

Fannie Mae 2010 Credit Supplement



February 24, 2011

- **This presentation includes information about Fannie Mae, including information contained in Fannie Mae’s Annual Report on Form 10-K for the year ended December 31, 2010, the “2010 Form 10-K.” Some of the terms used in these materials are defined and discussed more fully in the 2010 Form 10-K. These materials should be reviewed together with the 2010 Form 10-K, copies of which are available in the “Investor Information” section of Fannie Mae’s Web site at www.fanniemae.com.**
- **Some of the information in this presentation is based upon information that we received from third-party sources such as sellers and servicers of mortgage loans. Although we generally consider this information reliable, we do not independently verify all reported information.**
- **This presentation includes forward-looking statements relating to future home price changes. These statements are based on our opinions, analyses, estimates, forecasts and other views on a variety of economic and other information, and changes in the assumptions and other information underlying these views could produce materially different results. The impact of future home price changes on our business, results or financial condition will depend on many other factors.**
- **Due to rounding, amounts reported in this presentation may not add to totals indicated (or 100%).**

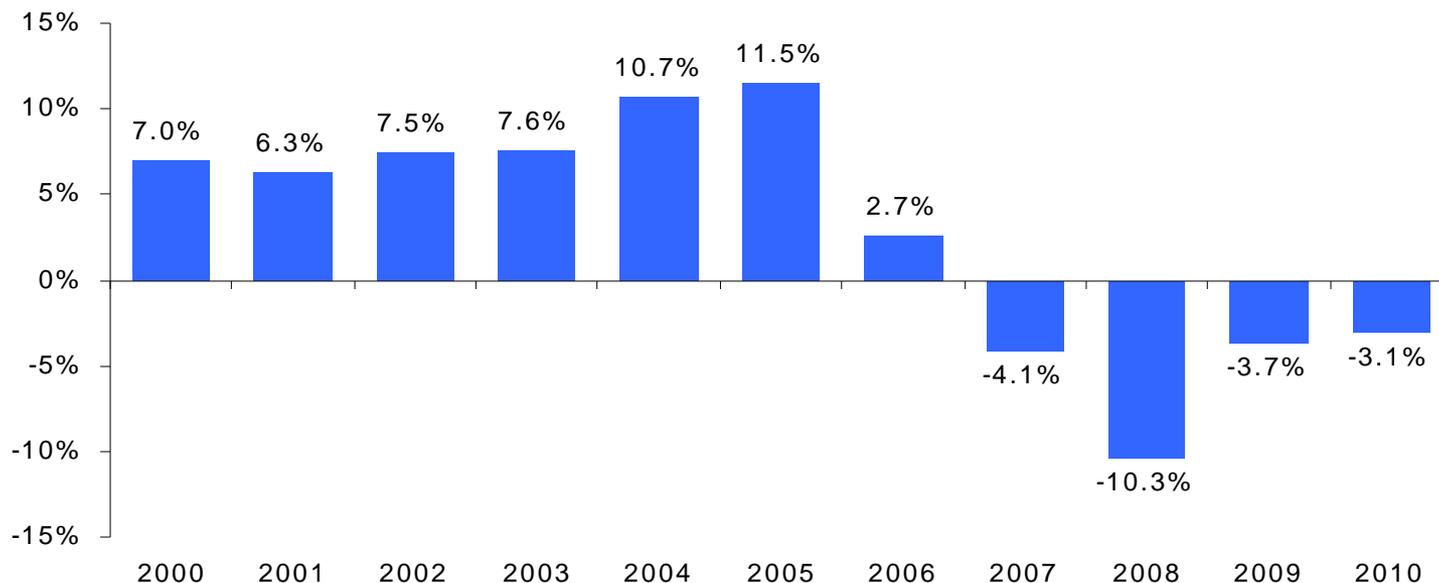
Table of Contents

Slide

Home Price Growth/Decline Rates in the U.S.	3
Home Price Declines Peak-to-Current (by State) as of 2010 Q4	4
Fannie Mae Acquisition Profile by Key Product Features	5
Fannie Mae Credit Profile by Key Product Features	6
Fannie Mae Credit Profile by Origination Year and Key Product Features	7
Fannie Mae Single-Family Cumulative Default Rates	8
Fannie Mae Credit Profile by State	9
Fannie Mae Single-Family Serious Delinquency Rates by State and Region	10
Home Price Growth/Decline and Fannie Mae Real Estate Owned (REO) in Selected States	11
Fannie Mae Alt-A Credit Profile by Key Product Features	12
Fannie Mae Alt-A Loans Versus Loans Underlying Private-Label Alt-A Securities	13
Fannie Mae Workouts by Type	14
Home Affordable Modification Program (HAMP)	15
Fannie Mae Modifications of Single-Family Delinquent Loans	16
Fannie Mae Multifamily Credit Profile by Loan Attributes	17
Fannie Mae Multifamily Credit Profile by Acquisition Year	18
Fannie Mae Multifamily Credit Profile by Region and State	19
Fannie Mae Multifamily Credit Profile by State	20

Home Price Growth/Decline Rates in the U.S.

Fannie Mae Home Price Index



S&P/Case-Shiller Index	9.8%	7.7%	10.6%	10.7%	14.6%	14.7%	-0.3%	-8.4%	-18.4%	-2.4%	-4.1%
------------------------	------	------	-------	-------	-------	-------	-------	-------	--------	-------	-------

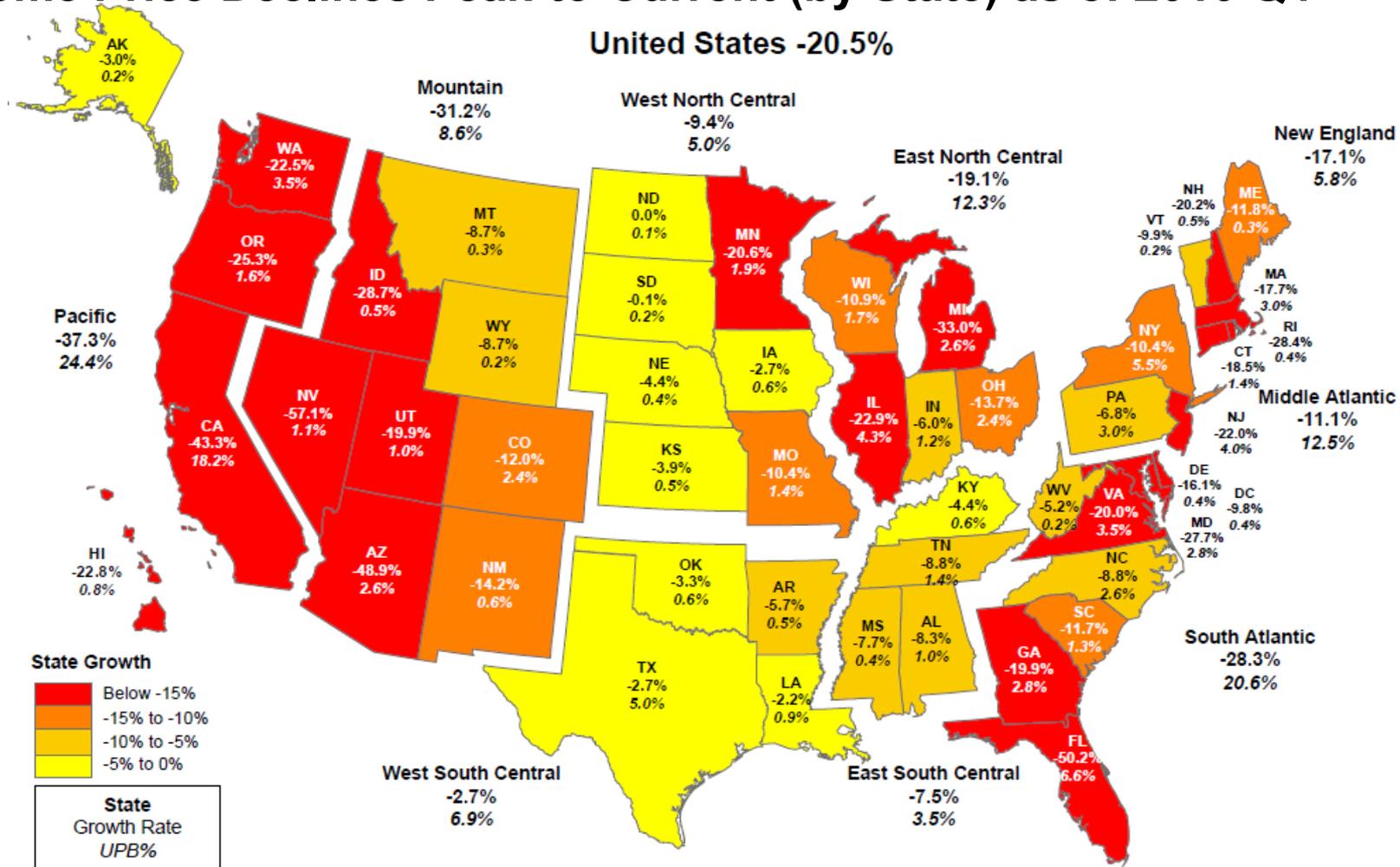
Growth rates are from period-end to period-end.

Estimate based on purchase transactions in Fannie-Freddie acquisition and public deed data available through the end of January 2011. Including subsequently available data may lead to materially different results.

We expect peak-to-trough declines in home prices to be in the 21% to 26% range (comparable to a decline of 32% to 40% range using the S&P/Case-Shiller index method).

Note: Our estimates differ from the S&P/Case-Shiller index in two principal ways: (1) our estimates weight expectations for each individual property by number of properties, whereas we believe the S&P/Case-Shiller index weights expectations of home price declines based on property value, causing declines in home prices on higher priced homes to have a greater effect on the overall result; and (2) our estimates attempt to exclude sales of foreclosed homes because we believe that differing maintenance practices and the forced nature of the sales make foreclosed home prices less representative of market values, whereas we believe the S&P/Case-Shiller index includes sales of foreclosed homes. The S&P/Case Shiller comparison numbers shown above for the peak-to-trough forecast are calculated using our models and assumptions, but modified to account for weighting based on property value and the impact of foreclosed property sales. In addition to these differences, our estimates are based on our own internally available data combined with publicly available data, and are therefore based on data collected nationwide, whereas the S&P/Case-Shiller index is based on publicly available data, which may be limited in certain geographic areas of the country. Our comparative calculations to the S&P/Case-Shiller index provided above are not modified to account for this data pool difference.

Home Price Declines Peak-to-Current (by State) as of 2010 Q4*



Top %: State/Region Home Price Decline Rate percentage from applicable peak in that state through December 31, 2010

Bottom %: Percent of Fannie Mae single-family conventional guaranty book of business by unpaid principal balance as of December 31, 2010

Note: Regional home price decline percentages are a housing stock unit-weighted average of home price decline percentages of states within each region.

* Source: Fannie Mae. Estimate based on purchase transactions in Fannie-Freddie acquisition and public deed data available through the end of January 2011. Including subsequent data may lead to materially different results.

Fannie Mae Acquisition Profile by Key Product Features

Credit Characteristics of Single-Family Business Volume ⁽¹⁾

Acquisition Year	2010	2009	2008	2007	2006	2005	2001 to 2004
Unpaid Principal Balance (billions)	\$ 595.0	\$ 684.7	\$ 557.2	\$ 643.8	\$ 515.8	\$ 524.2	\$ 3,205.8
Weighted Average Origination Note Rate	4.64%	4.93%	6.00%	6.51%	6.45%	5.73%	6.06%
Original Loan-to-Value Ratio							
<= 60%	30.3%	32.6%	22.7%	16.7%	18.6%	21.4%	24.5%
>60% and <= 70%	15.9%	17.0%	16.1%	13.5%	15.1%	16.3%	16.4%
>70% and <= 80%	38.5%	39.9%	39.5%	44.7%	49.6%	46.2%	41.2%
>80% and <= 90%	8.6%	6.9%	11.7%	9.1%	6.8%	7.4%	9.6%
>90% and <= 100% ⁽²⁾	5.2%	3.3%	10.0%	15.8%	9.7%	8.5%	8.2%
> 100% ⁽²⁾	1.6%	0.4%	0.1%	0.1%	0.2%	0.2%	0.1%
Weighted Average Origination Loan-to-Value Ratio	68.4%	66.8%	72.0%	75.5%	73.4%	72.0%	70.6%
Weighted Average Origination Loan-to-Value Ratio Excluding HARP ⁽³⁾	66.0%	65.8%	—	—	—	—	—
FICO Credit Scores ⁽⁴⁾							
0 to < 620	0.4%	0.4%	2.8%	6.4%	6.2%	5.4%	5.4%
>= 620 and < 660	1.6%	1.5%	5.7%	11.5%	11.2%	10.7%	10.7%
>=660 and < 700	6.6%	6.5%	13.9%	19.2%	19.6%	18.9%	18.5%
>=700 and < 740	16.1%	17.2%	21.7%	22.6%	23.0%	23.2%	23.8%
>=740	75.1%	74.4%	55.8%	40.1%	39.7%	41.5%	41.2%
Missing	0.1%	0.1%	0.1%	0.1%	0.2%	0.3%	0.5%
Weighted Average FICO Credit Score ⁽⁴⁾	762	761	738	716	716	719	718
Product Distribution							
Fixed-rate	93.7%	96.6%	91.7%	90.1%	83.4%	78.7%	89.2%
Adjustable-rate	6.3%	3.4%	8.3%	9.9%	16.6%	21.3%	10.8%
Alt-A	0.9%	0.2%	3.1%	16.7%	21.8%	16.1%	8.5%
Subprime	—	—	0.3%	0.7%	0.7%	0.0%	0.4%
Interest Only	1.3%	1.0%	5.6%	15.2%	15.2%	10.1%	1.4%
Negative Amortizing	—	—	0.0%	0.3%	3.1%	3.2%	1.0%
Refinance	77.4%	79.9%	58.6%	50.4%	48.3%	53.1%	69.6%
Total Refi Plus ⁽³⁾⁽⁵⁾	23.4%	10.6%	—	—	—	—	—
HARP ⁽³⁾⁽⁵⁾	9.0%	3.8%	—	—	—	—	—
HARP Weighted Average Origination Loan-to-Value Ratio ⁽³⁾	92.1%	90.7%	—	—	—	—	—
Investor	4.6%	2.5%	5.6%	6.5%	7.0%	6.4%	4.6%
Condo/Co-op	8.6%	8.2%	10.3%	10.4%	10.5%	9.8%	7.5%

- (1) Percentage calculated based on unpaid principal balance of loans at time of acquisition. Single-family business volume refers to both single-family mortgage loans we purchased for our mortgage portfolio and single-family mortgage loans we securitized into Fannie Mae MBS.
- (2) The increase for 2010 is the result our Refi Plus™ initiative, which involves the refinance of existing Fannie Mae loans with loan-to-value ratios up to 125%.
- (3) Refi Plus and Home Affordable Refinance Program (HARP) started in April 2009.
- (4) FICO Credit scores as reported by the seller of the mortgage loan at the time of delivery.
- (5) Represented as a percentage of total unpaid principal balance of loans at time of acquisition.

Fannie Mae Credit Profile by Key Product Features

Credit Characteristics of Single-Family Conventional Guaranty Book of Business

As of December 31, 2010	Categories Not Mutually Exclusive ⁽¹⁾								Sub-total of Key Product Features ⁽¹⁾	Overall Book
	Negative Amortizing Loans	Interest Only Loans	Loans with FICO < 620 ⁽³⁾	Loans with FICO ≥ 620 and < 660 ⁽³⁾	Loans with Origination LTV Ratio > 90%	Loans with FICO < 620 and Origination LTV Ratio > 90% ⁽³⁾	Alt-A Loans	Subprime Loans		
Unpaid Principal Balance (billions) ⁽²⁾	\$11.0	\$155.2	\$97.8	\$205.6	\$261.6	\$21.2	\$211.8	\$6.5	\$763.6	\$2,782.8
Share of Single-Family Conventional Guaranty Book	0.4%	5.6%	3.5%	7.4%	9.4%	0.8%	7.6%	0.2%	27.4%	100.0%
Average Unpaid Principal Balance ⁽²⁾	\$121,075	\$243,922	\$122,461	\$136,248	\$148,779	\$118,546	\$162,855	\$148,156	\$151,430	\$155,531
Serious Delinquency Rate	9.02%	17.85%	14.63%	11.06%	10.04%	21.41%	13.87%	28.20%	10.92%	4.48%
Origination Years 2005-2008	57.9%	84.9%	61.7%	59.1%	56.5%	68.7%	73.8%	85.3%	62.9%	38.0%
Weighted Average Origination Loan-to-Value Ratio	70.9%	75.2%	76.6%	77.1%	97.3%	98.1%	73.1%	77.1%	80.3%	71.2%
Original Loan-to-Value Ratio > 90%	0.3%	9.0%	21.7%	20.4%	100.0%	100.0%	5.9%	6.8%	34.3%	9.4%
Weighted Average Mark-to-Market Loan-to-Value Ratio	99.2%	111.1%	86.2%	87.5%	107.2%	109.3%	96.1%	103.5%	94.8%	76.6%
Mark-to-Market Loan-to-Value Ratio > 100% and ≤ 125%	13.8%	24.9%	16.5%	16.2%	32.9%	35.0%	17.4%	22.3%	21.1%	9.3%
Mark-to-Market Loan-to-Value Ratio > 125%	33.7%	29.5%	10.8%	12.1%	16.7%	20.3%	19.9%	21.2%	15.2%	6.4%
Weighted Average FICO ⁽³⁾	706	725	588	641	705	591	717	621	688	735
FICO < 620 ⁽³⁾	6.9%	1.4%	100.0%	—	8.1%	100.0%	0.8%	49.3%	12.8%	3.5%
Fixed-rate	0.4%	33.7%	83.8%	85.5%	89.1%	81.4%	68.5%	70.5%	76.6%	89.7%
Primary Residence	68.8%	85.2%	96.7%	94.2%	96.5%	99.3%	77.6%	96.7%	89.8%	89.9%
Condo/Co-op	13.8%	16.4%	4.9%	6.6%	10.0%	5.9%	10.7%	4.3%	9.6%	9.4%
Credit Enhanced ⁽⁴⁾	59.1%	18.9%	30.6%	29.4%	79.5%	89.2%	18.4%	59.7%	36.2%	14.9%
% of 2007 Credit Losses ⁽⁵⁾	0.9%	15.0%	18.8%	21.9%	17.4%	6.4%	27.8%	1.0%	72.3%	100.0%
% of 2008 Credit Losses ⁽⁵⁾	2.9%	34.2%	11.8%	17.4%	21.3%	5.4%	45.6%	2.0%	81.3%	100.0%
% of 2009 Credit Losses ⁽⁵⁾	2.0%	32.6%	8.8%	15.5%	19.2%	3.4%	39.6%	1.5%	75.0%	100.0%
% of 2010 Credit Losses ⁽⁵⁾	1.9%	28.6%	8.0%	15.1%	15.9%	2.7%	33.2%	1.1%	68.4%	100.0%
% of 2010 Q1 Credit Losses ⁽⁵⁾	2.6%	30.4%	7.2%	14.1%	15.9%	2.5%	36.5%	1.0%	70.0%	100.0%
% of 2010 Q2 Credit Losses ⁽⁵⁾	2.5%	29.7%	7.6%	14.6%	17.0%	2.7%	35.3%	1.0%	70.4%	100.0%
% of 2010 Q3 Credit Losses ⁽⁵⁾	2.5%	29.9%	7.9%	15.2%	14.3%	2.6%	35.7%	1.2%	69.7%	100.0%
% of 2010 Q4 Credit Losses ⁽⁵⁾	NA ⁽⁶⁾	19.2%	10.6%	17.7%	18.0%	3.1%	15.7%	1.2%	57.5%	100.0%

- (1) Loans with multiple product features are included in all applicable categories. The subtotal is calculated by counting a loan only once even if it is included in multiple categories.
- (2) Excludes non-Fannie Mae securities held in portfolio and those Alt-A and subprime wraps for which Fannie Mae does not have loan-level information. Fannie Mae had access to detailed loan-level information for over 99% of its single-family conventional guaranty book of business as of December 31, 2010.
- (3) FICO Credit scores as reported by the seller of the mortgage loan at the time of delivery.
- (4) Unpaid principal balance of all loans with credit enhancement as a percentage of unpaid principal balance of single-family conventional guaranty book of business for which Fannie Mae had access to loan level information. Includes primary mortgage insurance, pool insurance, lender recourse and other credit enhancement.
- (5) Expressed as a percentage of credit losses for the single-family guaranty book of business. For information on total credit losses, refer to Fannie Mae's 2010 Form 10-K.
- (6) Negative Amortizing Loans contributed to a recovery of previously realized credit losses in the fourth quarter of 2010 as a result of an agreement we entered into during the quarter with a seller/servicer to address outstanding loan repurchase requests and the lender's cash payment to us under the agreement.

Fannie Mae Credit Profile by Origination Year and Key Product Features

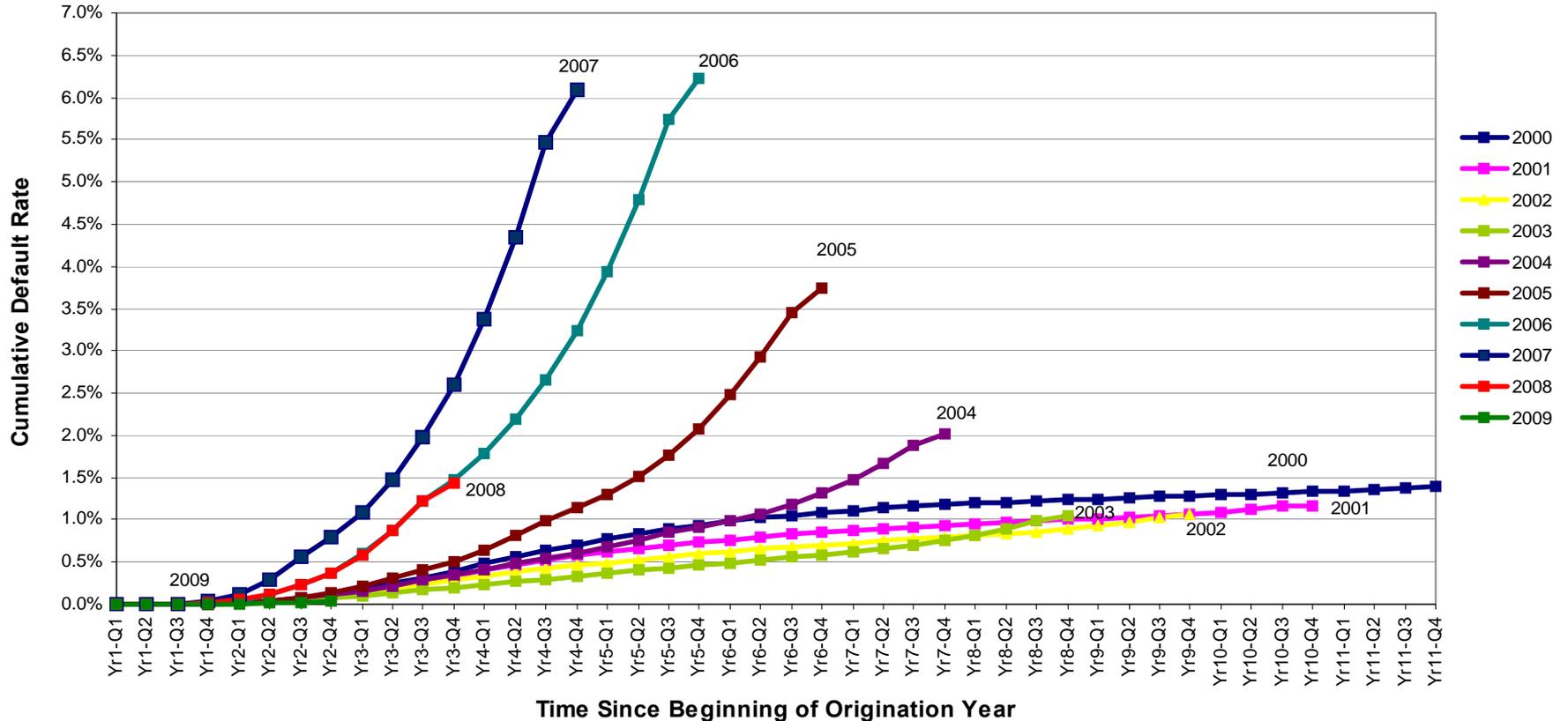
Credit Characteristics of Single-Family Conventional Guaranty Book of Business by Origination Year

As of December 31, 2010	Overall Book	Origination Year						
		2010	2009	2008	2007	2006	2005	2004 and Earlier
Unpaid Principal Balance (billions) ⁽¹⁾	\$2,782.8	\$514.2	\$571.6	\$256.0	\$334.1	\$232.0	\$235.1	\$639.8
Share of Single-Family Conventional Guaranty Book	100.0%	18.5%	20.5%	9.2%	12.0%	8.3%	8.4%	23.0%
Average Unpaid Principal Balance ⁽¹⁾	\$155,531	\$214,970	\$206,059	\$183,308	\$179,202	\$163,868	\$151,207	\$98,514
Serious Delinquency Rate	4.48%	0.04%	0.26%	4.88%	13.24%	12.19%	7.20%	2.98%
Weighted Average Origination Loan-to-Value Ratio	71.2%	68.7%	67.5%	74.2%	78.1%	75.1%	72.6%	69.8%
Original Loan-to-Value Ratio > 90% ⁽²⁾	9.4%	7.0%	4.3%	12.0%	20.5%	12.1%	8.8%	8.2%
Weighted Average Mark-to-Market Loan-to-Value Ratio	76.6%	69.0%	68.7%	84.7%	103.7%	104.0%	89.4%	57.5%
Mark-to-Market Loan-to-Value Ratio > 100% and <= 125%	9.3%	2.1%	2.0%	17.2%	25.5%	20.7%	15.3%	3.9%
Mark-to-Market Loan-to-Value Ratio > 125%	6.4%	0.1%	0.1%	4.7%	20.5%	22.9%	13.7%	1.6%
Weighted Average FICO ⁽³⁾	735	762	760	732	707	709	718	720
FICO < 620 ⁽³⁾	3.5%	0.4%	0.4%	3.0%	7.9%	6.5%	4.8%	5.1%
Interest Only	5.6%	1.2%	1.0%	5.9%	15.7%	17.3%	10.2%	1.8%
Negative Amortizing	0.4%	—	—	—	0.1%	1.2%	1.4%	0.7%
Fixed-rate	89.7%	94.3%	97.1%	89.4%	82.9%	80.1%	81.0%	89.9%
Primary Residence	89.9%	91.0%	92.4%	87.5%	88.2%	86.3%	87.1%	90.8%
Condo/Co-op	9.4%	8.4%	8.4%	11.9%	11.4%	11.7%	10.5%	7.5%
Credit Enhanced ⁽⁴⁾	14.9%	6.9%	6.9%	26.2%	31.5%	21.7%	17.1%	12.1%
% of 2007 Credit Losses ⁽⁵⁾	100.0%	—	—	—	1.9%	21.3%	23.6%	53.2%
% of 2008 Credit Losses ⁽⁵⁾	100.0%	—	—	0.5%	27.9%	34.9%	19.3%	17.3%
% of 2009 Credit Losses ⁽⁵⁾	100.0%	—	—	4.8%	36.0%	30.9%	16.4%	11.9%
% of 2010 Credit Losses ⁽⁵⁾	100.0%	—	0.4%	7.0%	35.8%	29.2%	15.9%	11.7%
% of 2010 Q1 Credit Losses ⁽⁵⁾	100.0%	—	0.1%	6.7%	36.1%	30.1%	16.0%	10.9%
% of 2010 Q2 Credit Losses ⁽⁵⁾	100.0%	—	0.3%	7.0%	36.4%	30.0%	16.0%	10.3%
% of 2010 Q3 Credit Losses ⁽⁵⁾	100.0%	—	0.4%	6.9%	35.3%	30.3%	16.1%	11.0%
% of 2010 Q4 Credit Losses ⁽⁵⁾	100.0%	0.1%	1.1%	8.2%	34.8%	22.8%	15.3%	17.8%
Cumulative Default Rate ⁽⁶⁾	—	0.00%	0.04%	1.44%	6.09%	6.23%	3.74%	—

- (1) Excludes non-Fannie Mae securities held in portfolio and those Alt-A and subprime wraps for which Fannie Mae does not have loan-level information. Fannie Mae had access to detailed loan-level information for over 99% of its single-family conventional guaranty book of business as of December 31, 2010.
- (2) The increase for 2010 is the result of Refi Plus loans, which started in April 2009, and can have loan-to-value ratios up to 125%.
- (3) FICO Credit scores as reported by the seller of the mortgage loan at the time of delivery.
- (4) Unpaid principal balance of all loans with credit enhancement as a percentage of unpaid principal balance of single-family conventional guaranty book of business for which Fannie Mae has access to loan-level information. Includes primary mortgage insurance, pool insurance, lender recourse and other credit enhancement.
- (5) Expressed as a percentage of credit losses for the single-family guaranty book of business. For information on total credit losses, refer to Fannie Mae's 2010 Form 10-K.
- (6) Defaults include loan liquidations other than through voluntary pay-off or repurchase by lenders and include loan foreclosures, preforeclosure sales, sales to third parties and deeds in lieu of foreclosure. Cumulative Default Rate is the total number of single-family conventional loans in the guaranty book of business originated in the identified year that have defaulted, divided by the total number of single-family conventional loans in the guaranty book of business originated in the identified year. For 2000 to 2004 cumulative default rates, refer to slide 8.

Fannie Mae Single-Family Cumulative Default Rates

Cumulative Default Rates of Single-Family Conventional Guaranty Book of Business by Origination Year



Note: Defaults include loan liquidations other than through voluntary pay-off or repurchase by lenders and include loan foreclosures, preforeclosure sales, sales to third parties and deeds in lieu of foreclosure. Cumulative Default Rate is the total number of single-family conventional loans in the guaranty book of business originated in the identified year that have defaulted, divided by the total number of single-family conventional loans in the guaranty book of business originated in the identified year.

Data as of December 31, 2010 are not necessarily indicative of the ultimate performance of the loans and performance is likely to change, perhaps materially, in future periods.

Fannie Mae Credit Profile by State

Credit Characteristics of Single-Family Conventional Guaranty Book of Business by State

As of December 31, 2010	Overall Book	AZ	CA	FL	NV	Select Midwest States ⁽⁵⁾
Unpaid Principal Balance (billions) ⁽¹⁾	\$2,782.8	\$71.1	\$507.6	\$184.1	\$31.7	\$292.7
Share of Single-Family Conventional Guaranty Book	100.0%	2.6%	18.2%	6.6%	1.1%	10.5%
Average Unpaid Principal Balance ⁽¹⁾	\$155,531	\$155,132	\$220,434	\$142,023	\$169,513	\$122,761
Serious Delinquency Rate	4.48%	6.23%	3.89%	12.31%	10.66%	4.80%
Origination Years 2005-2008	38.0%	54.2%	32.8%	58.5%	58.1%	35.1%
Weighted Average Origination Loan-to-Value Ratio	71.2%	74.1%	64.2%	73.3%	74.7%	74.8%
Original Loan-to-Value Ratio > 90%	9.4%	10.8%	3.7%	10.6%	9.7%	12.6%
Weighted Average Mark-to-Market Loan-to-Value Ratio	76.6%	105.4%	76.2%	106.8%	128.2%	80.4%
Mark-to-Market Loan-to-Value Ratio >100% and <=125%	9.3%	19.0%	10.2%	17.6%	15.7%	13.9%
Mark-to-Market Loan-to-Value Ratio >125%	6.4%	28.9%	9.9%	30.9%	48.8%	4.9%
Weighted Average FICO ⁽²⁾	735	734	744	722	730	729
FICO < 620 ⁽²⁾	3.5%	3.0%	1.9%	4.9%	2.8%	4.5%
Interest Only	5.6%	11.5%	8.7%	9.7%	16.0%	3.3%
Negative Amortizing	0.4%	0.5%	1.2%	0.9%	1.4%	0.1%
Fixed-rate	89.7%	83.7%	85.8%	84.7%	76.9%	89.8%
Primary Residence	89.9%	82.8%	88.5%	82.3%	80.1%	93.6%
Condo/Co-op	9.4%	4.9%	11.8%	14.6%	6.7%	10.8%
Credit Enhanced ⁽³⁾	14.9%	15.1%	6.6%	17.0%	17.0%	18.6%
% of 2007 Credit Losses ⁽⁴⁾	100.0%	1.8%	7.2%	4.7%	1.2%	46.6%
% of 2008 Credit Losses ⁽⁴⁾	100.0%	8.0%	25.2%	10.9%	4.9%	21.1%
% of 2009 Credit Losses ⁽⁴⁾	100.0%	10.8%	24.4%	15.5%	6.5%	14.8%
% of 2010 Credit Losses ⁽⁴⁾	100.0%	10.0%	22.6%	17.5%	6.1%	13.6%
% of 2010 Q1 Credit Losses ⁽⁴⁾	100.0%	11.0%	24.8%	17.6%	4.6%	15.0%
% of 2010 Q2 Credit Losses ⁽⁴⁾	100.0%	9.2%	21.6%	18.8%	6.3%	14.1%
% of 2010 Q3 Credit Losses ⁽⁴⁾	100.0%	9.3%	22.4%	18.0%	6.8%	13.4%
% of 2010 Q4 Credit Losses ⁽⁴⁾	100.0%	12.2%	21.2%	12.8%	7.0%	10.5%

(1) Excludes non-Fannie Mae securities held in portfolio and those Alt-A and subprime wraps for which Fannie Mae does not have loan-level information. Fannie Mae had access to detailed loan-level information for over 99% of its single-family conventional guaranty book of business as of December 31, 2010.

(2) FICO Credit scores as reported by the seller of the mortgage loan at the time of delivery.

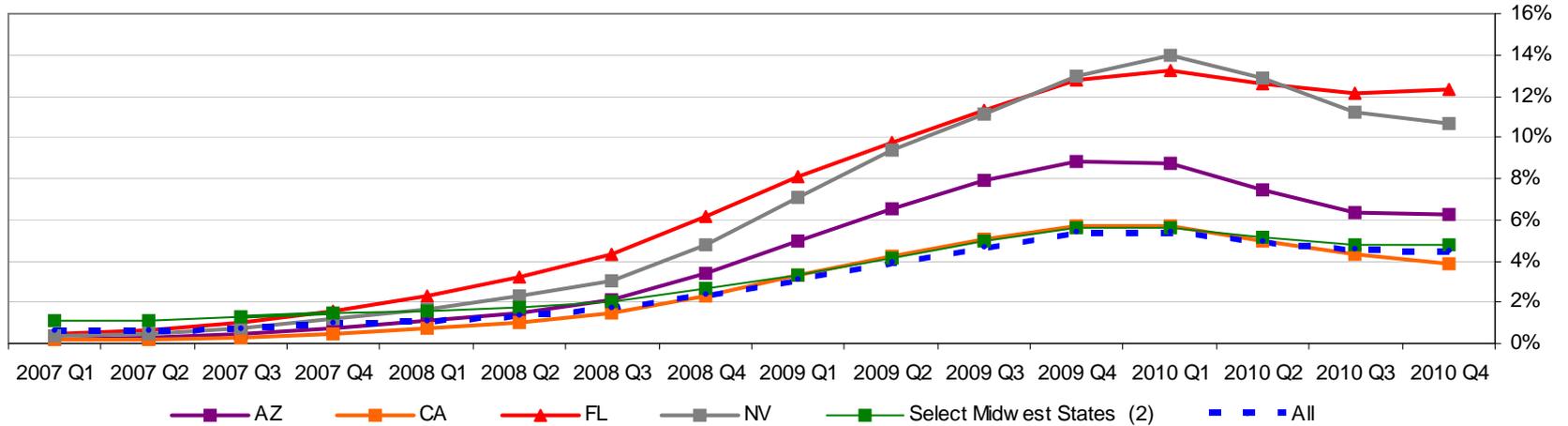
(3) Unpaid principal balance of all loans with credit enhancement as a percentage of unpaid principal balance of single-family conventional guaranty book of business for which Fannie Mae has access to loan-level information. Includes primary mortgage insurance, pool insurance, lender recourse and other credit enhancement.

(4) Expressed as a percentage of credit losses for the single-family guaranty book of business. For information on total credit losses, refer to Fannie Mae's 2010 Form 10-K.

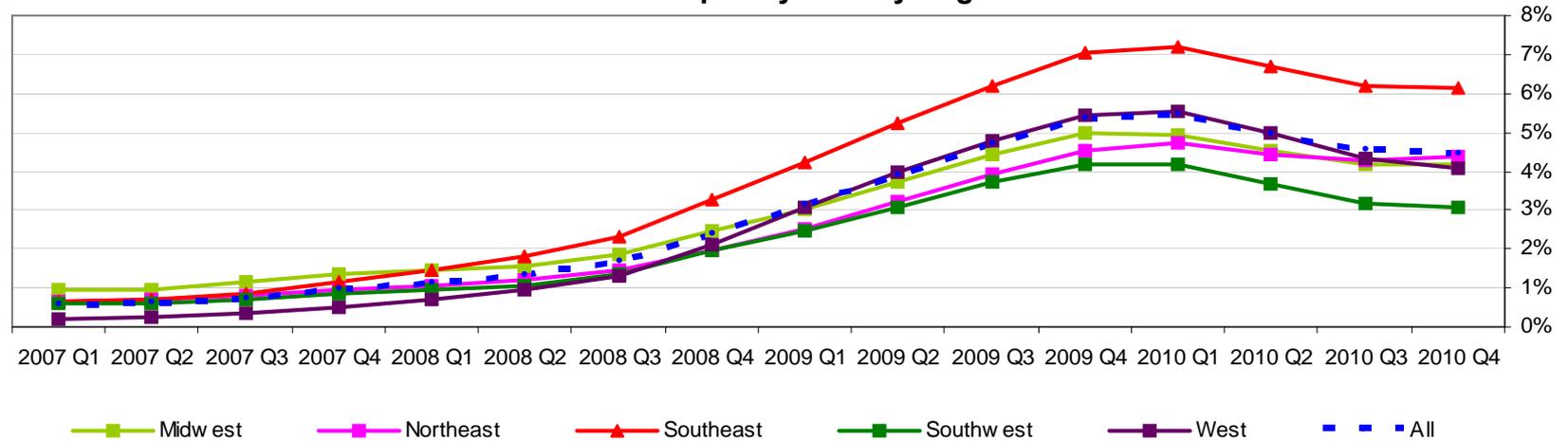
(5) Select Midwest states are Illinois, Indiana, Michigan and Ohio.

Fannie Mae Single-Family Serious Delinquency Rates by State and Region ⁽¹⁾

Serious Delinquency Rate by States



Serious Delinquency Rate by Region ⁽³⁾



(1) Calculated based on the number of loans in Fannie Mae's single-family conventional guaranty book of business within each specified category.

(2) Select Midwest states are Illinois, Indiana, Michigan and Ohio.

(3) For information on which states are included in each region, refer to Fannie Mae's 2010 Form 10-K.

Home Price Growth/Decline and Fannie Mae Real Estate Owned (REO) in Selected States

State	REO Acquisitions (Number of Properties)				REO Inventory as of December 31, 2010	REO Inventory as of December 31, 2009	5-Year Annualized HP Growth January 2006 to December 2010 ⁽¹⁾	1-Year HP Growth January 2010 to December 2010 ⁽¹⁾
	2010	2009	2008	2007				
Arizona	20,691	12,854	5,532	751	9,400	5,857	-11.7%	-7.5%
California	34,051	19,565	10,624	1,681	20,164	10,472	-10.3%	-1.6%
Florida	29,628	13,282	6,159	1,714	18,621	6,812	-12.1%	-5.5%
Nevada	9,418	6,075	2,906	530	4,895	2,685	-15.2%	-4.8%
Select Midwest States ⁽²⁾	45,411	28,464	23,668	16,678	35,354	21,512	-4.1%	-2.9%
All other States	122,879	65,377	45,763	27,767	74,055	38,817	-1.3%	-2.9%
Total	262,078	145,617	94,652	49,121	162,489	86,155	-3.8%	-3.1%

(1) Based on Fannie Mae Home Price Index. Estimate based on purchase transactions in Fannie-Freddie acquisition and public deed data available through the end of January 2011. Including subsequently available data may lead to materially different results.

(2) Select Midwest states are Illinois, Indiana, Michigan and Ohio.

REO Net Sales Prices Compared With Unpaid Principal Balances of Mortgage Loans								
2010 Q4	2010 Q3	2010 Q2	2010 Q1	2009	2008	2007	2006	2005
55%	57%	58%	56%	55%	68%	78%	83%	87%

Fannie Mae Alt-A Credit Profile by Key Product Features

Credit Characteristics of Alt-A Single-Family Conventional Guaranty Book of Business by Origination Year

As of December 31, 2010	Origination Year							
	Alt-A ⁽¹⁾	2010 ⁽²⁾	2009 ⁽²⁾	2008	2007	2006	2005	2004 and Earlier
Unpaid principal balance (billions) ⁽³⁾	\$211.8	\$3.9	\$1.6	\$5.3	\$54.0	\$57.6	\$39.5	\$49.9
Share of Alt-A	100.0%	1.9%	0.8%	2.5%	25.5%	27.2%	18.7%	23.6%
Weighted Average Origination Loan-to-Value Ratio	73.1%	79.1%	74.3%	67.7%	74.9%	74.1%	72.6%	70.4%
Original Loan-to-Value Ratio > 90% ⁽⁴⁾	5.9%	28.2%	19.6%	2.5%	8.4%	4.7%	3.3%	4.6%
Weighted Average Mark-to-Market Loan-to-Value Ratio	96.1%	79.9%	76.5%	81.6%	108.8%	111.6%	99.9%	64.9%
Mark-to-Market Loan-to-Value Ratio > 100% and <=125%	17.4%	10.4%	9.4%	14.5%	24.0%	21.3%	17.7%	6.6%
Mark-to-Market Loan-to-Value Ratio > 125%	19.9%	0.1%	0.2%	6.0%	26.4%	29.5%	22.0%	3.6%
Weighted Average FICO ⁽⁵⁾	717	734	736	725	711	713	723	720
FICO < 620 ⁽⁵⁾	0.8%	3.2%	3.5%	0.2%	0.5%	0.6%	0.4%	1.5%
Adjustable-rate	31.5%	4.4%	3.7%	17.8%	29.6%	35.6%	41.7%	25.4%
Interest Only	28.5%	0.0%	0.1%	7.1%	37.6%	37.9%	29.1%	12.6%
Negative Amortizing	2.8%	0.0%	0.0%	0.0%	0.0%	3.9%	6.4%	2.1%
Investor	17.7%	11.9%	5.3%	18.3%	19.4%	17.2%	20.2%	15.3%
Condo/Co-op	10.7%	9.5%	8.9%	6.9%	9.5%	11.5%	12.9%	9.6%
California	21.7%	19.8%	16.5%	20.3%	22.0%	19.7%	20.8%	25.0%
Florida	11.6%	3.4%	3.3%	9.4%	12.4%	13.5%	13.0%	8.6%
Credit Enhanced ⁽⁶⁾	18.4%	2.3%	1.5%	14.0%	18.1%	18.3%	20.8%	19.0%
2010 Q1 Serious Delinquency Rate	16.09%	—	0.58%	11.51%	23.71%	22.26%	14.82%	7.04%
2010 Q2 Serious Delinquency Rate	14.97%	0.07%	1.11%	11.03%	22.07%	20.74%	14.13%	6.69%
2010 Q3 Serious Delinquency Rate	13.79%	0.24%	1.59%	10.29%	20.37%	19.22%	13.03%	6.28%
2010 Q4 Serious Delinquency Rate	13.87%	0.44%	2.24%	10.29%	20.39%	19.41%	13.22%	6.44%
% of 2007 Credit Losses ⁽⁷⁾	27.8%	—	—	—	0.7%	9.8%	9.7%	7.7%
% of 2008 Credit Losses ⁽⁷⁾	45.6%	—	—	0.0%	12.4%	20.1%	9.7%	3.4%
% of 2009 Credit Losses ⁽⁷⁾	39.6%	—	—	0.4%	13.4%	15.8%	7.3%	2.6%
% of 2010 Credit Losses ⁽⁷⁾	33.2%	0.0%	0.0%	0.5%	11.8%	12.8%	5.7%	2.3%
% of 2010 Q1 Credit Losses ⁽⁷⁾	36.5%	0.0%	0.0%	0.6%	12.8%	14.4%	6.5%	2.2%
% of 2010 Q2 Credit Losses ⁽⁷⁾	35.3%	—	—	0.5%	12.2%	14.1%	6.5%	2.0%
% of 2010 Q3 Credit Losses ⁽⁷⁾	35.7%	—	—	0.5%	12.0%	14.5%	6.4%	2.2%
% of 2010 Q4 Credit Losses ⁽⁷⁾	15.7%	—	—	0.6%	8.4%	2.9%	0.6%	3.1%
Cumulative Default Rate ⁽⁸⁾	—	0.03%	0.30%	4.80%	12.24%	12.13%	7.81%	—

- (1) "Alt-A mortgage loan" generally refers to a mortgage loan that can be underwritten with reduced or alternative documentation than that required for a full documentation mortgage loan but may also include other alternative product features. In reporting our Alt-A exposure, we have classified mortgage loans as Alt-A if the lenders that deliver the mortgage loans to us have classified the loans as Alt-A based on documentation or other product features. We have classified private-label mortgage-related securities held in our investment portfolio as Alt-A if the securities were labeled as such when issued.
- (2) Newly originated Alt-A loans acquired in 2009 and 2010 consist of the refinancing of existing Alt-A loans under our Refi Plus Initiative.
- (3) Excludes non-Fannie Mae securities held in portfolio and those Alt-A and subprime wraps for which Fannie Mae does not have loan-level information. Fannie Mae had access to detailed loan-level information for over 99% of its single-family conventional guaranty book of business as of December 31, 2010.
- (4) The increase for 2009 and 2010 is the result of Refi Plus loans, which started in April 2009 and can have loan-to-value ratios up to 125%.
- (5) FICO Credit scores as reported by the seller of the mortgage loan at the time of delivery.
- (6) Defined as unpaid principal balance of Alt-A loans with credit enhancement as a percentage of unpaid principal balance of all Alt-A loans. At December 31, 2010, 10.2% of unpaid principal balance of Alt-A loans carried only primary mortgage insurance (no deductible), 6.5% had only pool insurance (which is generally subject to a deductible), 1.2% had primary mortgage insurance and pool insurance, and 0.4% carried other credit enhancement such as lender recourse.
- (7) Expressed as a percentage of credit losses for the single-family guaranty book of business. For information on total credit losses, refer to Fannie Mae's 2010 Form 10-K.
- (8) Defaults include loan liquidations other than through voluntary pay-off or repurchase by lenders and includes loan foreclosures, preforeclosure sales, sales to third parties and deeds in lieu of foreclosure. Cumulative Default Rate is the total number of single-family conventional loans in the guaranty book of business originated in the identified year that have defaulted, divided by the total number of single-family conventional loans in the guaranty book of business originated in the identified year.

Fannie Mae Alt-A Loans Versus Loans Underlying Private-Label Alt-A Securities

Fannie Mae Alt-A Versus Private-Label Security Conforming Alt-A

	<u>Fannie Mae Alt-A</u>	<u>Private-Label Alt-A</u>
	Outstanding Alt-A loans in Fannie Mae's Single-Family Guaranty Book of Business as of November 2010	Outstanding loans backing non-agency Conforming Alt-A MBS as of November 2010
FICO	717	709
Original Loan-to-Value Ratio	73%	75%
Combined Loan-to-Value Ratio at Origination ⁽¹⁾	77%	81%
Geography		
California	22%	27%
Florida	12%	14%
Product Type		
Fixed-Rate	69%	51%
Adjustable-Rate	31%	49%
Interest Only	20%	24%
Negative Amortizing	3%	20%
Investor	18%	21%

(1) Includes first liens and any subordinate liens present at origination.

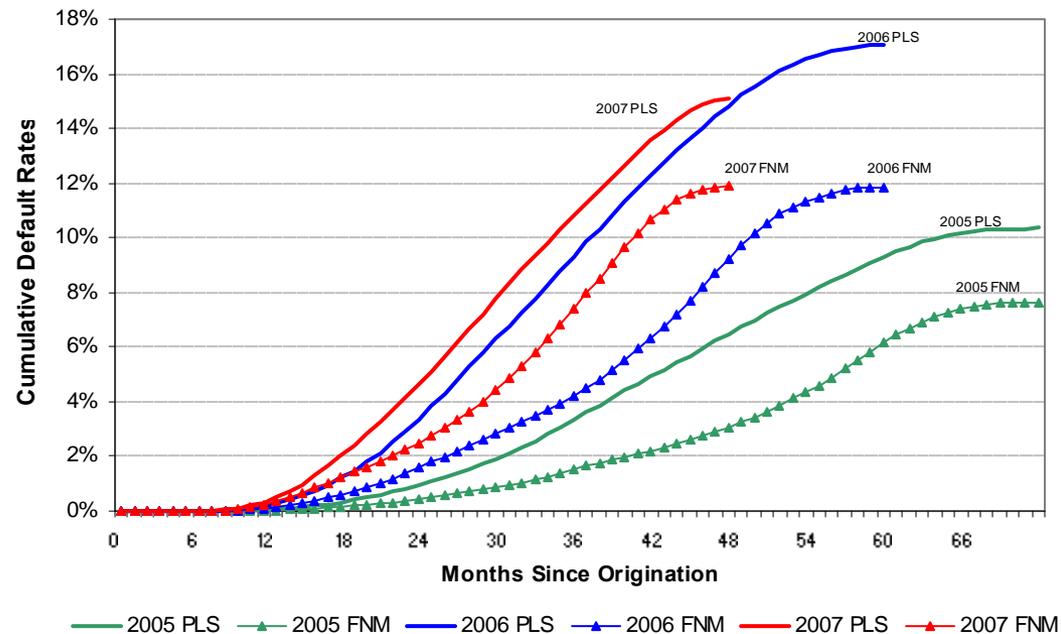
(2) The Cumulative Default Rate is based upon the number of months between the loan origination month/year and default month/year.

(3) Due to low amount of Alt-A loans originated in 2008, 2009 and 2010, no comparable data has been provided for these years.

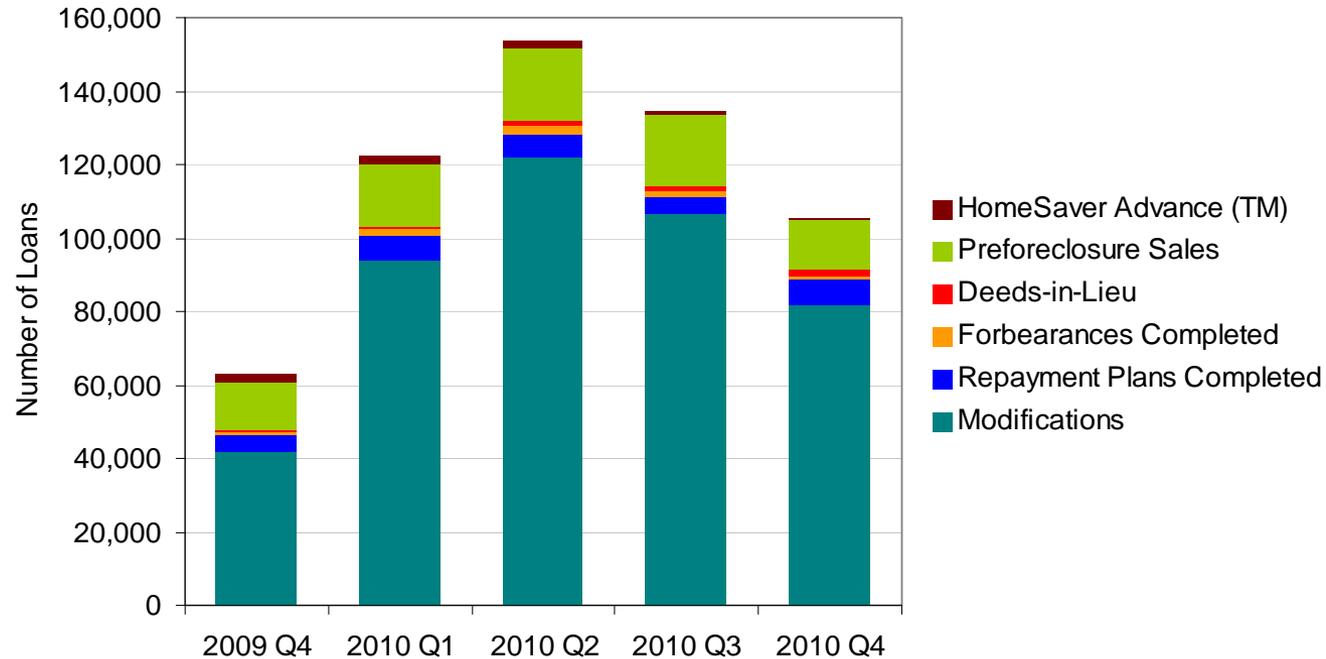
Data as of November 2010 are not necessarily indicative of the ultimate performance of the loans and performance is likely to change, perhaps materially, in future periods.

Note: Private-label securities data source: First American CoreLogic, LoanPerformance data, which estimates it captures 97% of Alt-A private-label securities.

Cumulative Default Rates For Fannie Mae Alt-A And Private-Label Alt-A For 2005, 2006 and 2007 Cohorts ⁽²⁾⁽³⁾



Fannie Mae Workouts by Type



- Modifications involve changes to the original mortgage loan terms, which may include a change to the product type, interest rate, amortization term, maturity date and/or unpaid principal balance. Modifications include completed modifications made under the Administration's Home Affordable Modification Program, which was implemented in March 2009, but do not reflect loans currently in trial modifications. Information on Fannie Mae loans under the Home Affordable Modification Program is provided on Slide 15.
- Repayment plans involve plans to repay past due principal and interest over a reasonable period of time through temporarily higher monthly payments. Loans with completed repayment plans are included for loans that were at least 60 days delinquent at initiation.
- Forbearances involve an agreement to suspend or reduce borrower payments for a period of time. Loans with forbearance plans are included for loans that were at least 90 days delinquent at initiation.
- Deeds in lieu of foreclosure involve the borrower's voluntarily signing over title to the property without the added expense of a foreclosure proceeding.
- In a preforeclosure sale, the borrower, working with the servicer, sells the home prior to foreclosure to pay off all or part of the outstanding loan, accrued interest and other expenses from the sale proceeds.
- HomeSaver Advance™ are unsecured, personal loans designed to help qualified borrowers bring their delinquent mortgage loans current after a temporary financial difficulty.

Home Affordable Modification Program (HAMP)

Fannie Mae Loans Under HAMP

As of December 31, 2010 reporting period	Active HAMP Trials	Active Permanent HAMP Modification ⁽¹⁾
Total	50,770	174,635
Modification Structure		
Rate Reduction	100%	100%
Term Extension	63%	64%
Forbearance	20%	25%
Median Monthly Principal and Interest Reduction	\$457	\$488
% of December 31, 2010 SDQ Loans ⁽²⁾	5%	

Data Source: United States Treasury Department as reported by servicers to the system of record for the Home Affordable Modification Program.

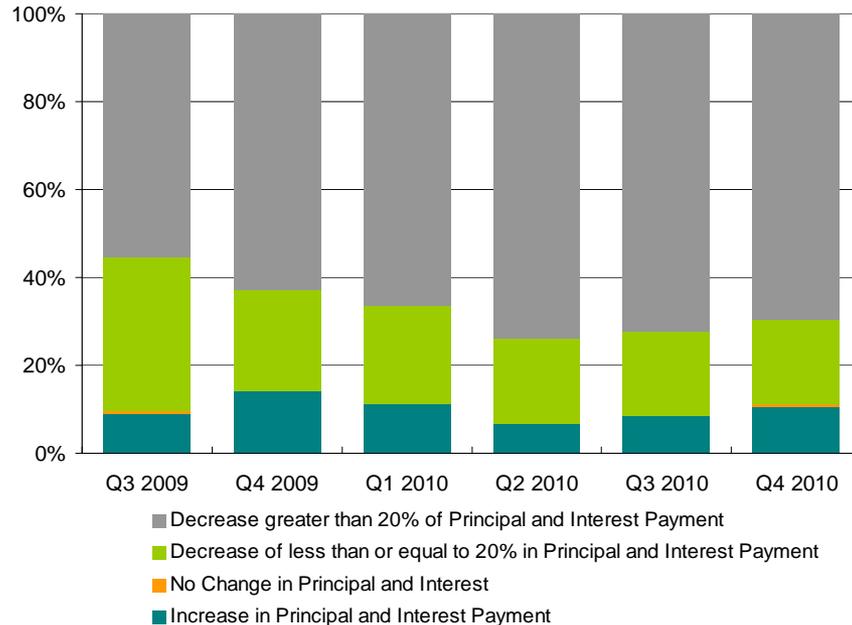
(1) Active Permanent HAMP modifications exclude modifications on loans that subsequently canceled because the loans were 90+ days delinquent or have paid off.

(2) Re-performance rates for modified single-family loans, including permanent HAMP modifications, are presented on Slide 16.

- Provides immediate payment relief to borrowers who are delinquent or in imminent risk of payment default.
- We require servicers to first evaluate all Fannie Mae problem loans for HAMP eligibility. If a borrower is not eligible for HAMP, our servicers are required to exhaust all other workout alternatives before proceeding to foreclosure.

Fannie Mae Modifications of Single-Family Delinquent Loans

Change in Monthly Principal and Interest Payment of Modified Single-Family Loans⁽¹⁾⁽²⁾



Re-performance Rates of Modified Single-Family Loans⁽¹⁾

% Current and Performing ⁽³⁾	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3
3 Months post modification	57%	78%	80%	79%	78%
6 months post modification	47%	69%	71%	73%	n/a
9 months post modification	45%	62%	65%	n/a	n/a
12 Months post modification	42%	58%	n/a	n/a	n/a

(1) Excludes loans that were classified as subprime adjustable rate mortgages that were modified into fixed rate mortgages and were current at the time of modification. Modifications include permanent modifications started under the Administration's Home Affordable Modification Program, which was implemented beginning in March 2009, but do not reflect loans currently in trial modifications. Information on the Home Affordable Modification Program is provided on Slide 15.

(2) Represents the change in the monthly principal and interest payment at the effective date of the modification. The monthly principal and interest payment on modified loans may vary, and may increase, during the remaining life of the loan.

(3) Includes loans that paid off.

Fannie Mae Multifamily Credit Profile by Loan Attributes

As of December 31, 2010	Loan Counts	Unpaid Principal Balance (Billions)	% of Multifamily Guaranty Book of Business (UPB)	% Seriously Delinquent ⁽²⁾	% of 2010 YTD Multifamily Credit Losses
Total Multifamily Guaranty Book of Business ⁽¹⁾	41,845	\$187.0	100%	0.71%	100%
Credit Enhanced Loans:					
Credit Enhanced	37,502	\$167.2	89%	0.67%	68%
Non-Credit Enhanced	4,343	\$19.7	11%	1.01%	32%
Originating loan-to-value ratio:⁽³⁾					
Less than or equal to 70%	25,822	\$94.9	51%	0.25%	8%
Greater than 70% and less than or equal to 80%	12,532	\$82.8	44%	1.24%	89%
Greater than 80%	3,491	\$9.2	5%	0.59%	3%
Delegated Underwriting and Servicing (DUS ®) Loans: ⁽⁴⁾					
DUS ® - Small Balance Loans ⁽⁵⁾	7,437	\$14.1	8%	0.55%	7%
DUS ® - Non Small Balance Loans	10,969	\$130.8	70%	0.56%	61%
DUS ® - Total	18,406	\$144.9	78%	0.56%	68%
Non-DUS - Small Balance Loans ⁽⁵⁾	21,983	\$19.1	10%	1.47%	10%
Non-DUS - Non Small Balance Loans	1,456	\$22.9	12%	0.97%	22%
Non-DUS - Total	23,439	\$42.0	22%	1.20%	32%
Maturity Dates:					
Loans maturing in 2011	1,427	\$6.4	3%	0.68%	8%
Loans maturing in 2012	2,024	\$12.9	7%	0.42%	15%
Loans maturing in 2013	3,512	\$20.0	11%	0.54%	10%
Loans maturing in 2014	2,778	\$15.5	8%	0.67%	11%
Loans maturing in 2015	3,312	\$17.1	9%	0.57%	4%
Other maturities	28,792	\$115.0	62%	0.80%	52%
Loan Size Distribution:					
Less than or equal to \$750K	12,900	\$4.2	2%	1.61%	2%
Greater than \$750K and less than or equal to \$3M	15,412	\$22.7	12%	1.17%	16%
Greater than \$3M and less than or equal to \$5M	4,745	\$17.3	9%	0.88%	17%
Greater than \$5M and less than or equal to \$25M	7,812	\$77.7	42%	0.88%	48%
Greater than \$25M	976	\$65.1	35%	0.24%	17%

(1) Excludes loans that have been defeased. Defeasance is prepayment of a loan through substitution of collateral.

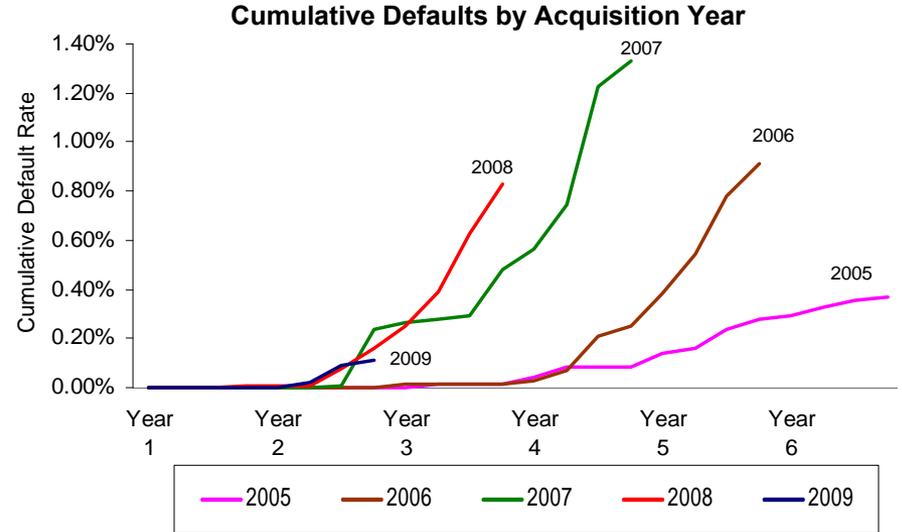
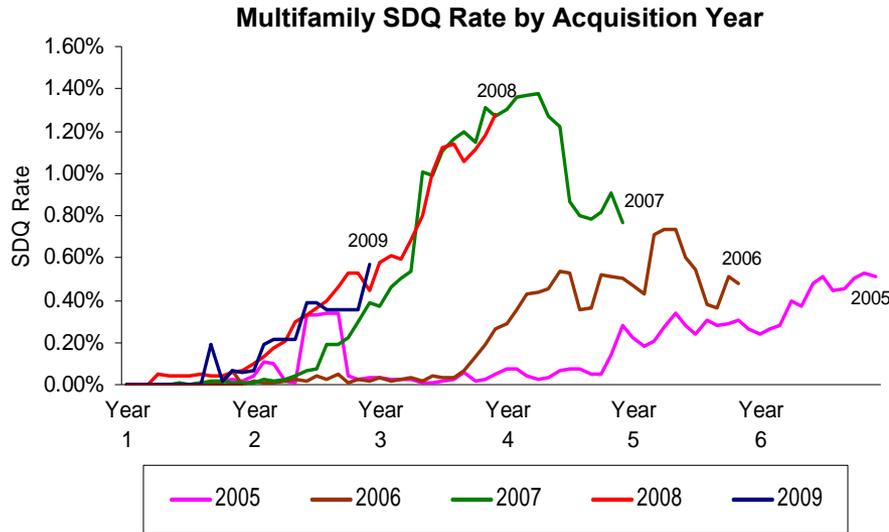
(2) We classify multifamily loans as seriously delinquent when payment is 60 days or more past due.

(3) Weighted Average Original loan-to-value ratio is 67% as of December 31, 2010.

(4) Under the Delegated Underwriting and Servicing, or DUS ®, product line, Fannie Mae purchases individual, newly originated mortgages from specially approved DUS lenders using DUS underwriting standards and/or DUS loan documents. Because DUS lenders generally share the risk of loss with Fannie Mae, they are able to originate, underwrite, close and service most loans without our pre-review.

(5) Multifamily loans under \$3 million and up to \$5 million in high income areas.

Fannie Mae Multifamily Credit Profile by Acquisition Year



As of December 31, 2010	Unpaid Principal Balance (Billions)	% of Multifamily Guaranty Book of Business (UPB)	% Seriously Delinquent ⁽²⁾	# of Seriously Delinquent loans ⁽²⁾	% of 2010 YTD Multifamily Credit Losses
Total Multifamily Guaranty Book of Business ⁽¹⁾	\$187.0	100%	0.71%	481	100%
By Acquisition Year:					
2010	\$17.3	9%	-	-	-
2009	\$19.1	10%	0.57%	15	2%
2008	\$32.6	17%	1.28%	109	17%
2007	\$41.4	22%	0.77%	187	37%
2006	\$18.9	10%	0.43%	48	17%
2005	\$16.4	9%	0.51%	31	2%
Prior to 2005	\$41.3	22%	0.76%	91	25%

(1) Excludes loans that have been defeased. Defeasance is prepayment of a loan through substitution of collateral.

(2) We classify multifamily loans as seriously delinquent when payment is 60 days or more past due.

Fannie Mae Multifamily Credit Profile by Region and State

As of December 31, 2010	Unpaid Principal Balance (Billions)	% of Multifamily Guaranty Book of Business (UPB)	% Seriously Delinquent ⁽²⁾	% of 2010 Multifamily Credit Losses
Total Multifamily Guaranty Book of Business ⁽¹⁾	\$187.0	100%	0.71%	100%
Region: ⁽³⁾				
Midwest	\$15.8	8%	1.63%	10%
Northeast	\$41.4	22%	0.43%	5%
Southeast	\$36.4	19%	1.35%	40%
Southwest	\$29.1	16%	0.76%	40%
Western	\$64.2	34%	0.27%	6%
Top Five States by UPB:				
California	\$51.1	27%	0.16%	2%
New York	\$24.8	13%	0.38%	1%
Texas	\$14.1	8%	0.75%	12%
Florida	\$8.9	5%	2.64%	13%
Virginia	\$7.1	4%	0.00%	0%
Asset Class: ⁽⁴⁾				
Conventional/Co-op	\$165.7	89%	0.78%	100%
Seniors Housing	\$14.5	8%	0.00%	-
Manufactured Housing	\$4.6	2%	0.00%	-
Student Housing	\$2.2	1%	1.43%	-
Key Business Segment:				
Multifamily Affordable ⁽⁵⁾	\$25.5	14%	0.70%	6%
DUS & Non-DUS Lenders:				
DUS Lender: Bank (Direct, Owned Entity, or Subsidiary)	\$92.3	49%	0.71%	44%
DUS Lender Non-Bank Financial Institution	\$76.9	41%	0.60%	32%
Non-DUS Lender: Bank (Direct, Owned Entity, or Subsidiary)	\$16.6	9%	1.19%	15%
Non-DUS Lender: Non-Bank Financial Institution	\$1.0	1%	0.69%	9%
Non-DUS Lender: Public Agency/Non Profit	\$0.2	0%	0.47%	0%

(1) Excludes loans that have been defeased. Defeasance is prepayment of a loan through substitution of collateral.

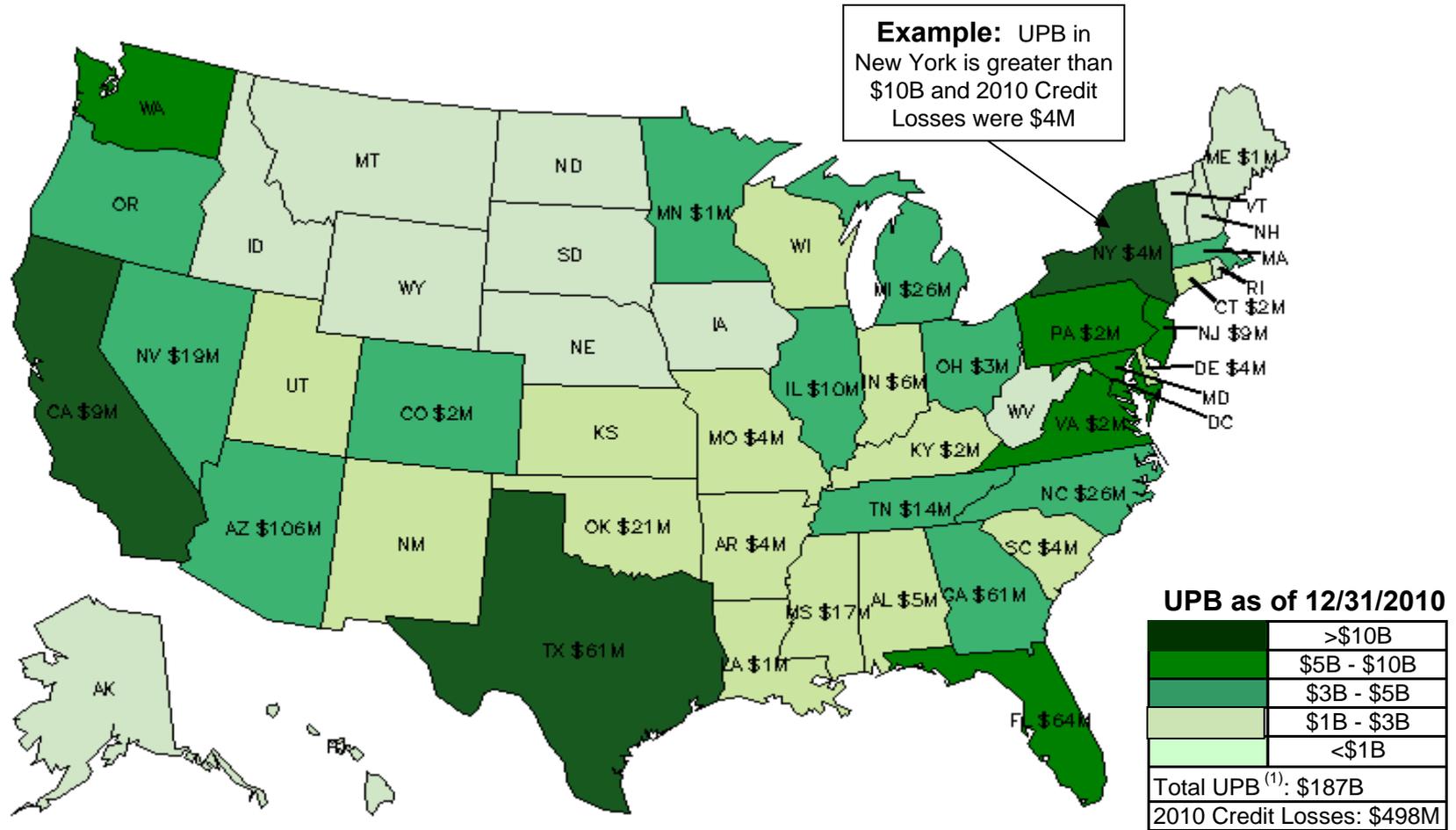
(2) We classify multifamily loans as seriously delinquent when payment is 60 days or more past due.

(3) For information on which states are included in each region, refer to the 2010 Form 10-K.

(4) Asset Class Definitions: Conventional/Co-Op Housing: Privately owned multifamily properties that receive no public subsidies or a multifamily property in which the residents collectively own the property through their shares in the cooperative corporation. Seniors Housing: Multifamily rental properties for senior citizens. Manufactured Housing: a residential real estate development consisting of housing sites for manufactured homes, related amenities, utility services, landscaping, roads and other infrastructure. Student Housing: Multifamily rental properties in which 80% or more of the units are leased to undergraduate and/or graduate students.

(5) The multifamily affordable business channel focuses on financing properties which are under a regulatory agreement that provides long term affordability, such as properties with rent subsidies or income restrictions.

Fannie Mae Multifamily Credit Profile by State



Numbers: Represent 2010 Credit Losses for each state. States with no numbers had less than \$1 million in credit losses in 2010
Shading: Represent Unpaid Principle Balance (UPB) as of December 31, 2010 for each state.

(1) Excludes loans that have been defeased. Defeasance is prepayment of a loan through substitution of collateral.