



FannieMae®

Fannie Mae GeMS™ Guaranteed REMIC
FANNIE MAE MULTIFAMILY REMIC TRUST 2013-M9
Structural and Collateral Term Sheet

\$1,022,159,542
(Approximate Offered Certificates)

Fannie Mae Pass-Through Certificates
Series 2013-M9, Class ASQ1, ASQ2, A1, A2, AB1 and AB2
Certificates

June 7, 2013

Barclays
Lead Manager & Sole Bookrunner

Deutsche Bank Securities
Co-Manager

Jefferies
Co-Manager

Fannie Mae GeMS™

**Fannie Mae GeMS™ Guaranteed REMIC
Pass-Through Certificates
Fannie Mae Multifamily REMIC Trust 2013-M9**

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I. Transaction Contact Information

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II. Certificate Structure

Group	Class	Approximate Initial Certificate Balance or Notional Amount ⁽¹⁾	Group % of Initial Certificate Balance ⁽²⁾	Expected Weighted Average Life (Years) ⁽³⁾	Expected Principal Window (Months) ⁽⁴⁾	Coupon Type	Pricing Speed
1	ASQ1 ⁽⁵⁾	\$ 50,500,000	11.69%	3.33	1 – 57	Fixed	0% CPY
1	ASQ2	\$ 381,659,343	88.31%	4.90	57 – 60	Fixed	0% CPY
1	X1 ⁽⁵⁾	\$432,159,343 ⁽⁶⁾	NA	NA	NA	WAC IO	100% CPY
2	A1	\$ 89,700,000	15.20%	5.18	1 – 111	Fixed	0% CPY
2	A2	\$ 429,500,000	72.80%	9.55	111 – 115	Fixed ⁽⁸⁾	0% CPY
2	AB1	\$ 12,232,000	2.07%	5.18	1 – 111	Fixed	0% CPY
2	AB2	\$ 58,568,199	9.93%	9.55	111 – 115	Fixed ⁽⁸⁾	0% CPY
2	X2 ⁽⁵⁾	\$ 590,000,199 ⁽⁷⁾	NA	NA	NA	WAC IO	100% CPY

Notes:

- (1) The certificate balances and notional amounts are approximate and on the settlement date may vary by up to 5%. Underlying loans may be removed from or added to the mortgage pool prior to the settlement date within the same maximum permitted variance. Any reduction or increase in the aggregate principal balance of underlying loans within these parameters will result in changes to the initial certificate balance or notional amount of each class of certificates and to the other statistical data.
- (2) Approximate as of the settlement date.
- (3) Calculated at 0% CPR.
- (4) The principal window is expressed in months following the settlement date and reflects the period during which distributions of principal would be received under the pricing speed assumptions.
- (5) Classes X1 and X2 and ASQ1 are not being offered.
- (6) The Class X1 notional amount is equal to the aggregate certificate balances of Classes ASQ1 and ASQ2.
- (7) The Class X2 notional amount is equal to the aggregate certificate balances of Classes A1, A2, AB1 and AB2.
- (8) Subject to an Available Funds Cap.

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III. Issue Characteristics

Issue Characteristics - Group 1

Offered Securities:	\$432,159,343 (approximate) monthly pay, fixed-rate, multi-class, commercial mortgage REMIC Pass-Through Certificates (Class ASQ1 and Class ASQ2)
Lead Manager & Sole Bookrunner:	Barclays Capital Inc.
Co-Managers:	Deutsche Bank Securities Inc. and Jefferies LLC
Issuer:	Federal National Mortgage Association
Issuing Entity:	Fannie Mae Multifamily REMIC Trust 2013-M9, a trust to be formed by Fannie Mae
Trustee:	Fannie Mae
Cut-off Date:	On or about June 1, 2013.
Settlement Date:	June 28, 2013
Distribution Date:	The monthly distribution date for the certificates will be the 25th day of each calendar month, or on the next business day if the 25th day is not a business day, commencing in July 2013.
Accrual:	Each class will accrue interest on a 30/360 basis during the preceding calendar month.
ERISA:	It is expected that all offered certificates will be ERISA eligible.
Tax Status:	Double REMIC Series
Form of Offering:	The certificates are exempt from registration under the Securities Act of 1933 and are "exempted securities" under the Securities Exchange Act of 1934.
Offered Certificates:	The Class ASQ1 and Class ASQ2 Certificates
Optional Termination:	None
Minimum Denominations:	\$100,000 for Class X1 and \$1,000 for the Class ASQ1 and Class ASQ2 Certificates, \$1 in excess thereof
Settlement Terms:	Book-Entry except for Classes R and RL
Analytics:	Cash flows are expected to be available through Bloomberg, L.P., Intex Solutions, Inc, Trepp LLC and The Yield Book, Inc.
Bloomberg Ticker:	FNA 2013-M9 <MTGE><GO>
Risk Factors:	THE CERTIFICATES INVOLVE CERTAIN RISKS AND MAY NOT BE SUITABLE FOR ALL INVESTORS. SEE THE "RISK FACTORS" SECTION OF FANNIE MAE'S MULTIFAMILY REMIC PROSPECTUS.

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Issue Characteristics - Group 2

Offered Securities:	\$590,000,109 (approximate) monthly pay, fixed-rate, multi-class, commercial mortgage REMIC Pass-Through Certificates (Class A1, Class A2, Class AB1 and Class AB2)
Lead Manager & Sole Bookrunner:	Barclays Capital Inc.
Co-Managers:	Deutsche Bank Securities Inc. and Jefferies LLC
Issuer:	Federal National Mortgage Association
Issuing Entity:	Fannie Mae Multifamily REMIC Trust 2013-M9, a trust to be formed by Fannie Mae
Trustee:	Fannie Mae
Cut-off Date:	On or about June 1, 2013.
Settlement Date:	June 28, 2013
Distribution Date:	The monthly distribution date for the certificates will be the 25th day of each calendar month, or on the next business day if the 25th day is not a business day, commencing in July 2013.
Accrual:	Each class will accrue interest on a 30/360 basis during the preceding calendar month.
ERISA:	It is expected that all offered certificates will be ERISA eligible.
Tax Status:	Double REMIC Series
Form of Offering:	The certificates are exempt from registration under the Securities Act of 1933 and are "exempted securities" under the Securities Exchange Act of 1934.
Offered Certificates:	The Class A1, Class A2 and Class AB Certificates
Optional Termination:	None
Minimum Denominations:	\$100,000 for Class X2 and \$1,000 for the Class A1, Class A2, Class AB1 and Class AB2 Certificates, \$1 in excess thereof
Settlement Terms:	Book-Entry except for Classes R and RL
Analytics:	Cash flows are expected to be available through Bloomberg, L.P., Intex Solutions, Inc, Trepp LLC and The Yield Book, Inc.
Bloomberg Ticker:	FNA 2013-M9 <MTGE><GO>
Risk Factors:	THE CERTIFICATES INVOLVE CERTAIN RISKS AND MAY NOT BE SUITABLE FOR ALL INVESTORS. SEE THE "RISK FACTORS" SECTION OF FANNIE MAE'S MULTIFAMILY REMIC PROSPECTUS.

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IV. Structural Overview

Structural Overview – Group 1

- Amount of Distributions:** On each distribution date, certificateholders will be entitled to receive interest and any principal required to be paid on their certificates on such distribution date, distributed from funds available for distribution from the related underlying MBS.
- Priority of Principal Distributions:** The Group 1 Principal Distribution Amount for any distribution date will be allocated as follows:
1. Scheduled and unscheduled principal payments included in the principal distribution for each Group 1 MBS, on an aggregate basis, to the ASQ1 and ASQ2 Classes, in that order, until retired.
- Prepayment Premiums Distribution:** Any Group 1 prepayment premiums that are included in the related MBS distributions for any distribution date will be allocated to the ASQ1, ASQ2 and X1 Classes as follows:
1. to the ASQ1 and ASQ2 Classes, an amount equal to 30% of the Group 1 prepayment premiums multiplied by the percentage equivalent of a fraction, the numerator of which is the Group 1 Principal Distribution Amount payable to that Class on that date and the denominator of which is the Group 1 Principal Distribution Amount for that date;
 2. to the X1 Class, an amount equal to 70% of the Group 1 prepayment premiums for that date.
- Call Protection:** The Group 1 collateral pool has a weighted average remaining call protection of 52 months. Remaining call protection term (months) is calculated from the end of month of the Cut-off Date to the Prepayment Premium End Date and would be one month longer if calculated from the beginning of the month of the Cut-off Date to the Prepayment Premium End Date.
- Guarantee:** All underlying pools will be guaranteed by Fannie Mae with respect to the full and timely payment of interest and principal. Fannie Mae's guarantee does not cover any prepayment premium payments due on the underlying loans.

Structural Overview – Group 2

Amount of Distributions: On each distribution date, certificateholders will be entitled to receive interest and any principal required to be paid on their certificates on such distribution date, distributed from funds available for distribution from the related underlying MBS.

Priority of Principal Distributions: The Group 2 Principal Distribution Amount for any distribution date will be allocated as follows:

1. Scheduled principal payments included in the principal distribution for each Group 2 MBS, on an aggregate basis, as follows:
 - (a) the AB Pro Rata Percentage to the AB1 and AB2 Classes, in that order, until retired, and
 - (b) the Non-AB Pro Rata Percentage to the A1 and A2 Classes, in that order, until retired.
2. Unscheduled principal payments included in the principal distribution for each Group 2 MBS, on an aggregate basis, to the AB1, AB2, A1 and A2 Classes in that order, until retired.

The "AB Pro Rata Percentage" for any Distribution Date is equal to the percentage equivalent of a fraction, the numerator of which is the sum of the certificate balances of the AB1 and AB2 Classes immediately before the Distribution Date and the denominator of which is the aggregate certificate balance of the AB1, AB2, A1 and A2 Classes immediately before the date.

The "Non-AB Pro Rata Percentage" for any Distribution Date is equal to 100% minus the AB Pro Rata Percentage for that date.

Prepayment Premiums Distribution:

Any Group 2 prepayment premiums that are included in the related MBS distributions for any Distribution Date will be allocated to the A1, A2, AB1, AB2 and X2 Classes as follows:

1. to the AB1, AB2, A1 and A2 Classes as follows:
 - on each Distribution Date prior to the Distribution Date on which the AB2 Class is retired, to each of the AB1 and AB2 Classes, an amount equal to 30% of the related prepayment premiums multiplied by the percentage equivalent of a fraction, the numerator of which is the principal payable to that Class on that date and the denominator of which is the aggregate amount of principal payable to the AB1 and AB2 Classes on that date;
 - on each Distribution Date beginning with the Distribution Date on which the AB2 Class is retired, to each of the AB1, AB2, A1 and A2 Classes, an amount equal to 30% of the related prepayment premiums multiplied by the percentage equivalent of a fraction, the numerator of which is the principal payable to that Class on that date and the denominator of which is the Group 2 Principal Distribution Amount for that date; and
2. to the X2 Class, an amount equal to 70% of the related prepayment premiums for that date.

Call Protection:

The Group 2 collateral pool has a weighted average remaining call protection of 108 months. Remaining Call Protection term (months) is calculated from the end of month of the Cut-off Date to the Prepayment Premium End Date and would be one month longer if calculated from the beginning of the month of the Cut-off Date to the Prepayment Premium End Date.

Guarantee:

All underlying pools will be guaranteed by Fannie Mae with respect to the full and timely payment of interest and principal. Fannie Mae's guarantee does not cover any prepayment premium payments due on the underlying loans.

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V. Collateral Overview

Group 1⁽¹⁾⁽²⁾

Aggregate Cut-off Date Balance	\$432,159,343
Number of Mortgage Loans	74
Average Cut-off Date Balance per Mortgage Loan	\$5,839,991
Number of Mortgaged Properties	74
Weighted Average Mortgage Rate	5.780%
% of Group 1 Secured by 5 Largest Mortgage Loans	20.69%
% of Group 1 Secured by 10 Largest Mortgage Loans	38.09%
Weighted Average Original Term to Maturity (months)	120
Weighted Average Remaining Term to Maturity (months)	59
Weighted Average Seasoning (months)	61

Group 1 Amortization

Weighted Average Original Amortization Term (months) ⁽³⁾	352
Weighted Average Remaining Amortization Term (months) ⁽³⁾	291
% of Group 1 Amortizing Balloon	48.64%
% of Group 1 Interest Only followed by Amortizing Balloon	28.53%
% of Group 1 Interest Only	22.83%

(1) Unless otherwise indicated, all references to "% of Group 1" in this Term Sheet reflect a percentage of the Group 1 aggregate principal balance as of the Cutoff Date, after application of all payments of principal due during or prior to June 2013.

(2) The Collateral consists of 74 Fannie Mae multifamily MBS pools containing 74 loans. All loans underlying the pools are monthly-pay, fixed-rate multifamily mortgages.

(3) Excludes loans that are interest only for the entire term.

Group 2⁽¹⁾⁽²⁾

Aggregate Cut-off Date Balance	\$590,000,199
Number of Mortgage Loans	92
Average Cut-off Date Balance per Mortgage Loan	\$6,413,046
Number of Mortgaged Properties	92
Weighted Average Mortgage Rate	3.842%
% of Group 2 Secured by 5 Largest Mortgage Loans	22.16%
% of Group 2 Secured by 10 Largest Mortgage Loans	36.56%
Weighted Average Original Term to Maturity (months)	120
Weighted Average Remaining Term to Maturity (months)	115
Weighted Average Seasoning (months)	5

Group 2 Amortization

Weighted Average Original Amortization Term (months) ⁽³⁾	361
Weighted Average Remaining Amortization Term (months) ⁽³⁾	355
% of Group 2 Amortizing Balloon	49.88%
% of Group 2 Interest Only followed by Amortizing Balloon	47.11%
% of Group 2 Interest Only	3.01%

(1) Unless otherwise indicated, all references to "% of Group 2" in this Term Sheet reflect a percentage of the Group 2 aggregate principal balance as of the Cutoff Date, after application of all payments of principal due during or prior to June 2013.

(2) The Collateral consists of 88 Fannie Mae multifamily MBS pools containing 92 loans. All loans underlying the pools are monthly-pay, fixed-rate multifamily mortgages.

(3) Excludes loans that are interest only for the entire term.

More information regarding the DUS MBS program can be found on Fannie Mae's website at:

http://www.fanniemae.com/resources/file/mbs/pdf/mbsenger_0412.pdf

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VI. Collateral Stratification

Top 10 Mortgage Pools – Group 1

Loan No.	Pool Number	Property Name	City	State	Property Type	Cut-off Date Balance (\$)	% of Group 1	DSCR	LTV
1	388100	Village of Barrett's Run Apartments	Newark	DE	Multifamily	\$20,444,336	4.73%	1.69x	62.5%
2	AF0813	Runnymede Gardens	Verona	NJ	Multifamily	\$18,137,000	4.20%	1.96x	68.1%
3	388321	River Lofts at Ashton Mill	Cumberland	RI	Multifamily	\$17,255,756	3.99%	1.41x	67.3%
4	388285	Upland Meadows MHC	Upland	CA	Manufactured Housing	\$17,000,000	3.93%	1.55x	68.4%
5	388065	Tudor Glen Village Apartments	Woburn	MA	Multifamily	\$16,559,460	3.83%	1.39x	72.6%
6	388370	Montgomery Woods	Harleysville	PA	Multifamily	\$15,917,560	3.68%	1.53x	77.7%
7	388396	Lincoln Greens Apartments	Oklahoma City	OK	Multifamily	\$15,907,521	3.68%	1.47x	79.0%
8	388264	Hudson East Apartments	New York	NY	Multifamily	\$15,000,000	3.47%	1.89x	38.1%
9	AF0862	Park City West	Ft. Lauderdale	FL	Manufactured Housing	\$14,430,279	3.34%	1.45x	74.1%
10	388133	Park Vista South	Torrance	CA	Multifamily	\$13,978,390	3.23%	1.69x	48.9%
Total / Weighted Average						\$164,630,301	38.09%	1.61x	65.9%

Top 10 Mortgage Pools – Group 2

Loan No.	Pool Number	Property Name	City	State	Property Type	Cut-off Date Balance (\$)	% of Group 2	DSCR	LTV
1	AM2275	Spyglass Hill Apartments	Denver	CO	Multifamily	\$32,935,000	5.58%	1.51x	80.0%
2	AM1511	Olentangy Village	Columbus	OH	Multifamily	\$26,470,220	4.49%	1.61x	72.5%
3	AM1786	Atrium on James	Kent	WA	Multifamily	\$25,800,000	4.37%	1.40x	72.7%
4	AM2014	Landmark at Granite Park	Charlottesville	VA	Multifamily	\$24,000,000	4.07%	1.51x	69.2%
5	AM2012	Landmark at Lynden Square	Charlotte	NC	Multifamily	\$21,562,000	3.65%	1.5x	67.3%
6	AM2097	Avondale Parc Apartments	Dallas	TX	Multifamily	\$18,600,000	3.15%	1.48x	75.0%
7	AM1453	Landmark at Hampshire Place	Jacksonville	FL	Multifamily	\$17,979,700	3.05%	1.49x	75.0%
8	AM2258	South Front Apartments	Wilmington	NC	Multifamily	\$17,126,125	2.90%	1.46x	75.0%
9	AM2277	Park Place Apartments	Louisville	KY	Multifamily	\$17,000,000	2.88%	1.43x	75.1%
10	AM1454	Landmark at Sage Commons	Jacksonville	FL	Multifamily	\$14,241,000	2.41%	1.53x	72.9%
Total / Weighted Average						\$215,714,045	36.56%	1.50x	73.6%

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Collateral Statistics - Group 1

Cut-off Date Balance (\$)

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group</i>
\$382,965 - \$2,500,000	23	\$39,793,374	9.2%
\$2,500,001 - \$5,000,000	23	\$80,392,050	18.6%
\$5,000,001 - \$7,500,000	11	\$69,972,107	16.2%
\$7,500,001 - \$10,000,000	3	\$24,921,406	5.8%
\$10,000,001 - \$15,000,000	7	\$95,858,774	22.2%
\$15,000,001 - \$20,000,000	6	\$100,777,297	23.3%
\$20,000,00 - \$20,444,336	1	\$20,444,336	4.7%
Total:	74	\$432,159,343	100.0%
Min: \$382,965	Max: \$20,444,336	Average: \$5,839,991	

Property Type

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group</i>
Multifamily	61	\$333,361,710	77.1%
Manufactured Housing	11	\$80,777,257	18.7%
Seniors	1	\$13,635,449	3.2%
Dedicated Student	1	\$4,384,927	1.0%
Total:	74	\$432,159,343	100.0%

Prefix Type

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group</i>
HY	70	\$421,297,935	97.5%
MY	4	\$10,861,409	2.5%
Total:	74	\$432,159,343	100.0%

Mortgage Rate (%)

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group</i>
5.025% - 5.250%	2	\$13,940,026	3.2%
5.251% - 5.500%	12	\$72,248,511	16.7%
5.501% - 5.750%	21	\$133,037,063	30.8%
5.751% - 6.000%	24	\$130,102,286	30.1%
6.001% - 6.250%	14	\$69,196,008	16.0%
6.251% - 6.490%	1	\$13,635,449	3.2%
Total:	74	\$432,159,343	100.0%
Min: 5.025%	Max: 6.490%	Average: 5.780%	

Original Term to Maturity (mos)

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group</i>
120	74	\$432,159,343	100.0%
Total:	74	\$432,159,343	100.0%
Min: 120	Max: 120	Wtd Avg: 120	

Remaining Term to Maturity (mos)

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group</i>
55	1	\$15,917,560	3.7%
56	1	\$5,276,139	1.2%
58	27	\$146,817,216	34.0%
59	28	\$163,217,086	37.8%
60	17	\$100,931,342	23.4%
Total:	74	\$432,159,343	100.0%
Min: 55	Max: 60	Wtd Avg: 59	

Original Amortization Term (mos)

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group</i>
Interest Only	10	\$98,668,000	22.8%
240	3	\$20,428,835	4.7%
300	2	\$3,335,737	0.8%
360	59	\$309,726,772	71.7%
Total:	74	\$432,159,343	100.0%
Min: 0	Max: 360	Non-Zero Wtd Avg: 352	

Remaining Amortization Term (mos)

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group</i>
Interest Only	10	\$98,668,000	22.8%
179 - 240	5	\$23,764,571	5.5%
241 - 300	59	\$309,726,772	71.7%
Total:	74	\$432,159,343	100.0%
Min: 0	Max: 300	Non-Zero Wtd Avg: 291	

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**Fannie Mae GeMS™ Guaranteed REMIC
Pass-Through Certificates
Fannie Mae Multifamily REMIC Trust 2013-M9**

Collateral Statistics - Group 1

Day Count

	No. of Mortgage Loans	Aggregate Cut-off Date Balance(\$)	% of Group
Actual/360	70	\$421,297,935	97.5%
30/360	4	\$10,861,409	2.5%
Total:	74	\$432,159,343	100.0%

Most Recent DSCR

	No. of Mortgage Loans	Aggregate Cut-off Date Balance(\$)	% of Group
1.25x - 1.30x	4	\$17,840,967	4.1%
1.31x - 1.40x	7	\$34,415,794	8.0%
1.41x - 1.50x	6	\$60,042,097	13.9%
1.51x - 1.60x	12	\$61,387,571	14.2%
1.61x - 1.70x	7	\$51,653,204	12.0%
1.71x - 1.80x	5	\$35,910,569	8.3%
1.81x - 1.90x	5	\$25,628,435	5.9%
1.91x - 2.00x	2	\$20,042,596	4.6%
2.01x >=	26	\$125,238,110	29.0%
Total:	74	\$432,159,343	100.0%
Min: 1.25x	Max: 4.27x	Wtd Avg: 1.83x	

State

	No. of Mortgage Loans	Aggregate Cut-off Date Balance(\$)	% of Group
CA	19	\$97,525,440	22.6%
NY	8	\$38,738,736	9.0%
PA	5	\$33,697,954	7.8%
RI	2	\$22,568,477	5.2%
NE	2	\$20,795,776	4.8%
NJ	2	\$20,694,000	4.8%
DE	1	\$20,444,336	4.7%
MA	2	\$18,147,578	4.2%
TX	2	\$17,623,638	4.1%
VA	2	\$17,045,132	3.9%
FL	2	\$16,019,698	3.7%
OK	1	\$15,907,521	3.7%
OH	3	\$12,113,018	2.8%
MD	4	\$11,591,188	2.7%
KS	2	\$11,138,653	2.6%
WA	3	\$8,604,975	2.0%
NC	1	\$7,940,026	1.8%
MN	3	\$6,723,016	1.6%
KY	1	\$6,360,790	1.5%
WI	1	\$6,000,000	1.4%
MI	1	\$5,716,011	1.3%
IN	1	\$3,610,518	0.8%
AZ	1	\$2,992,214	0.7%
AL	1	\$2,793,286	0.6%
LA	1	\$2,473,609	0.6%
NM	1	\$2,144,807	0.5%
SC	1	\$1,734,418	0.4%
MO	1	\$1,014,531	0.2%
Total:	74	\$432,159,343	100.0%

Origination Date LTV Ratio (%)

	No. of Mortgage Loans	Aggregate Cut-off Date Balance(\$)	% of Group
20.0% - 30.0%	7	\$20,025,056	4.6%
30.1% - 40.0%	6	\$35,666,098	8.3%
40.1% - 50.0%	12	\$64,391,234	14.9%
50.1% - 60.0%	12	\$50,963,445	11.8%
60.1% - 70.0%	15	\$127,513,422	29.5%
70.1% - 80.0%	22	\$133,600,089	30.9%
Total:	74	\$432,159,343	100.0%
Min: 20.0%	Max: 80.0%	Wtd Avg: 60.5%	

Remaining Prepayment Penalty Term (mos)(1)

	No. of Mortgage Loans	Aggregate Cut-off Date Balance(\$)	% of Group
48	1	\$15,917,560	3.7%
49	1	\$5,276,139	1.2%
51	27	\$146,817,216	34.0%
52	28	\$163,217,086	37.8%
53	17	\$100,931,342	23.4%
Total:	74	\$432,159,343	100.0%
Min: 48	Max: 53	Wtd Avg: 52	

Loan Age (mos)

	No. of Mortgage Loans	Aggregate Cut-off Date Balance(\$)	% of Group
60	17	\$100,931,342	23.4%
61	28	\$163,217,086	37.8%
62	27	\$146,817,216	34.0%
64	1	\$5,276,139	1.2%
65	1	\$15,917,560	3.7%
Total:	74	\$432,159,343	100.0%
Min: 60	Max: 65	Wtd Avg: 61	

Pass Through Rate (%)

	No. of Mortgage Loans	Aggregate Cut-off Date Balance(\$)	% of Group
4.785% - 5.000%	6	\$62,726,981	14.5%
5.001% - 5.250%	29	\$125,365,837	29.0%
5.251% - 5.500%	32	\$184,617,745	42.7%
5.501% - 5.750%	6	\$52,407,422	12.1%
5.751% - 5.895%	1	\$7,041,359	1.6%
Total:	74	\$432,159,343	100.0%
Min: 4.785%	Max: 5.895%	Wtd Avg: 5.266%	

(1) Remaining Prepayment Premium Term is calculated from the end of month of the Cut-off Date to the Prepayment Premium End Date and would be one month longer if calculated from the beginning of the month of the Cut-off Date to the Prepayment Premium End Date.

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**Fannie Mae GeMS™ Guaranteed REMIC
Pass-Through Certificates
Fannie Mae Multifamily REMIC Trust 2013-M9**

Collateral Statistics - Group 2

Cut-off Date Balance (\$)

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group</i>
\$422,176 - \$2,500,000	28	\$36,696,801	6.2%
\$2,500,001 - \$5,000,000	25	\$88,617,502	15.0%
\$5,000,001 - \$7,500,000	12	\$72,441,806	12.3%
\$7,500,001 - \$10,000,000	7	\$57,614,919	9.8%
\$10,000,001 - \$15,000,000	11	\$133,156,126	22.6%
\$15,000,001 - \$20,000,000	4	\$70,705,825	12.0%
\$20,000,001 - \$25,000,000	2	\$45,562,000	7.7%
\$25,000,001 - \$30,000,000	2	\$52,270,220	8.9%
\$30,000,001 - \$32,935,000	1	\$32,935,000	5.6%
Total:	92	\$590,000,199	100.0%
Min: \$422,176	Max: \$32,935,000	Average: \$6,413,046	

Property Type

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group</i>
Multifamily	74	\$537,332,161	91.1%
Cooperative	14	\$35,508,409	6.0%
Manufactured Housing	4	\$17,159,629	2.9%
Total:	92	\$590,000,199	100.0%

Prefix Type

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group</i>
HY	87	\$585,393,509	99.2%
MY	5	\$4,606,690	0.8%
Total:	92	\$590,000,199	100.0%

Mortgage Rate (%)

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group</i>
3.230% - 3.250%	1	\$9,000,000	1.5%
3.251% - 3.500%	5	\$45,574,990	7.7%
3.501% - 3.750%	11	\$111,464,447	18.9%
3.751% - 4.000%	41	\$308,048,306	52.2%
4.001% - 4.250%	24	\$94,495,495	16.0%
4.251% - 4.500%	7	\$16,833,218	2.9%
4.501% - 4.750%	2	\$3,868,154	0.7%
4.751% - 4.820%	1	\$715,588	0.1%
Total:	92	\$590,000,199	100.0%
Min: 3.230%	Max: 4.820%	Wtd Avg: 3.842%	

Original Term to Maturity (mos)

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group</i>
120	92	\$590,000,199	100.0%
Total:	92	\$590,000,199	100.0%
Min: 120	Max: 120	Wtd Avg: 120	

Remaining Term to Maturity (mos)

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group</i>
111	6	\$15,645,525	2.7%
113	2	\$20,425,624	3.5%
114	6	\$96,525,156	16.4%
115	78	\$457,403,894	77.5%
Total:	92	\$590,000,199	100.0%
Min: 111	Max: 115	Wtd Avg: 115	

Original Amortization Term (mos)

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group</i>
Interest Only	5	\$17,770,000	3.0%
276	1	\$3,184,468	0.5%
300	2	\$4,316,388	0.7%
360	81	\$557,461,429	94.5%
480	3	\$7,267,914	1.2%
Total:	92	\$590,000,199	100.0%
Min: 0	Max: 480	Non-Zero Wtd Avg: 361	

Remaining Amortization Term (mos)

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group</i>
Interest Only	5	\$17,770,000	3.0%
241 - 300	3	\$7,500,856	1.3%
301 - 360	81	\$557,461,429	94.5%
361 - 475	3	\$7,267,914	1.2%
Total:	92	\$590,000,199	100.0%
Min: 0	Max: 475	Non-Zero Wtd Avg: 355	

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**Fannie Mae GeMS™ Guaranteed REMIC
Pass-Through Certificates
Fannie Mae Multifamily REMIC Trust 2013-M9**

Collateral Statistics - Group 2

Day Count

	No. of Mortgage Loans	Aggregate Cut-off Date Balance(\$)	% of Group
Actual/360	87	\$585,393,509	99.2%
30/360	5	\$4,606,690	0.8%
Total:	92	\$590,000,199	100.0%

Most Recent DSCR

	No. of Mortgage Loans	Aggregate Cut-off Date Balance(\$)	% of Group
1.32x - 1.40x	18	\$100,554,142	17.0%
1.41x - 1.50x	32	\$212,415,096	36.0%
1.51x - 1.60x	11	\$137,703,111	23.3%
1.61x - 1.70x	7	\$65,598,637	11.1%
1.71x - 1.80x	4	\$10,103,179	1.7%
1.81x >=	20	\$63,626,034	10.8%
Total:	92	\$590,000,199	100.0%
Min: 1.32x	Max: 21.44x	Wtd Avg: 1.88x	

State

	No. of Mortgage Loans	Aggregate Cut-off Date Balance(\$)	% of Group
NY	21	\$82,776,864	14.0%
TX	6	\$64,818,076	11.0%
NC	5	\$62,225,318	10.5%
VA	4	\$45,277,630	7.7%
WA	6	\$43,109,995	7.3%
CA	13	\$39,345,879	6.7%
OH	2	\$37,410,609	6.3%
CO	2	\$36,334,367	6.2%
FL	2	\$32,220,700	5.5%
LA	2	\$20,425,624	3.5%
IL	7	\$18,495,567	3.1%
KY	1	\$17,000,000	2.9%
OR	3	\$16,852,271	2.9%
GA	2	\$10,697,306	1.8%
TN	2	\$10,040,000	1.7%
MO	2	\$9,032,938	1.5%
PA	2	\$9,019,425	1.5%
NM	1	\$8,240,000	1.4%
MD	2	\$7,710,978	1.3%
AZ	2	\$6,708,772	1.1%
WI	1	\$4,319,386	0.7%
NJ	1	\$2,978,417	0.5%
HI	1	\$2,099,504	0.4%
OK	1	\$2,041,978	0.3%
UT	1	\$818,596	0.1%
Total:	92	\$590,000,199	100.0%

Origination Date LTV Ratio (%)

	No. of Mortgage Loans	Aggregate Cut-off Date Balance(\$)	% of Group
5.0% - 10.0%	1	\$794,390	0.1%
10.1% - 20.0%	5	\$13,216,623	2.2%
20.1% - 30.0%	1	\$2,668,484	0.5%
30.1% - 40.0%	6	\$13,992,152	2.4%
40.1% - 50.0%	5	\$18,285,555	3.1%
50.1% - 60.0%	8	\$34,066,108	5.8%
60.1% - 70.0%	19	\$113,783,824	19.3%
70.1% - 80.0%	47	\$393,193,063	66.6%
Total:	92	\$590,000,199	100.0%
Min: 5.0%	Max: 80.0%	Wtd Avg: 68.8%	

Remaining Prepayment Penalty Term (mos)(1)

	No. of Mortgage Loans	Aggregate Cut-off Date Balance(\$)	% of Group
104	6	\$15,645,525	2.7%
106	2	\$20,425,624	3.5%
107	6	\$96,525,156	16.4%
108	78	\$457,403,894	77.5%
Total:	92	\$590,000,199	100.0%
Min: 104	Max: 108	Wtd Avg: 108	

Loan Age (mos)

	No. of Mortgage Loans	Aggregate Cut-off Date Balance(\$)	% of Group
5	78	\$457,403,894	77.5%
6	6	\$96,525,156	16.4%
7	2	\$20,425,624	3.5%
9	6	\$15,645,525	2.7%
Total:	92	\$590,000,199	100.0%
Min: 5	Max: 9	Wtd Avg: 5	

Pass Through Rate (%)

	No. of Mortgage Loans	Aggregate Cut-off Date Balance(\$)	% of Group
2.250% - 2.250%	1	\$8,764,235	1.5%
2.251% - 2.500%	55	\$492,585,409	83.5%
2.501% - 2.750%	32	\$78,376,846	13.3%
2.751% - 2.800%	4	\$10,273,710	1.7%
Total:	92	\$590,000,199	100.0%
Min: 2.250%	Max: 2.800%	Wtd Avg: 2.389%	

(1) Remaining Prepayment Premium Term is calculated from the end of month of the Cut-off Date to the Prepayment Premium End Date and would be one month longer if calculated from the beginning of the month of the Cut-off Date to the Prepayment Premium End Date.

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