

# Multifamily Mortgage-Backed Securities

May 2010

## MBS Volumes\*

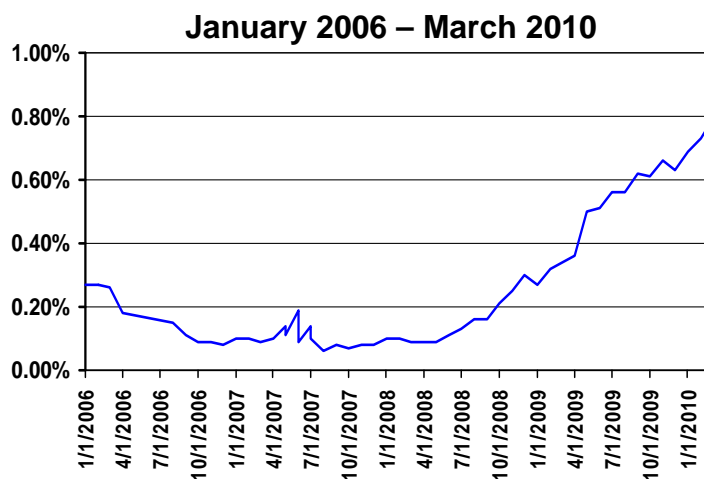
	4 <sup>th</sup> Quarter 2009	1 <sup>st</sup> Quarter 2010
MF MBS Issuance (\$ billions)	\$4.11	\$3.04
MF MBS Outstanding (\$ billions)	\$48.35	\$50.55

## Spreads

Week of	Spread over 10-year Swaps
03/12/10	48
03/19/10	45
03/26/10	45
04/09/10	45
04/16/10	55
04/23/10	55
04/30/10	55
05/07/10	75

Source: J.P. Morgan Chase

## Serious Delinquency Rate\*\*



For general questions, please contact  
 Fixed-Income Investor Helpline at 800.237.8627

\* Excludes Negotiated Transaction (NT) MBS and other non-flow MBS products

\*\* Includes multifamily loans and securities 60 days or more past due and is calculated based on the UPB or delinquent multifamily loans owned by Fannie Mae or underlying Fannie Mae guaranteed securities, divided by the UPB of multifamily loans owned by Fannie Mae or underlying Fannie Mae guaranteed securities.

## MBS Highlights

### Multifamily REMICs

- ❖ Fannie Mae issued a multifamily REMIC in April 2010.
- ❖ REMIC 2010-M3 : Approximately \$526 million.

### Interesting Tidbits from Fannie Mae's 2010

#### First Quarter 10-Q

- ❖ Loans delivered to us by DUS® lenders and their affiliates represented approximately 83% of our multifamily guaranty book of business as of March 31, 2010.
- ❖ During the first quarter of 2010, our purchases and guarantees financed approximately 61,000 multifamily units.
- ❖ In the multifamily market, we remain a constant source of liquidity and have been successful with our goal of expanding our multifamily MBS business and broadening our multifamily investor base.

### MBS Product: MBS Multifamily Structured ARM (SARM)

- ❖ These loans have an adjustable interest rate that is equal to 1-month or 3-month LIBOR plus a mortgage margin.
- ❖ No embedded periodic or lifetime caps in the loan structure, providing the advantage of an uncapped adjustable-rate security.
- ❖ Principal is paid in equal installments over the life of the loan, providing greater predictability to investors if the loan amortizes (interest-only loans also available).
- ❖ Loan sizes typically exceed \$25 million, improving the marketability of the MBS.
- ❖ Loan terms of 5-, 7-, or 10-years with day count convention of Actual/360.
- ❖ MBS/SARM loans identified by the ARM Plan Numbers below:
- ❖ 1-month LIBOR: ARM Plan # 03488; and,
- ❖ 3-month LIBOR: ARM Plan # 03487.
- ❖ For more details, see the Fannie Mae Multifamily Delegated Underwriting and Servicing Guide found on AllRegs®.

### Notable News

The First Quarter 2010 MBS Performance Data file for MBS/DUS 10/9.5 will be available at:  
<http://www.fanniemae.com/mbs/data/multifamily/dusperformancedata.jhtml>