



## **Fact Sheet – Non-Performing Loan Sale FNMA 2019-NPL1 and FNMA 2019-CIP1 Community Impact Pool**

May 14, 2019

This fact sheet is intended to provide additional information about Fannie Mae's current sale of non-performing loans (NPL), as well as its fifteenth Community Impact Pool geared to engage participation for Non-profits, Minority- and women-owned businesses and community groups.

### **Non-Performing Loan Sales by Fannie Mae**

- Announced via press release by Fannie Mae on April 2, 2015, available [here](#).
- Fannie Mae NPL page for interested parties available [here](#).
- Federal Housing Finance Agency (FHFA) guidelines for NPL sales available [here](#).

### **FNMA 2019-NPL1 Pool Characteristics**

- Announced via press release by Fannie Mae on May 14, 2019, available [here](#).
- Approximately 4,660 non-performing loans.
- Approximately \$822.3 million in unpaid principal balance (UPB).
- Offered in six pools: Pool 1a is approximately \$76.8 million in UPB, Pool 1b is approximately \$81.3 million in UPB, Pool 2a is approximately \$95.2 million in UPB, Pool 2b is approximately \$49.9 million in UPB, Pool 3 is approximately \$298.4 million in UPB and Pool 4 is approximately \$220.8 million in UPB.
- Pools 1a, 1b, 3 and 4 contain loans where the mortgage insurance has been commuted and will be sold without MI.
- Pool 2a & 2b are comprised of loans with mortgage insurance in place and will be sold with MI.
- Pools 1a, 2a & 3 are comprised by loans serviced by Mr. Cooper; Pools 1b, 2b & 4 are comprised of loans serviced by Wells Fargo.
- Marketed with Bank of America Merrill Lynch and First Financial Network, Inc. as advisors.

### **FNMA 2019-NPL1 Timeline**

- May 14, 2019: Marketing begins
- May 16, 2019: Data room open for bidders
- June 4, 2019: Bids due
- Early-June, 2019: Bid awarded
- Mid-July, 2019: Due diligence ends
- Mid-to late July, 2019: Sale closes



## FNMA 2019-CIP1 Pool Characteristics

- Announced via press release by Fannie Mae on May 14, 2019, available [here](#).
- Approximately 80 non-performing loans.
- Approximately \$17.7 million in unpaid principal balance (UPB).
- Loans are geographically focused in Miami-Dade area.
- The CIP Pool is comprised by loans serviced by Mr. Cooper.
- The loans in the CIP Pool do not have mortgage insurance on them.
- Marketed with Bank of America Merrill Lynch and as First Financial Network, Inc. advisors.

## FNMA 2019-CIP1 Timeline

- May 14, 2019: Marketing begins
- May 16, 2019: Data room open for bidders
- June 18, 2019: Bids due
- Mid-to late June, 2019: Bid awarded
- Mid-August, 2019: Due diligence ends
- Mid-to late August, 2019: Sale closes

**NOTE:** *This timeline is approximate and for planning purposes only. These guidelines are subject to change at any time and for any reason at the sole discretion of Fannie Mae.*