



Fact Sheet – Non-Performing Loan Sale FNMA 2016-NPL4 and FNMA 2016-CIP4 Community Impact Pool

August 10, 2016

This fact sheet is intended to provide additional information about Fannie Mae's current sale of non-performing loans (NPL), as well as its fifth 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 2016-NPL4 Pool Characteristics

- Announced via press release by Fannie Mae on August 10, 2016, available [here](#).
- Approximately 6,900 non-performing loans.
- Approximately \$1.08 billion in unpaid principal balance (UPB).
- Offered in four pools: Pool 1 is approximately \$475.1 million in UPB, Pool 2 is approximately \$237.1 million in UPB, Pool 3 is approximately \$240.9 million in UPB and Pool 4 is approximately \$129.8 million in UPB (Loans in Pool 4 are subject to mortgage insurance coverage which will not be removed prior to closing the sale)
- Marketed with Wells Fargo Securities, LLC and The Williams Capital Group, L.P. as advisors.

FNMA 2016-NPL4 Timeline

- August 10, 2016: Marketing begins
- August 11, 2016: Data room open for bidders
- August 30, 2016: Bids due
- Late-August, 2016: Bid awarded
- Mid-October, 2016: Due diligence ends
- Late-October, 2016: Sale closes



FNMA 2016-CIP4 Pool Characteristics

- Announced via press release by Fannie Mae on August 10, 2016, available [here](#).
- Approximately 120 non-performing loans.
- Approximately \$20.7 million in unpaid principal balance (UPB).
- Loans are geographically-focused in the Miami, Florida-area.

Marketed with Wells Fargo Securities, LLC and The Williams Capital Group, L.P. as advisors.

FNMA 2016-CIP4 Timeline

- August 10, 2016: Marketing begins
- August 11, 2016: Data room open for bidders
- September 15, 2016: Bids due
- Mid-September, 2016: Bid awarded
- Mid-November, 2016: Due diligence ends
- Late-November, 2016: 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.