



Fact Sheet – Non-Performing Loan Sale FNMA 2018-NPL2 and FNMA 2018-CIP2 Community Impact Pool

May 15, 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 thirteenth 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-NPL2 Pool Characteristics

- Announced via press release by Fannie Mae on May 15, 2018, available [here](#).
- Approximately 10,300 non-performing loans.
- Approximately \$1.71 billion in unpaid principal balance (UPB).
- Offered in four pools: Pool 1 is approximately \$361.1 million in UPB, Pool 2 is approximately \$500.3 million in UPB, Pool 3 is approximately \$222.1 million in UPB and Pool 4 is approximately \$629.7 million in UPB
- All pools contain loans where the mortgage insurance has been commuted and will be sold without MI
- The pools are comprised by loans serviced by Ditech
- Marketed with Bank of America Merrill Lynch and The Williams Capital Group, L.P. as advisors.

FNMA 2018-NPL2 Timeline

- May 15, 2018: Marketing begins
- May 17, 2018: Data room open for bidders
- June 5, 2018: Bids due
- Early-June, 2018: Bid awarded
- Mid-July, 2018: Due diligence ends
- Mid-to late July, 2018: Sale closes



FNMA 2018-CIP2 Pool Characteristics

- Announced via press release by Fannie Mae on May 15, 2018, available [here](#).
- Approximately 700 non-performing loans.
- Approximately \$134.5 million in unpaid principal balance (UPB).
- Loans are geographically focused in the New Jersey, New York, Baltimore, Maryland, Cook County, Illinois and Miami, Florida areas.
- The CIP Pool is comprised by loans serviced by Ditech
- The CIP Pool contains loans where the mortgage insurance has been commuted and will be sold without MI
- Marketed with Bank of America Merrill Lynch and as The Williams Capital Group, L.P. advisors.

FNMA 2018-CIP2 Timeline

- May 15, 2018: Marketing begins
- May 17, 2018: Data room open for bidders
- June 19, 2018: Bids due
- Mid-to late June, 2018: Bid awarded
- Mid-August, 2018: Due diligence ends
- Mid-to late August, 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.*