Weighted Average WAM.....	353 months
Approximate Weighted Average WALA.....	5 months

## Final Data Statement

After issuing the Certificates, we will prepare a Final Data Statement containing certain information, including the Pool number, the current WAC (or original WAC, if the current WAC is not available) and the current WAM (or Adjusted WAM, if the current WAM is not available) of the Mortgage Loans underlying each of the MBS as of the Issue Date. The Final Data Statement also will include the weighted averages of all the current or original WACs and the weighted averages of all the current or Adjusted WAMs, based on the current unpaid principal balances of the Mortgage Loans underlying each of the MBS as of the Issue Date. You may obtain the Final Data Statement by telephoning us at 1-800-237-8627. In addition, the Final Data Statement is available on our corporate Web site at [www.fanniemae.com](http://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>
<b>Group 1 Classes</b>	
Fixed Rate	QA, IO and ZB
Floating Rate	FG
Inverse Floating Rate	SG
Interest Only	IO
Accrual	ZB
RCR**	C
<b>Group 2 Classes</b>	
Fixed Rate	AM, VA, VB and Z
Floating Rate	F
Inverse Floating Rate	S
Accrual	Z
Interest Only	S
RCR**	B
<b>No Payment Residual</b>	R and RL

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

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

*General.* We will pay interest on the Certificates at the applicable annual interest rates specified on the cover or described in this prospectus supplement. We calculate interest based on an assumed 360-day year consisting of twelve 30-day months. We pay interest monthly (except in the case of the Accrual 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 and the FG and SG Classes (collectively, the “Delay Classes”)	Calendar month preceding the month in which the Distribution Date occurs
F and S 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 ZB and Z Classes are Accrual Classes. Interest will accrue on the Accrual Classes at the 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 the Notional Classes will not have principal balances and will not be entitled to any principal payments, we will publish class factors for these Classes. 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—Index 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>
<b>Group 1 Classes</b>	
PAC	QA
Support	FG, SG and ZB
Accretion Directed	FG and SG
Notional	IO
RCR**	C

<u>Principal Type*</u>	<u>Classes</u>
<b>Group 2 Classes</b>	
Sequential Pay	AM, F, VA, VB and Z
Accretion Directed	VA and VB
Notional	S
RCR**	B
<b>No Payment Residual</b>	R and RL

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

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

### *Principal Distribution Amount*

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

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

### *Group 1 Principal Distribution Amount*

#### *ZB Accrual Amount*

On each Distribution Date, we will pay the ZB Accrual Amount, concurrently, as principal of the FG and SG Classes, pro rata (or 73.3333313511% and 26.6666686489%, respectively), until their principal balances are reduced to zero. Thereafter, we will pay the ZB Accrual Amount as principal of the ZB Class. } Accretion  
Directed  
Classes  
and  
Accrual  
Class

#### *Group 1 Cash Flow Distribution Amount*

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

- (i) to the QA Class, until its principal balance is reduced to its Planned Balance for that Distribution Date; } PAC  
Class
- (ii) to the FG and SG Classes, pro rata, until their principal balances are reduced to zero; } Support  
Classes
- (iii) to the ZB Class until its principal balance is reduced to zero; and
- (iv) to the QA Class, without regard to its Planned Balance and until its principal balance is reduced to zero. } PAC  
Class



### *Group 2 Principal Distribution Amount*

#### *Z Accrual Amount*

On each Distribution Date, we will pay the Z Accrual Amount, sequentially, as principal of the VA and VB Classes, in that order, until their principal balances are reduced to zero. Thereafter, we will pay the Z Accrual Amount as principal of the Z Class. } Accretion-Directed Classes and Accrual Class

#### *Group 2 Cash Flow Distribution Amount*

On each Distribution Date, we will pay the Group 2 Cash Flow Distribution Amount to the Group 2 Classes in the following priority:

- (i) concurrently, to the AM and F Classes, pro rata (or 86.9565217391% and 13.0434782609%, respectively), until their principal balances are reduced to zero; and
- (ii) sequentially, to the VA, VB and Z Classes, in that order, until their principal balances are reduced to zero. } Sequential Pay Classes

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

### **Structuring Assumptions**

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

- the Mortgage Loans underlying the MBS have the original term to maturity, remaining term to maturity, WALA and interest rate specified under “Reference Sheet—Assumed Characteristics of the Mortgage Loans Underlying the MBS” in this prospectus supplement;
- the Mortgage Loans prepay at the constant percentages of PSA specified in the related table;
- the settlement date for the sale of the Certificates is March 30, 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 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 Class</u>	<u>Structuring Range</u>
Planned Balances	QA	Between 125% and 300% PSA

**We cannot assure you that the balance of the QA Class 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 QA Class 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 QA Class to its scheduled balance on a Distribution



Date. Accordingly, the ability to reduce the QA Class 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 QA Class to its scheduled balances if the prepayments do not occur at a *constant* PSA rate. Moreover, because of the diverse remaining terms to maturity of the related Mortgage Loans, which may include recently originated Mortgage Loans, may not be reduced to its scheduled balances, even if prepayments occur at a *constant* rate within the Structuring Range specified above.

*Initial Effective Range.* The Effective Range for the QA Class is the range of prepayment rates (measured by *constant* PSA rates) which would reduce that Class 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>Class</u>	<u>Initial Effective Range</u>
QA Class	Between 125% and 300% 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 QA Class might not be reduced to its scheduled balances 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 that range. In addition, even if prepayments occur at rates falling within the actual Effective Range, principal distributions may be insufficient to reduce the QA Class to its scheduled balances if such prepayments do not occur at a *constant* PSA rate. It is highly unlikely that the related Mortgage Loans will prepay at any *constant* PSA rate. In general, the actual Effective Range may narrow, widen or shift upward or downward to reflect actual prepayment experience over time. The stability in principal payment of the QA Class will be supported in part by the related Support Classes. When the Support Classes are retired, the QA Class, 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 Fixed Rate Interest Only Class.*** The yield to investors in the Fixed Rate Interest Only Class will be very sensitive to the rate of principal payments (including prepayments) of the Mortgage Loans. The Mortgage Loans generally can be prepaid at any time without penalty. On the basis of the assumptions described below, the yield to maturity on the Fixed Rate Interest Only Class would be 0% if prepayments of the Mortgage Loans were to occur at the constant rate shown in the table below:

<u>Class</u>	<u>% PSA</u>
IO .....	574% PSA

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

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

<u>Class</u>	<u>Price*</u>
IO.....	21.25%

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

### Sensitivity of the IO Class to Prepayments

	<u>PSA Prepayment Assumption</u>				
	<u>50 %</u>	<u>125 %</u>	<u>269 %</u>	<u>300 %</u>	<u>550 %</u>
Pre-Tax Yields to Maturity .....	19.7%	12.7%	12.7%	12.7%	1.3%

***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 Rate 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>
SG .....	103.500%
S .....	12.875%

\* 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 SG Class to Prepayments and LIBOR (Pre-Tax Yields to Maturity)**

<u>LIBOR</u>	<u>PSA Prepayment Assumption</u>				
	<u>50%</u>	<u>125%</u>	<u>269%</u>	<u>300%</u>	<u>550%</u>
0.10% .....	18.1%	18.1%	16.1%	15.8%	13.6%
1.10% .....	15.4%	15.3%	13.4%	13.1%	11.1%
3.10% .....	9.9%	9.8%	8.0%	7.7%	5.9%
5.10% .....	4.4%	4.3%	2.8%	2.5%	0.9%
6.85% .....	(0.3)%	(0.4)%	(1.8)%	(2.0)%	(3.4)%

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

<u>LIBOR</u>	<u>PSA Prepayment Assumption</u>				
	<u>50%</u>	<u>100%</u>	<u>180%</u>	<u>350%</u>	<u>500%</u>
0.1% .....	54.7%	50.6%	43.6%	26.7%	11.3%
1.1% .....	45.4%	41.2%	33.7%	15.9%	(0.2)%
3.1% .....	27.0%	22.3%	13.6%	(6.9)%	(24.6)%
5.1% .....	8.2%	2.2%	(9.0)%	(33.8)%	(53.9)%
7.2% .....	*	*	*	*	*

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

#### **Weighted Average Lives of the Certificates**

The weighted average life of a Certificate is determined by

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

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

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

- the timing of changes in the rate of principal payments,
- the priority sequences of payments of principal of the Group 1 and Group 2 Classes, and
- the payment of principal of the QA Class in accordance with the Principal Balance Schedule.

See “—Distributions of Principal” above.

The effect of these factors may differ as to various Classes and the effects on any Class may vary at different times during the life of that Class. Accordingly, we can give no assurance as to the weighted average life of any Class. Further, to the extent the prices of the Certificates represent discounts or premiums to their original principal balances, variability in the weighted average lives of those Classes of Certificates could result in variability in the related yields to maturity. For an example of how the weighted average lives of the Classes may be affected at various constant prepayment rates, see the Decrement Tables below.

## Decrement Tables

The following tables indicate the percentages of original principal balances of the specified Classes that would be outstanding after each date shown at various constant PSA rates and the corresponding weighted average lives of 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	8.00%
Group 2 MBS	360 months	360 months	7.00%

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

<u>Date</u>	<u>QA and IO<sup>†</sup> Classes</u>					<u>FG and SG Classes</u>					<u>ZB Class</u>				
	<u>PSA Prepayment Assumption</u>					<u>PSA Prepayment Assumption</u>					<u>PSA Prepayment Assumption</u>				
	<u>0%</u>	<u>125%</u>	<u>269%</u>	<u>300%</u>	<u>550%</u>	<u>0%</u>	<u>125%</u>	<u>269%</u>	<u>300%</u>	<u>550%</u>	<u>0%</u>	<u>125%</u>	<u>269%</u>	<u>300%</u>	<u>550%</u>
Initial Percent .....	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
March 2005 .....	99	95	95	95	95	97	97	81	78	50	106	106	106	106	106
March 2006 .....	98	85	85	85	85	94	94	47	38	0	112	112	112	112	40
March 2007 .....	96	74	74	74	60	90	90	12	0	0	118	118	118	110	0
March 2008 .....	95	64	64	64	40	87	87	0	0	0	125	125	97	60	0
March 2009 .....	93	54	54	54	26	83	83	0	0	0	132	132	67	28	0
March 2010 .....	91	46	46	46	17	79	79	0	0	0	139	139	49	9	0
March 2011 .....	89	38	38	38	11	75	75	0	0	0	147	147	40	1	0
March 2012 .....	87	30	30	30	7	71	70	0	0	0	155	155	37	0	0
March 2013 .....	85	24	24	24	5	66	63	0	0	0	164	164	34	0	0
March 2014 .....	83	19	19	19	3	61	52	0	0	0	173	173	31	0	0
March 2015 .....	80	15	15	15	2	56	40	0	0	0	183	183	28	0	0
March 2016 .....	77	12	12	12	1	51	26	0	0	0	193	193	24	0	0
March 2017 .....	74	10	10	10	1	45	12	0	0	0	204	204	21	0	0
March 2018 .....	71	8	8	8	1	39	0	0	0	0	216	209	19	0	0
March 2019 .....	67	6	6	6	*	32	0	0	0	0	228	191	16	0	0
March 2020 .....	63	5	5	5	*	25	0	0	0	0	241	173	14	0	0
March 2021 .....	59	4	4	4	*	18	0	0	0	0	254	155	11	0	0
March 2022 .....	55	3	3	3	*	11	0	0	0	0	269	138	9	0	0
March 2023 .....	50	2	2	2	*	2	0	0	0	0	284	122	8	0	0
March 2024 .....	44	2	2	2	*	0	0	0	0	0	288	107	6	0	0
March 2025 .....	39	1	1	1	*	0	0	0	0	0	288	92	5	0	0
March 2026 .....	32	1	1	1	*	0	0	0	0	0	288	78	4	0	0
March 2027 .....	26	1	1	1	*	0	0	0	0	0	288	65	3	0	0
March 2028 .....	18	*	*	*	*	0	0	0	0	0	288	53	2	0	0
March 2029 .....	10	*	*	*	*	0	0	0	0	0	288	42	2	0	0
March 2030 .....	2	*	*	*	*	0	0	0	0	0	288	31	1	0	0
March 2031 .....	*	*	*	*	*	0	0	0	0	0	233	22	1	0	0
March 2032 .....	*	*	*	*	*	0	0	0	0	0	162	13	*	0	0
March 2033 .....	*	*	*	*	*	0	0	0	0	0	84	4	*	0	0
March 2034 .....	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)** .....	17.4	6.5	6.5	6.5	4.1	11.3	9.2	1.9	1.7	1.0	28.2	20.6	8.0	4.3	1.9

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

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

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

Date	C Class					AM, F and S† Classes					VA Class				
	PSA Prepayment Assumption					PSA Prepayment Assumption					PSA Prepayment Assumption				
	0%	125%	269%	300%	500%	0%	100%	180%	350%	500%	0%	100%	180%	350%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
March 2005	100	100	90	87	69	99	95	92	87	82	84	84	84	84	84
March 2006	100	100	70	63	14	97	86	79	64	51	68	68	68	68	68
March 2007	100	100	49	38	0	95	76	64	40	23	50	50	50	50	50
March 2008	100	100	33	21	0	94	67	51	22	3	32	32	32	32	32
March 2009	100	100	23	10	0	92	59	39	8	0	13	13	13	13	0
March 2010	100	100	17	3	0	90	51	29	0	0	0	0	0	0	0
March 2011	100	100	14	*	0	88	43	20	0	0	0	0	0	0	0
March 2012	100	100	13	0	0	85	36	12	0	0	0	0	0	0	0
March 2013	100	98	12	0	0	83	30	5	0	0	0	0	0	0	0
March 2014	100	94	11	0	0	80	24	0	0	0	0	0	0	0	0
March 2015	100	90	10	0	0	77	18	0	0	0	0	0	0	0	0
March 2016	100	84	8	0	0	74	12	0	0	0	0	0	0	0	0
March 2017	100	78	7	0	0	71	7	0	0	0	0	0	0	0	0
March 2018	100	72	6	0	0	67	3	0	0	0	0	0	0	0	0
March 2019	100	66	6	0	0	63	0	0	0	0	0	0	0	0	0
March 2020	100	60	5	0	0	59	0	0	0	0	0	0	0	0	0
March 2021	100	54	4	0	0	55	0	0	0	0	0	0	0	0	0
March 2022	100	48	3	0	0	50	0	0	0	0	0	0	0	0	0
March 2023	100	42	3	0	0	45	0	0	0	0	0	0	0	0	0
March 2024	100	37	2	0	0	40	0	0	0	0	0	0	0	0	0
March 2025	100	32	2	0	0	34	0	0	0	0	0	0	0	0	0
March 2026	100	27	1	0	0	28	0	0	0	0	0	0	0	0	0
March 2027	100	23	1	0	0	21	0	0	0	0	0	0	0	0	0
March 2028	100	18	1	0	0	14	0	0	0	0	0	0	0	0	0
March 2029	100	14	1	0	0	6	0	0	0	0	0	0	0	0	0
March 2030	100	11	*	0	0	0	0	0	0	0	0	0	0	0	0
March 2031	81	7	*	0	0	0	0	0	0	0	0	0	0	0	0
March 2032	56	4	*	0	0	0	0	0	0	0	0	0	0	0	0
March 2033	29	2	*	0	0	0	0	0	0	0	0	0	0	0	0
March 2034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	28.2	18.1	4.4	2.8	1.3	16.6	6.6	4.4	2.7	2.1	3.0	3.0	3.0	3.0	2.8

Date	VB Class					Z Class					B Class				
	PSA Prepayment Assumption					PSA Prepayment Assumption					PSA Prepayment Assumption				
	0%	100%	180%	350%	500%	0%	100%	180%	350%	500%	0%	100%	180%	350%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
March 2005	100	100	100	100	100	105	105	105	105	105	100	100	100	100	100
March 2006	100	100	100	100	100	109	109	109	109	109	100	100	100	100	100
March 2007	100	100	100	100	100	114	114	114	114	114	100	100	100	100	100
March 2008	100	100	100	100	100	120	120	120	120	120	100	100	100	100	100
March 2009	100	100	100	100	53	125	125	125	125	125	100	100	100	100	73
March 2010	99	99	99	85	7	131	131	131	131	131	100	100	100	92	50
March 2011	95	95	95	42	0	137	137	137	137	97	100	100	100	71	34
March 2012	91	91	91	8	0	143	143	143	143	66	100	100	100	55	23
March 2013	86	86	86	0	0	150	150	150	119	45	100	100	100	42	16
March 2014	82	82	78	0	0	157	157	157	91	31	100	100	98	32	11
March 2015	77	77	49	0	0	164	164	164	70	21	100	100	84	25	7
March 2016	72	72	22	0	0	171	171	171	53	14	100	100	73	19	5
March 2017	67	67	0	0	0	179	179	176	41	9	100	100	63	14	3
March 2018	62	62	0	0	0	188	188	151	31	6	100	100	54	11	2
March 2019	56	48	0	0	0	196	196	129	23	4	100	96	46	8	2
March 2020	50	24	0	0	0	205	205	109	17	3	100	86	39	6	1
March 2021	44	*	0	0	0	215	215	92	13	2	100	76	33	5	1
March 2022	38	0	0	0	0	224	190	77	10	1	100	67	27	3	*
March 2023	31	0	0	0	0	235	166	64	7	1	100	59	23	3	*
March 2024	24	0	0	0	0	246	145	53	5	1	100	51	19	2	*
March 2025	16	0	0	0	0	257	124	43	4	*	100	44	15	1	*
March 2026	9	0	0	0	0	269	106	35	3	*	100	37	12	1	*
March 2027	1	0	0	0	0	281	88	28	2	*	100	31	10	1	*
March 2028	0	0	0	0	0	282	71	21	1	*	100	25	8	*	*
March 2029	0	0	0	0	0	282	56	16	1	*	100	20	6	*	*
March 2030	0	0	0	0	0	270	42	11	1	*	96	15	4	*	*
March 2031	0	0	0	0	0	209	28	7	*	*	74	10	3	*	*
March 2032	0	0	0	0	0	144	16	4	*	*	51	6	1	*	*
March 2033	0	0	0	0	0	75	5	1	*	*	27	2	*	*	*
March 2034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	15.5	13.6	10.7	6.9	5.1	28.0	22.3	18.2	11.9	8.8	28.0	20.8	15.7	9.5	6.8

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

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

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

## 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 Consequences—*Taxation of Beneficial Owners of Regular Certificates*—Regular Certificates Purchased at a Premium” in the REMIC Prospectus.

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

<u>Group</u>	<u>Prepayment Assumption</u>
1	269% PSA
2	180% 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 that rate 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 5.70% (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 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 Deutsche Bank Securities Inc. (the “Dealer”) in exchange for the MBS. The Dealer proposes to offer the Certificates directly to the public from time to time in negotiated transactions at varying prices to be determined at the time of sale. The Dealer may effect these transactions to or through other dealers.

*Increase in Certificates.* Before the Settlement Date, we and the Dealer may agree to offer Group 1 or Group 2 Classes in addition to those contemplated as of the date of this prospectus supplement. In this event, we will increase the MBS in principal balance, but we expect that all these additional MBS will have the same characteristics as described under “Description of the Certificates—The MBS” in this prospectus supplement. The proportion that the original principal balance of each Group 1 or 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 Class.

### **LEGAL MATTERS**

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

Available Recombinations ( 1 )

REMIC Certificates		RCR Certificates						
Classes	Original Principal Balances	RCR Class	Original Principal Balance	Interest Rate	Interest Type (2)	Principal Type (2)	CUSIP Number	Final Distribution Date
Recombination 1								
FG	\$34,529,662	C	\$72,085,904	5.5%	FIX	SUP	31393XJR9	April 2034
SG	12,556,242							
ZB	25,000,000 (3)							
Recombination 2								
VA	7,269,500	B	70,457,745	4.5	FIX	SEQ	31393XJS7	April 2034
VB	38,188,245							
Z	25,000,000 (4)							

(1) In any exchange under either Recombination, the relative proportions of the REMIC Certificates to be delivered (or, if applicable, received) in such exchange will equal the proportions reflected by the outstanding principal balance of the related REMIC Classes at the time of exchange.

(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) Principal payments on the REMIC Certificates from the ZB Accrual Amount will be paid as interest on the related RCR Certificates and thus will not reduce the principal balances of those RCR Certificates.

(4) Principal payments on the REMIC Certificates from the Z Accrual Amount will be paid as interest on the related RCR Certificates and thus will not reduce the principal balances of those RCR Certificates.

## Principal Balance Schedule

### QA Class Planned Balances

<u>Distribution Date</u>	<u>Planned Balance</u>	<u>Distribution Date</u>	<u>Planned Balance</u>	<u>Distribution Date</u>	<u>Planned Balance</u>
Initial Balance .....	\$177,914,096.00	June 2008 .....	\$109,198,287.29	September 2012 .....	\$ 48,157,242.58
April 2004 .....	177,394,303.62	July 2008 .....	107,769,625.82	October 2012 .....	47,273,434.81
May 2004 .....	176,821,460.53	August 2008 .....	106,350,607.50	November 2012 .....	46,405,204.50
June 2004 .....	176,195,793.90	September 2008 .....	104,941,169.29	December 2012 .....	45,552,283.70
July 2004 .....	175,517,564.42	October 2008 .....	103,541,248.54	January 2013 .....	44,714,409.00
August 2004 .....	174,787,066.87	November 2008 .....	102,150,783.03	February 2013 .....	43,891,321.46
September 2004 .....	174,004,629.97	December 2008 .....	100,769,710.92	March 2013 .....	43,082,766.51
October 2004 .....	173,170,616.18	January 2009 .....	99,397,970.79	April 2013 .....	42,288,493.91
November 2004 .....	172,285,421.47	February 2009 .....	98,035,501.61	May 2013 .....	41,508,257.66
December 2004 .....	171,349,475.01	March 2009 .....	96,682,242.74	June 2013 .....	40,741,815.92
January 2005 .....	170,363,238.90	April 2009 .....	95,338,133.95	July 2013 .....	39,988,930.95
February 2005 .....	169,327,207.80	May 2009 .....	94,003,115.39	August 2013 .....	39,249,369.06
March 2005 .....	168,241,908.55	June 2009 .....	92,677,127.60	September 2013 .....	38,522,900.50
April 2005 .....	167,107,899.76	July 2009 .....	91,360,111.50	October 2013 .....	37,809,299.44
May 2005 .....	165,925,771.35	August 2009 .....	90,052,008.41	November 2013 .....	37,108,343.86
June 2005 .....	164,696,144.06	September 2009 .....	88,752,760.01	December 2013 .....	36,419,815.52
July 2005 .....	163,419,668.93	October 2009 .....	87,462,308.38	January 2014 .....	35,743,499.88
August 2005 .....	162,097,026.75	November 2009 .....	86,180,595.96	February 2014 .....	35,079,186.05
September 2005 .....	160,728,927.45	December 2009 .....	84,907,565.57	March 2014 .....	34,426,666.71
October 2005 .....	159,316,109.49	January 2010 .....	83,643,160.40	April 2014 .....	33,785,738.07
November 2005 .....	157,859,339.23	February 2010 .....	82,387,324.01	May 2014 .....	33,156,199.79
December 2005 .....	156,359,410.20	March 2010 .....	81,140,000.33	June 2014 .....	32,537,854.95
January 2006 .....	154,817,142.43	April 2010 .....	79,901,133.64	July 2014 .....	31,930,509.96
February 2006 .....	153,233,381.68	May 2010 .....	78,670,668.60	August 2014 .....	31,333,974.53
March 2006 .....	151,608,998.68	June 2010 .....	77,448,550.22	September 2014 .....	30,748,061.60
April 2006 .....	149,944,888.33	July 2010 .....	76,234,723.86	October 2014 .....	30,172,587.30
May 2006 .....	148,241,968.86	August 2010 .....	75,029,135.25	November 2014 .....	29,607,370.87
June 2006 .....	146,550,484.54	September 2010 .....	73,831,730.46	December 2014 .....	29,052,234.64
July 2006 .....	144,870,360.70	October 2010 .....	72,642,455.91	January 2015 .....	28,507,003.95
August 2006 .....	143,201,523.14	November 2010 .....	71,461,258.38	February 2015 .....	27,971,507.13
September 2006 .....	141,543,898.15	December 2010 .....	70,288,084.99	March 2015 .....	27,445,575.41
October 2006 .....	139,897,412.49	January 2011 .....	69,122,883.20	April 2015 .....	26,929,042.91
November 2006 .....	138,261,993.41	February 2011 .....	67,965,600.81	May 2015 .....	26,421,746.56
December 2006 .....	136,637,568.63	March 2011 .....	66,816,185.96	June 2015 .....	25,923,526.08
January 2007 .....	135,024,066.32	April 2011 .....	65,674,587.13	July 2015 .....	25,434,223.92
February 2007 .....	133,421,415.14	May 2011 .....	64,540,753.13	August 2015 .....	24,953,685.20
March 2007 .....	131,829,544.19	June 2011 .....	63,414,633.11	September 2015 .....	24,481,757.69
April 2007 .....	130,248,383.05	July 2011 .....	62,296,176.54	October 2015 .....	24,018,291.76
May 2007 .....	128,677,861.75	August 2011 .....	61,185,333.22	November 2015 .....	23,563,140.32
June 2007 .....	127,117,910.78	September 2011 .....	60,082,053.29	December 2015 .....	23,116,158.79
July 2007 .....	125,568,461.06	October 2011 .....	58,988,654.66	January 2016 .....	22,677,205.05
August 2007 .....	124,029,443.98	November 2011 .....	57,914,432.34	February 2016 .....	22,246,139.42
September 2007 .....	122,500,791.37	December 2011 .....	56,859,057.50	March 2016 .....	21,822,824.60
October 2007 .....	120,982,435.50	January 2012 .....	55,822,206.87	April 2016 .....	21,407,125.63
November 2007 .....	119,474,309.08	February 2012 .....	54,803,562.64	May 2016 .....	20,998,909.84
December 2007 .....	117,976,345.25	March 2012 .....	53,802,812.38	June 2016 .....	20,598,046.85
January 2008 .....	116,488,477.60	April 2012 .....	52,819,648.94	July 2016 .....	20,204,408.49
February 2008 .....	115,010,640.13	May 2012 .....	51,853,770.36	August 2016 .....	19,817,868.78
March 2008 .....	113,542,767.29	June 2012 .....	50,904,879.80	September 2016 .....	19,438,303.90
April 2008 .....	112,084,793.94	July 2012 .....	49,972,685.43	October 2016 .....	19,065,592.14
May 2008 .....	110,636,655.37	August 2012 .....	49,056,900.37	November 2016 .....	18,699,613.87



**QA Class (Continued)**

<u>Distribution Date</u>	<u>Planned Balance</u>	<u>Distribution Date</u>	<u>Planned Balance</u>	<u>Distribution Date</u>	<u>Planned Balance</u>
December 2016 .....	\$ 18,340,251.51	May 2021 .....	\$ 6,302,015.74	October 2025 .....	\$ 1,902,109.06
January 2017 .....	17,987,389.49	June 2021 .....	6,170,473.92	November 2025 .....	1,855,656.90
February 2017 .....	17,640,914.21	July 2021 .....	6,041,414.00	December 2025 .....	1,810,142.25
March 2017 .....	17,300,714.02	August 2021 .....	5,914,791.53	January 2026 .....	1,765,547.70
April 2017 .....	16,966,679.18	September 2021 .....	5,790,562.85	February 2026 .....	1,721,856.17
May 2017 .....	16,638,701.83	October 2021 .....	5,668,685.04	March 2026 .....	1,679,050.87
June 2017 .....	16,316,675.95	November 2021 .....	5,549,115.94	April 2026 .....	1,637,115.31
July 2017 .....	16,000,497.35	December 2021 .....	5,431,814.12	May 2026 .....	1,596,033.30
August 2017 .....	15,690,063.61	January 2022 .....	5,316,738.86	June 2026 .....	1,555,788.93
September 2017 .....	15,385,274.06	February 2022 .....	5,203,850.17	July 2026 .....	1,516,366.57
October 2017 .....	15,086,029.78	March 2022 .....	5,093,108.73	August 2026 .....	1,477,750.88
November 2017 .....	14,792,233.52	April 2022 .....	4,984,475.92	September 2026 .....	1,439,926.78
December 2017 .....	14,503,789.71	May 2022 .....	4,877,913.80	October 2026 .....	1,402,879.47
January 2018 .....	14,220,604.42	June 2022 .....	4,773,385.07	November 2026 .....	1,366,594.41
February 2018 .....	13,942,585.32	July 2022 .....	4,670,853.10	December 2026 .....	1,331,057.31
March 2018 .....	13,669,641.68	August 2022 .....	4,570,281.88	January 2027 .....	1,296,254.15
April 2018 .....	13,401,684.32	September 2022 .....	4,471,636.04	February 2027 .....	1,262,171.15
May 2018 .....	13,138,625.59	October 2022 .....	4,374,880.83	March 2027 .....	1,228,794.78
June 2018 .....	12,880,379.34	November 2022 .....	4,279,982.10	April 2027 .....	1,196,111.75
July 2018 .....	12,626,860.91	December 2022 .....	4,186,906.30	May 2027 .....	1,164,109.01
August 2018 .....	12,377,987.09	January 2023 .....	4,095,620.46	June 2027 .....	1,132,773.74
September 2018 .....	12,133,676.10	February 2023 .....	4,006,092.19	July 2027 .....	1,102,093.36
October 2018 .....	11,893,847.57	March 2023 .....	3,918,289.67	August 2027 .....	1,072,055.49
November 2018 .....	11,658,422.51	April 2023 .....	3,832,181.63	September 2027 .....	1,042,648.00
December 2018 .....	11,427,323.28	May 2023 .....	3,747,737.34	October 2027 .....	1,013,858.96
January 2019 .....	11,200,473.58	June 2023 .....	3,664,926.63	November 2027 .....	985,676.66
February 2019 .....	10,977,798.43	July 2023 .....	3,583,719.84	December 2027 .....	958,089.60
March 2019 .....	10,759,224.13	August 2023 .....	3,504,087.84	January 2028 .....	931,086.49
April 2019 .....	10,544,678.26	September 2023 .....	3,426,002.00	February 2028 .....	904,656.24
May 2019 .....	10,334,089.65	October 2023 .....	3,349,434.19	March 2028 .....	878,787.95
June 2019 .....	10,127,388.34	November 2023 .....	3,274,356.79	April 2028 .....	853,470.93
July 2019 .....	9,924,505.58	December 2023 .....	3,200,742.65	May 2028 .....	828,694.67
August 2019 .....	9,725,373.81	January 2024 .....	3,128,565.11	June 2028 .....	804,448.86
September 2019 .....	9,529,926.64	February 2024 .....	3,057,797.96	July 2028 .....	780,723.37
October 2019 .....	9,338,098.81	March 2024 .....	2,988,415.46	August 2028 .....	757,508.26
November 2019 .....	9,149,826.20	April 2024 .....	2,920,392.32	September 2028 .....	734,793.75
December 2019 .....	8,965,045.79	May 2024 .....	2,853,703.70	October 2028 .....	712,570.26
January 2020 .....	8,783,695.65	June 2024 .....	2,788,325.19	November 2028 .....	690,828.37
February 2020 .....	8,605,714.92	July 2024 .....	2,724,232.81	December 2028 .....	669,558.84
March 2020 .....	8,431,043.78	August 2024 .....	2,661,403.00	January 2029 .....	648,752.58
April 2020 .....	8,259,623.46	September 2024 .....	2,599,812.63	February 2029 .....	628,400.68
May 2020 .....	8,091,396.20	October 2024 .....	2,539,438.96	March 2029 .....	608,494.38
June 2020 .....	7,926,305.23	November 2024 .....	2,480,259.66	April 2029 .....	589,025.09
July 2020 .....	7,764,294.78	December 2024 .....	2,422,252.78	May 2029 .....	569,984.37
August 2020 .....	7,605,310.02	January 2025 .....	2,365,396.78	June 2029 .....	551,363.93
September 2020 .....	7,449,297.09	February 2025 .....	2,309,670.48	July 2029 .....	533,155.63
October 2020 .....	7,296,203.05	March 2025 .....	2,255,053.08	August 2029 .....	515,351.49
November 2020 .....	7,145,975.88	April 2025 .....	2,201,524.16	September 2029 .....	497,943.66
December 2020 .....	6,998,564.47	May 2025 .....	2,149,063.64	October 2029 .....	480,924.44
January 2021 .....	6,853,918.58	June 2025 .....	2,097,651.80	November 2029 .....	464,286.27
February 2021 .....	6,711,988.85	July 2025 .....	2,047,269.28	December 2029 .....	448,021.73
March 2021 .....	6,572,726.77	August 2025 .....	1,997,897.05	January 2030 .....	432,123.53
April 2021 .....	6,436,084.68	September 2025 .....	1,949,516.43	February 2030 .....	416,584.52

**QA Class (Continued)**

<u>Distribution Date</u>	<u>Planned Balance</u>	<u>Distribution Date</u>	<u>Planned Balance</u>	<u>Distribution Date</u>	<u>Planned Balance</u>
March 2030 .....	\$ 401,397.67	June 2031 .....	\$ 211,451.49	September 2032 .....	\$ 79,459.64
April 2030 .....	386,556.08	July 2031 .....	201,041.98	October 2032 .....	72,321.74
May 2030 .....	372,052.99	August 2031 .....	190,883.11	November 2032 .....	65,368.08
June 2030 .....	357,881.74	September 2031 .....	180,969.86	December 2032 .....	58,594.87
July 2030 .....	344,035.82	October 2031 .....	171,297.28	January 2033 .....	51,998.38
August 2030 .....	330,508.82	November 2031 .....	161,860.53	February 2033 .....	45,574.96
September 2030 .....	317,294.45	December 2031 .....	152,654.85	March 2033 .....	39,321.03
October 2030 .....	304,386.54	January 2032 .....	143,675.58	April 2033 .....	33,233.06
November 2030 .....	291,779.02	February 2032 .....	134,918.13	May 2033 .....	27,307.61
December 2030 .....	279,465.96	March 2032 .....	126,378.00	June 2033 .....	21,541.29
January 2031 .....	267,441.51	April 2032 .....	118,050.79	July 2033 .....	15,930.77
February 2031 .....	255,699.94	May 2032 .....	109,932.16	August 2033 .....	10,472.79
March 2031 .....	244,235.62	June 2032 .....	102,017.86	September 2033 .....	5,164.16
April 2031 .....	233,043.04	July 2032 .....	94,303.72	October 2033 and thereafter .....	0.00
May 2031 .....	222,116.77	August 2032 .....	86,785.65		



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

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

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**\$492,957,745**



**Guaranteed  
REMIC Pass-Through Certificates  
Fannie Mae REMIC Trust 2004-23**

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#### PROSPECTUS SUPPLEMENT

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**March 2, 2004**

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