



Fact Sheet – Non-Performing Loan Sale FNMA 2018-NPL1 and FNMA 2018-CIP1 Community Impact Pool

February 13, 2018

This fact sheet is intended to provide additional information about Fannie Mae's current sale of non-performing loans (NPL), as well as its eleventh and twelfth 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 2018-NPL1 Pool Characteristics

- Announced via press release by Fannie Mae on February 13, 2018, available [here](#).
- Approximately 5,900 non-performing loans.
- Approximately \$1.04 billion in unpaid principal balance (UPB).
- Offered in four pools: Pool 1 is approximately \$179.8 million in UPB, Pool 2 is approximately \$457.2 million in UPB and Pool 3 is approximately \$400.3 million in UPB.
- All pools contain loans where the mortgage insurance has been commuted and will be sold without MI.
- Pools 1, 2 & 3 are comprised of loans are being serviced by Nationstar Mortgage LLC d/b/a Mr. Cooper.
- Marketed with Bank of America Merrill Lynch and First Financial Network, Inc., as advisors.

FNMA 2018-NPL1 Timeline

- February 13, 2018: Marketing begins
- February 15, 2018: Data room open for bidders
- March 6, 2018: Bids due
- Early-March, 2018: Bid awarded
- Mid-to Late April, 2018: Due diligence ends
- Mid-to Late April, 2018: Sale closes



FNMA 2018-CIP1 Pool Characteristics

- Announced via press release by Fannie Mae on February 13, 2018, available [here](#).
- Approximately 190 non-performing loans.
- Approximately \$35.68 million in unpaid principal balance (UPB).
- Offered in two pools: CIP Pool 1 is approximately \$18.89 million in UPB, CIP Pool 2 is approximately \$16.79 million in UPB
- Loans in CIP 1 are located in the Orlando, FL Metropolitan Statistical Area (MSA), while the loans in CIP 2 are located in the Tampa, FL MSA.
- Both CIP Pools are comprised by loans serviced by Nationstar Mortgage LLC d/b/a Mr. Cooper
- Both CIP Pools contain loans where the mortgage insurance has been commuted and will be sold without MI
- Marketed with Bank of America Merrill Lynch and First Financial Network, Inc., as advisors.

FNMA 2018-CIP1 Timeline

- February 13, 2018: Marketing begins
- February 15, 2018: Data room open for bidders
- March 20, 2018: Bids due
- Mid-to Late March, 2018: Bid awarded
- Mid-May, 2018: Due diligence ends
- Mid-to Late May, 2018: 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.*