

**FANNIE MAE POOLTALK DATA METHODOLOGY
(UPDATED AS OF 8/1/2010)**

Term	Tab	Pool Type	Methodology
Accrual Rate	Security Details	ARM only	We will provide the weighted average of the rate at which the interest is calculated for a particular remittance date for an MBS pool. It is a weighted average of the following: the mortgage interest rate currently in effect under the terms of a mortgage note for each loan in the pool, less the lender's servicing fee and Fannie Mae's guaranty fee.
Change Date Information ¹ - % of Security Balance	At Issuance & Ongoing statistics	ARM only	We will provide the percentage of the pool (by the scheduled principal balance) that will have its next rate change on the listed dates. We calculate the percentage of a pool by adding the sum of each scheduled unpaid principal balance for each next rate change date category and dividing by the total scheduled unpaid principal balance.
Change Date Information ¹ - Current WAC	At Issuance & Ongoing statistics	ARM only	We will provide the current weighted average coupon by each next rate change date of all the loans changing on that change date.
Change Date Information ¹ - Gross Coupon High	At Issuance & Ongoing statistics	ARM only	We will provide the highest gross coupon of the loans by each next rate change date of all the loans changing on that change date.
Change Date Information ¹ - Gross Coupon Low	At Issuance & Ongoing statistics	ARM only	We will provide the lowest gross coupon of the loans by each next rate change date of all the loans changing on that change date.
Change Date Information ¹ - MBS Margin	At Issuance & Ongoing statistics	ARM only	We will provide the weighted average MBS Margin by each next rate change date of all the loans changing on that change date.
Change Date Information ¹ - MBS Margin High	At Issuance & Ongoing statistics	ARM only	We will provide the highest MBS Margin by each next rate change date of all the loans changing on that change date.
Change Date Information ¹ - MBS Margin Low	At Issuance & Ongoing statistics	ARM only	We will provide the lowest MBS Margin by each next rate change date of all the loans changing on that change date.
Change Date Information ¹ - Next Rate Change Date	At Issuance & Ongoing statistics	ARM only	We will provide the next date on which the interest rate for a group of loans (or a loan if the group for that date is composed of one loan) in the pool will change.
Convertible Flag	Security Details	ARM only	We will indicate if the loans in the pool have an option that allows the borrower to convert an adjustable interest rate to a fixed interest rate during a conversion window.
Current Factor	Security Details	All Pools	We will provide the current balance of the pool expressed as a percentage (decimal) of the original face amount of the pool.
Current Interest Rates	At Issuance	ARM only	We will provide the number of loans and the aggregate issue date unpaid principal balance of all the loans in the pool by current interest rates at the time of issuance.
Current Security Balance	Security Details	All Pools	We will provide the current balance of the pool.
Deferred Interest Flag	Security Details	ARM only	We will indicate if loans in a pool can gradually increase in mortgage debt due to note terms that allow for reduced payment of principal and interest.
Distribution of Loans by First Payment Date	At Issuance & Ongoing statistics	ARM only	We will provide at-issuance the number of loans and the aggregate unpaid principal balance of all the loans in the pool by first payment date and original interest rate. On an on-going basis, we will provide the first payment date and original interest rate of all the outstanding loans in the pool.

¹ For an ARM loan that has already experienced its final rate change, the disclosure will display the loan's maturity date in the "Next Rate Change Date" field.

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First Payment Change Date	Security Details	ARM only	We will provide the earliest date on which a new payment amount is first due from the borrower on a loan in the pool.
First Rate Change Date	Security Details	ARM only	We will provide the earliest date on which a new interest rate will be in effect on a loan in the pool.
First Scheduled Amortization	At Issuance statistics	Interest Only Pools	We will provide at-issuance information for interest-only pools stating the date of the first payment that includes scheduled principal, the number of loans as of such date, and the aggregate unpaid principal balance as of such date.
Geographic Distribution	At Issuance & Ongoing statistics	All Pools	We will provide information regarding the geographic distribution by State of the mortgaged properties underlying the mortgage loans in the pool. We will provide the State, the number of loans by State, the current aggregate unpaid principal balance of those loans, and the percentage of the pool's current unpaid principal balance that such loans constitute.
Gross Margins	At Issuance statistics	ARM only	We will provide at-issuance information for adjustable-rate mortgage loans, stating the gross mortgage margin (as set forth in the mortgage note) and the number of mortgage loans having each such listed mortgage margin. We will also provide the aggregate dollar amount of these mortgage loans for each listed gross mortgage margin.
Interest-Only Distribution Information	Ongoing statistics	Interest Only Pools	We will provide on-going information for interest-only pools stating the number of months remaining in the interest-only period, the number of loans by such months, and the percent of unpaid principal balance by such months.
Loan Pass Through Rate - WA PTR	At Issuance & Ongoing statistics	ARM only	We will provide the weighted average pass-through rate for the loans by each next rate change date of all the loans changing on that change date.
Loan Pass Through Rate Information ¹ - PTR High	At Issuance & Ongoing statistics	ARM only	We will provide the highest loan accrual rate by each next rate change date of all the loans changing on that change date.
Loan Pass Through Rate Information ¹ - PTR Low	At Issuance & Ongoing statistics	ARM only	We will provide the lowest loan accrual rate by each next rate change date of all the loans changing on that change date.
Loan Pass Through Rate Information ¹ - High Cap	At Issuance & Ongoing statistics	ARM only	We will provide the highest accrual rate ceiling by each next rate change date of all the loans changing on that change date.
Loan Pass Through Rate Information ¹ - High Floor	At Issuance & Ongoing statistics	ARM only	We will provide the highest accrual rate floor by each next rate change date of all the loans changing on that change date.
Loan Pass Through Rate Information ¹ - Low Cap	At Issuance & Ongoing statistics	ARM only	We will provide the lowest accrual rate ceiling by each next rate change date of all the loans changing on that change date.
Loan Pass Through Rate Information ¹ - Low Floor	At Issuance & Ongoing statistics	ARM only	We will provide the lowest accrual rate floor by each next rate change date of all the loans changing on that change date.
Loan Pass Through Rate Information ¹ - Next Rate Change Date	At Issuance & Ongoing statistics	ARM only	We will provide the next rate change date for each loan in the pool.

¹ For an ARM loan that has already experienced its final rate change, the disclosure will display the loan's maturity date in the "Next Rate Change Date" field.

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Loan Purpose	At Issuance & Ongoing statistics	All Pools	We will provide for pools issued on or after May 1996 information on the number of mortgage loans in a pool that are refinanced mortgage loans or purchase money mortgage loans. We also will provide the current dollar amount of these mortgage loans and the percentage of the entire pool (by current unpaid principal balance) that these loans constitute.
Maturity Date	Security Details	All Pools	We will provide the maturity date of the pool, which is equal to the latest calculated maturity for any of the underlying mortgage loans, as calculated on the issue date for such pool. The calculated maturity for a mortgage loan is the number of months remaining until the borrower is expected to pay off his mortgage loan completely, assuming that a borrower makes all future scheduled required payments on time as set forth in the mortgage note, but makes no additional prepayment after the date of calculation.
MBS Margin	Security Details	ARM only	We will provide the weighted average of all the MBS Margins for all loans remaining in a pool. The MBS Margin is the mortgage margin in an adjustable-rate mortgage note less the sum of our guaranty fee and servicing fee for such loan.
Minimum Index Movement	Security Details	ARM only	We will provide a minimum value by which the index on a mortgage loan must change before we recalculate the mortgage note rate.
Non-Standard Loan Type	At Issuance statistics	All Pools	We will provide information at-issuance stating the loan type, number of loans, percent of unpaid principal balance, and aggregate unpaid principal balance of any non-standard loan type if one non-standard loan type constitutes greater than 10% of the unpaid principal balance of the pool or two or more non-standard loan types constitute together greater than 15% of the unpaid principal balance of the pool.
Occupancy Type	At Issuance & Ongoing statistics	All Pools	We will provide for pools issued on or after May 1996 information on the number of mortgage loans that, as of their respective origination dates, were secured by principal residences, second homes, or investment properties. We also will provide the current dollar amount of these mortgage loans and the percentage of the current pool unpaid principal balance that these loans constitute.
Original Security Balance	Security Details	All Pools	We will provide the sum of the unpaid principal balances of the loans in the pool as of the issuance date.
Origination Type	At Issuance & Ongoing statistics	SF Pools	We will provide for pools issued on or after September 2007 information on the number of mortgage loans that were originated as broker, lender correspondent or retail. We also will provide the current dollar amount of these mortgage loans and the percentage of the current pool unpaid principal balance that these loans constitute. We define these origination types as the following: <i>Broker:</i> A person or firm that specializes in loan originations, receiving a commission to bring together the borrower and a lender. The broker performs some (or most) of the loan processing functions (such as taking loan applications; ordering credit reports, appraisals, and title reports; verifying a borrower's income and employment; etc.), but typically does not actually underwrite the mortgage, fund the mortgage at settlement, or service the mortgage. The mortgage is closed in the name of the lender that commissioned the broker's services. <i>Correspondent:</i> An organization that typically sells the mortgages it originates to other lenders with which it has an ongoing relationship. It performs some (or all) of the loan processing functions (such as taking loan applications; ordering credit reports, appraisals, and title reports; verifying a borrower's income and employment; etc.), as well as underwriting and funding the mortgage at settlement. The mortgage is closed in the correspondent's name. The correspondent may or may not service the mortgage. <i>Retail:</i> A loan originated by a lender and underwritten and funded by that lender. The mortgage is closed in the lender's name and if it is sold to Fannie Mae, it is sold by the lender who originated it.
Origination Year	At Issuance & Ongoing statistics	All Pools	We will provide information regarding the current unpaid principal balance of the underlying mortgage loans originated in a particular year, the number of the loans by such year, and the percentage of the pool's current unpaid principal balance that such loans constitute. For purposes of calculating this data element, the year of origination shall be the year in which the mortgage loan settlement occurred.
Pass-Through Method	Security Details	ARM only	We will provide the method for determining the interest rate that accrues on the MBS. This may be either stated ("S") or weighted ("W").

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Payment Cap	Security Details	ARM only	We will provide information, if applicable, on the maximum percentage by which the monthly payment can increase from one adjustment period to the next.
Payment Change Frequency	Security Details	ARM only	We will provide the number of months between scheduled payment changes after the initial payment change date.
Per-adjustment Rate Cap	Security Details	ARM only	We will provide per-adjustment rate caps for all the mortgage loans in the pool. If there are multiple caps, we will show 999s.
Percent UPB – Missing Credit Score	Security Details	All Pools	We will provide for pools the percent of the aggregate unpaid principal balance of mortgage loans in a pool for which no credit score was delivered by the lender.
Percent UPB – Missing Loan-to-Value Ratio	Security Details	All Pools	We will provide for pools issued on or after May 1996 ongoing information regarding the loans for which no loan-to-value ratio was delivered by the lender represented as a percentage of the pool's unpaid principal balance. This field is populated in the month after the month of issuance. If no loans are missing a loan-to-value ratio in the pool, we will populate this field with zeros. For government mortgage loans, such as mortgage loans insured by FHA or guaranteed by VA, lenders may not always provide a loan-to-value ratio. In such case, we will display "999s".
Percent UPB – Interest Only with Same Month Pooling	Security Details	All Pools	For interest-only pools, we will provide at issuance the percent of the aggregate issue date unpaid principal balance of mortgage loans in a pool that do not have their first scheduled principal payment due until the second due period following the issue date of the certificates. Certificateholders will receive no scheduled principal payment on the first distribution date (but will receive interest) with respect to that percentage of loans.
Percent UPB – Fully Amortizing with Same Month Pooling	Security Details	All Pools	We will provide at issuance the percent of the aggregate issue date unpaid principal balance of mortgage loans in a pool that do not have their first scheduled principal payment due until the second due period following the issue date of the certificates. Certificateholders will receive no scheduled principal payment on the first distribution date (but will receive interest) with respect to that percentage of loans.
Percent UPB - With Third Party Origination	Security Details	SF Pools	We will provide for pools issued on or after September 2007 the percent of the aggregate unpaid principal balance of mortgage loans in a pool that were originated by a third party.
Pool Issue Date	Security Details	All Pools	We will provide the date on which the pool was issued.
Pool Level PTR	Security Details	All Pools	We will provide the rate used to calculate the interest passed through to the investor each month.
Pool Loan Count	Security Details	All Pools	We will provide both the number of loans in the pool at issuance and the current loan count. The current loan is provided for securities issued after May 1996.
Pool Subtype	Security Details	ARM only	We will provide alphanumeric codes that identify ARM product characteristics including index, initial fixed-rate period, rate and payment adjustment frequency and caps, convertibility, and other features.
Prefix	Security Details	All Pools	We will provide a two-character prefix that identifies the type of mortgage loans in that pool and the basic terms of the certificates. The type of information reflected by the prefix includes whether the loans are conventional, government-insured, or guaranteed; whether they bear interest at a fixed rate or an adjustable rate; in the case of fixed-rate pools, the general term to maturity; and, in the case of adjustable-rate pools, various other features.
Property Type	At Issuance & Ongoing statistics	All Pools	We will provide for pools issued on or after May 1996 information on the number of mortgage loans remaining in the pool that are secured by one unit properties and by two to four unit properties. We also will provide the current aggregate dollar amount of these mortgage loans and the percentage of the entire pool (by current unpaid principal balance) that these loans constitute.

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Term	Tab	Pool Type	Methodology
Quartile Calculations	At Issuance & Ongoing statistics	All Pools	<p>We will provide quartile information for Original Loan Size, Coupon, LTV, Credit Score, Original Loan Term, Loan Age, and Months Remaining to Maturity. For adjustable-rate pools, we will also provide on an on-going basis for the remaining loans in the pools quartile information for PTR, MBS Margin, Life Ceiling, and Life Floor. For fixed-rate pools, we use projected remaining unpaid principal balances, as part of the weighted average calculation for all the quartiles except LTV and Credit Score. This means that we do not give effect to any unscheduled principal payments reported for the prior month when calculating the weighted average.</p> <p>We calculate the quartile figures as follows. For each mortgage loan characteristic where quartile figures appear, we order each loan in the pool from the highest to the lowest value. For example, we would, in the case of LTV ratios, order each loan in the pool from that with the highest LTV ratio to that with the lowest LTV ratio. The lowest LTV ratio would appear in the pool statistics under "MIN." We determine the next figure in the quartile table for such mortgage loan characteristic by counting the loans starting with the lowest value and continuing upward until the unpaid principal balance of the loans so counted equals twenty-five percent of the outstanding principal balance of all the loans in the pool. The value associated with the last loan so counted appears in the quartile distribution table under "25%." We then determine the next figures in the quartile table by counting all of the loans starting with the lowest value and continuing upward until the unpaid principal balance of the loans so counted equals fifty percent of the outstanding principal balance of all the loans in the pool. We then repeat this process to determine the value in the quartile table associated with seventy-five percent. The values of the last loan so counted in each case appears in the quartile distribution table under "MED" and "75%," respectively. The highest such value for any mortgage loan in a pool appears in the quartile distribution table under "MAX."</p>
Rate Adjustment Frequency	Security Details	ARM only	We will provide the number of months between scheduled interest rate changes. For hybrid ARMs, this is the frequency with which the mortgage will adjust after the first interest rate adjustment date.
Seller	At Issuance & Ongoing statistics	All Pools	We will provide the name of the entity that originally delivered the mortgage loans for the pool to Fannie Mae. Pools with multiple sellers will display "Multiple Pool."
Servicer	At Issuance & Ongoing statistics	All Pools	<p>We will provide the name of the entity that services the mortgage loans for a pool. For pools issued on or after May 1996 that have multiple servicers, we will provide a table listing the names of all servicers that service five percent or more of the pool's current unpaid principal balance, the number of loans serviced by each listed servicer, the percent of the pool's current unpaid principal balance that each services, and the aggregate current unpaid principal balance of the mortgage loans each of them services.</p> <p>Note: For certain mortgage loans, Fannie Mae will be contractually obligated as the direct servicer, and as such will retain a portion of the interest collected on the loans as the servicing fee. We will also be listed as a servicer for the related pool, so long as we are the direct servicer for five percent or more of the pool's current unpaid principal balance. In these instances, we will engage sub-servicers to perform general loan servicing responsibilities, including collection and remittance of payments on the mortgage loans, administration of mortgage escrow accounts, collection of insurance claims and foreclosure, if necessary. Sub-servicers will be entitled to compensation from Fannie Mae alone – that is, not through interest payments – and will also retain certain fees in connection with sub-servicing the loans, including assumption fees, late payment charges and similar charges, to the extent they are collected from borrowers.</p>
Standard Lookback	Security Details	ARM only	We will provide the number of days preceding an interest rate change date to determine the date from which the index value in effect will be used to calculate the new interest rate for the interest rate change date. Although Fannie Mae guidelines do not allow delivery of pools with collateral having commingled rate and/or payment Lookbacks, data corrections due to mis-delivered data have resulted in commingled values in certain pools. For these pools, the value will default to "999."

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Status	Security Details	All Pools	We will provide a code indicating the status of the pool: - Preliminary (Pool Number and CUSIP are allocated); applies to a subset of MBS and Megas that have not reached their settlement date. - Active (Pool has closed and currently paying); and - Terminated (Pool closed but no longer paying).
Transfer Type	Security Details	ARM only	We will provide a code that identifies the form in which the pool security is held and paid: "W" = Wired/Book Entry, "D" = Definitive, or "*" = Eligible to be book entry.
Variable Lookback	Security Details	ARM only	When a new payment amount is calculated that does not use the prior month's interest rate, we will provide the number of days preceding a payment change date to determine the date from which the interest rate in effect will be used to calculate the new payment amount for the payment change date. Although Fannie Mae guidelines do not allow delivery of pools with collateral having commingled rate and/or payment Lookbacks, data corrections due to mis-delivered data have resulted in commingled values in certain pools. For these pools, the value will default to "999."
WA Current Act/360 PTR for Act/360 Megs	Security Details	MF Pools	We will provide for multifamily mega pools, if the interest on the related mortgage loan is calculated on an actual/360 basis, the current weighted average pass thru rate is provided in the WA Current Act/360 pass thru rate field. However, for purposes of calculating the pass-through rate with respect to an interest accrual period during which other than 30 days' interest accrued on such mortgage loan, the related MBS pass-through rate will be converted to a 30/360 equivalent rate.
WA Combined Loan to Value	Security Details	All Pools	We will provide at issuance the weighted average of the combined loan-to-value ratios for the mortgage loans, which are expressed as percentages. The loan-to-value ratio of an underlying mortgage loan in a pool is a comparison of the delivery date unpaid principal balance of the mortgage loan plus any secondary mortgage amount and either (1) in the case of a purchase, the lower of the sales price of a mortgaged property or its appraised value at the time of a sale or (2) in the case of a refinancing, the appraised or estimated value of the mortgaged property at the time of refinancing. If the secondary mortgage amount includes a home equity line of credit, the combined loan-to-value calculation is based on the amount disbursed to the borrower at the time of closing and excludes any undrawn amounts.
WA Credit Score	Security Details	All Pools	We will provide for pools issued on or after May 1996 a weighted average of the credit scores provided by lenders for each loan underlying the pool. If no credit score is delivered for a loan, it is excluded from the weighted average calculation.
WA Coupon	Security Details	All Pools	We will provide the weighted average of the interest rates in effect on the underlying mortgage loans. For fixed-rate pools, we use projected remaining unpaid principal balances, as part of the weighted average calculation. This means that we do not give effect to any unscheduled principal payments reported for the prior month when calculating the weighted average.
WA Maturity	Security Details	All Pools	We will provide a weighted average of the calculated maturity for the mortgage loans remaining in a pool. The calculated maturity for a mortgage loan is the number of months remaining until the borrower will pay off his mortgage loan completely, assuming that a borrower makes all future scheduled required payments on time as set forth in the mortgage note but makes no additional prepayment after the date of calculation. The calculated maturity for a loan may be earlier than the maturity date stated in the note if a borrower has made any partial prepayments prior to the date of calculation, as part of the weighted average calculation. For fixed-rate pools, we use projected remaining unpaid principal balances, as part of the weighted average calculation. This means that we do not give effect to any unscheduled principal payments reported for the prior month when calculating the weighted average.
WA Life Cap	Security Details	ARM only	We will provide a weighted average value reflecting the mortgage rates for the pool, calculated as if all of the underlying mortgage loans were accruing interest at the maximum rate provided in their respective loan documents.
WA Life Floor	Security Details	ARM only	We will provide a weighted average value, if applicable, reflecting the mortgage rates for the pool, calculated as if all of the underlying mortgage loans were accruing interest at the minimum rate provided in their respective notes. If the mortgage loans in the pool have no floor other than the mortgage margin, we will populate this field with zeros.

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Term	Tab	Pool Type	Methodology
WA Loan Age	Security Details	All Pools	We will provide a weighted average of the ages of the underlying mortgage loans. The age of a mortgage loan is the number of months from the loan's origination to the current month. For fixed-rate pools, we use projected remaining unpaid principal balances, as part of the weighted average calculation. This means that we do not give effect to any unscheduled principal payments reported for the prior month when calculating the weighted average. For purposes of calculating this data element, origination means the date on which the first full month of interest begins to accrue.
WA Loan Term	Security Details	All Pools	We will provide a weighted average of the loan terms of the underlying mortgage loans. The loan term for a mortgage loan is the number of months in which regular scheduled borrower payments are due under the terms of the related mortgage note. For fixed-rate pools, we use projected remaining unpaid principal balances, as part of the weighted average calculation. This means that we do not give effect to any unscheduled principal payments reported for the prior month when calculating the weighted average.
WA Loan Margin	Security Details	ARM only	We will provide the weighted average of the mortgage margins of the mortgage loans in a pool. The mortgage margin is the value added to the index to obtain the interest rate on adjustable rate mortgage and is specified in the mortgage note.
WA Loan to Value	Security Details	All Pools	We will provide a weighted average of the loan-to-value ratios for the mortgage loans, which are expressed as percentages. The loan-to-value ratio of an underlying mortgage loan in a pool is a comparison of the outstanding principal balance of the mortgage loan and either (1) in the case of a purchase, the lower of the sales price of a mortgaged property or its appraised value at the time of a sale or (2) in the case of a refinancing, the appraised or estimated value of the mortgaged property at the time of refinancing. However, sometimes other methods are used to determine the value of a mortgaged property. For instance, the loan-to-value ratio for some refinanced mortgage loans is based on a comparison of the outstanding unpaid principal balance of that loan and the value that was determined at the origination of the mortgage loan being refinanced. In any case, appraisals or other valuation methods are estimates of the mortgaged property values and may not reflect the actual amount received upon sale or liquidation. For government mortgage loans, such as mortgage loans insured by FHA or guaranteed by VA, lenders may not always provide a loan-to-value ratio. In such case, we will display "999s".
WA Maximum Pool Accrual Rate	Security Details	ARM only	We will provide a weighted average of the maximum pool accrual rate that would accrue if all the underlying mortgage loans remaining in the pool were accruing interest at their maximum rates provided in their respective loan documents.
WA Minimum Pool Accrual Rate	Security Details	ARM only	We will provide a weighted average of the minimum pool accrual rate that would accrue if all the underlying mortgage loans remaining in the pool were accruing interest at their minimum rates provided in their respective loan documents. Generally, the minimum pool accrual rate will not be less than the weighted average of the MBS margins of the mortgage loans remaining in the pool.
WA Months Remaining to Scheduled Amortization	Security Details	Interest Only Pools	We will provide a weighted average of the number of months remaining until each loan begins to amortize. If this field is blank, it is not an interest-only pool.
WA Months to Rate Change	Security Details	ARM only	We will provide a weighted average at-issuance of the number of months until the next interest rate change date for each mortgage loan in the pool.
WA Negative Amortization Limit	Security Details	ARM only	If a pool has ARMs that negatively amortize, we will provide a weighted average of the negative amortization limits of all the mortgage loans remaining in the pool.