



**Fannie Mae GeMS™ Guaranteed REMIC
Structural and Collateral Term Sheet**

**Fannie Mae Structured Pass-Through Certificates
Series 2013-M4, Class ASQ1, ASQ2, X1, ATS1 & ATS2
Certificates**

Approximately [\$904,284,127] Offered Certificates

March 11, 2013



Lead Manager and Bookrunner



Co-Manager



Co-Manager

Fannie Mae GeMS™

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Deal Structure:

Group	Class	Approximate Initial Certificate Balance or Notional Amount	% of Initial Aggregate Certificate Balance	Expected Weighted Average Life ⁽⁴⁾	Expected Principal Window ⁽⁴⁾	Coupon Type	Pricing Speed
1	ASQ1	[\$34,700,000]	[5.96%]	[2.37]	[1-54]	[Fixed ⁽⁵⁾]	0CPY
1	ASQ2	[547,662,561]	[94.04]	[4.81]	[54-59]	[Fixed ⁽⁵⁾]	0CPY
1	X1 ⁽¹⁾	[582,362,561]	N/A	N/A	N/A	WAC IO	100CPY
2	ATS1	[37,800,000]	[11.74]	[4.69]	[1-95]	[Fixed ⁽⁵⁾]	0CPY
2	ATS2	[284,121,566]	[88.26]	[8.67]	[95-108]	[Fixed subject to WAC CAP ⁽⁵⁾]	0CPY
2	X2 ^(2,3)	[321,921,566]	N/A	N/A	N/A	WAC IO	100CPY

⁽¹⁾ The Class X1 Notional Balance is equal to the combined certificate balances of Classes ASQ1 and ASQ2.

⁽²⁾ The Class X2 Notional Balance is equal to the combined certificate balances of Classes ATS1 and ATS2.

⁽³⁾ Not offered.

⁽⁴⁾ Calculated at 0 CPR.

⁽⁵⁾ Subject to change.

Transaction Overview – Group 1:

- **Lead Manager:** Credit Suisse Securities (USA) LLC
- **Issuer:** Federal National Mortgage Association (“Fannie Mae”)
- **Top 10 Originators:** Walker and Dunlop, LLC [17.7%], Prudential Multifamily Mortgage Inc. [13.4%], Berkeley Point Capital LLC [10.8%], Wells Fargo Bank N.A. [9.7%], Arbor Commercial Funding, LLC [8.2%], PNC Bank, National Association [7.3%], M&T Realty Capital Corporation [5.2%], Red Mortgage Capital, LLC [4.2%], Greystone Servicing Corporation Inc. [4.2%], and Keycorp Real Estate Capital Markets, Inc. [3.5%]
- **Underlying Pool Seller:** Fannie Mae
- **Cut-off Date:** March 1, 2013
- **Settlement Date:** March 28, 2013
- **Distribution:** Monthly on the 25th, or if such is not a business day, the following business day, commencing April 2013.
- **ERISA:** It is expected that all offered certificates will be ERISA eligible.
- **Tax Status:** Double REMIC Series
- **Offered Certificates:** The Class ASQ1, Class ASQ2 and Class X1 Certificates. The certificates are exempt from registration under the Securities Act of 1933 and are "exempted securities" under the Securities Exchange Act of 1934.
- **Priority of Cashflows:** The Group 1 Principal Distribution Amount for any Distribution Date will be allocated as follows:
 1. To the ASQ1 and ASQ2 Classes, in that order, until retired.

- **Prepayment Premiums Distribution:**

Any Group 1 prepayment premiums that are included in the MBS distributions for any Distribution Date will be allocated to the ASQ1, ASQ2 and X1 Classes as follows:

1. to the ASQ1 and ASQ2 Classes as follows:
 - a. on each Distribution Date to each of the ASQ1 and ASQ2 Classes, an amount equal to 30% of the Group 1 prepayment premiums multiplied by the percentage equivalent of a fraction, the numerator of which is the principal payable to that Class on that date and the denominator of which is the Group 1 Principal Distribution Amount for that date;
2. to the X1 Class, an amount equal to 70% of the Group 1 prepayment premiums.

- **Guarantee:**

All underlying pools will be guaranteed by Fannie Mae with respect to the full and timely payment of interest and principal. Fannie Mae's guarantee does not cover any prepayment premium payments due on the underlying mortgage loans.

Transaction Overview – Group 2:

- **Lead Manager:** Credit Suisse Securities (USA) LLC
- **Issuer:** Federal National Mortgage Association (“Fannie Mae”)
- **Top 10 Originators:** Wells Fargo Bank N.A. [25.6%], CBRE Multifamily Capital, Inc [19.1%], PNC Bank, National Association [15.8%], Walker and Dunlop, LLC [14.6%], Alliant Capital, LLC [7.6%], M&T Realty Capital Corporation [7.1%], Beech Street Capital, LLC [3.8%], Greystone Servicing Corporation Inc. [1.8%], Amerisphere Multifamily Finance, LLC [1.7%], Centerline Mortgage Capital Inc. [1.1%]
- **Underlying Pool Seller:** Fannie Mae
- **Cut-off Date:** March 1, 2013
- **Settlement Date:** March 28, 2013
- **Distribution:** Monthly on the 25th, or if such is not a business day, the following business day, commencing April 2013.
- **ERISA:** It is expected that all offered certificates will be ERISA eligible.
- **Tax Status:** Double REMIC Series
- **Offered Certificates:** The Class ATS1 and Class ATS2 Certificates. The certificates are exempt from registration under the Securities Act of 1933 and are "exempted securities" under the Securities Exchange Act of 1934.
- **Priority of Cashflows:** The Group 2 Principal Distribution Amount for any Distribution Date will be allocated as follows:
 1. To the ATS1 and ATS2 Classes, in that order, until retired.

- **Prepayment Premiums Distribution:**

Any Group 2 prepayment premiums that are included in the MBS distributions for any Distribution Date will be allocated to the ATS1, ATS2 and X2 Classes as follows:

1. to the ATS1 and ATS2 Classes as follows:
 - a. on each Distribution Date to each of the ATS1 and ATS2 Classes, an amount equal to 30% of the Group 2 prepayment premiums multiplied by the percentage equivalent of a fraction, the numerator of which is the principal payable to that Class on that date and the denominator of which is the Group 2 Principal Distribution Amount for that date;
2. to the X2 Class, an amount equal to 70% of the Group 2 prepayment premiums.

- **Guarantee:**

All underlying pools will be guaranteed by Fannie Mae with respect to the full and timely payment of interest and principal. Fannie Mae's guarantee does not cover any prepayment premium payments due on the underlying mortgage loans.

Collateral Overview – Group 1:

- **Collateral Cut-off Balance:** Approximately [\$582,362,562]
- **Average Loan Balance:** [\$6,003,738]
- **Mortgage Loans:** [97] monthly pay, fixed-rate multifamily mortgage loans.
- **Underlying Servicers:** Mortgage loans are serviced by [18] Fannie Mae approved mortgage servicers.
- **Geographic Distribution:** Mortgage loans are located in [27] states. CA [16.1%], MD [14.9%], & VA [9.0%] approximately represent the three largest concentrations.
- **Collateral Type:** [97] FNMA “DUS” MBS Pools
- **Significant Underlying Mortgage Loans:** The ten (10) largest underlying loans represent [32.0%] of the initial underlying mortgage pool balance.
- **Largest Loan:** [6.8%]
- **Wtd. Average Original Term:** [120] months
- **Wtd. Average Seasoning:** [62] months
- **Call Protection:** All of the underlying mortgage loans provide for a remaining yield maintenance term. The Collateral Pool has a weighted average remaining yield maintenance term of [51] months. Remaining Yield Maintenance term (months) is calculated from the end of month of the Cut-off Date to the Prepayment Penalty End Date and would be one month longer if calculated from the beginning of the month of the Cut-off Date to the Prepayment Penalty End Date.

More information regarding the DUS MBS program can be found on Fannie Mae’s website at:

http://www.fanniemae.com/resources/file/mbs/pdf/mbsenger_0412.pdf

Collateral Overview – Group 2:

- **Collateral Cut-off Balance:** Approximately [\$321,921,566]
- **Average Loan Balance:** [\$8,471,620]
- **Mortgage Loans:** [38] monthly pay, fixed-rate multifamily mortgage loans.
- **Underlying Servicers:** Mortgage loans are serviced by [14] Fannie Mae approved mortgage servicers.
- **Geographic Distribution:** Mortgage loans are located in [17] states. TX [26.9%], CA [25.6%], & CO [17.6%] approximately represent the three largest concentrations.
- **Collateral Type:** [38] FNMA “DUS” MBS Pools
- **Significant Underlying Mortgage Loans:** The ten (10) largest underlying loans represent [63.1%] of the initial underlying mortgage pool balance.
- **Largest Loan:** [16.6%]
- **Wtd. Average Original Term:** [120] months
- **Wtd. Average Seasoning:** [16] months
- **Call Protection:** All of the underlying mortgage loans provide for a remaining yield maintenance term. The Collateral Pool has a weighted average remaining yield maintenance term of [68] months. Remaining Yield Maintenance term (months) is calculated from the end of month of the Cut-off Date to the Prepayment Penalty End Date and would be one month longer if calculated from the beginning of the month of the Cut-off Date to the Prepayment Penalty End Date.

More information regarding the DUS MBS program can be found on Fannie Mae’s website at:

http://www.fanniemae.com/resources/file/mbs/pdf/mbsenger_0412.pdf:

Collateral Stratification – Group 1:

Underlying Securities by State									
State	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance Term (Months)
CA	20	\$ 93,536,676	16.06%	5.687%	5.334%	120	58	62	51
MD	4	87,017,560	14.94%	5.817%	5.464%	123	57	66	50
VA	6	52,421,705	9.00%	5.919%	5.466%	120	58	62	51
TX	4	47,975,500	8.24%	6.156%	5.744%	120	57	63	50
AZ	4	29,425,242	5.05%	5.524%	5.223%	120	59	61	52
KS	2	28,688,310	4.93%	5.685%	5.285%	120	58	62	51
PA	4	27,490,600	4.72%	5.503%	4.930%	114	58	56	50
MA	4	21,662,856	3.72%	5.446%	5.085%	120	59	61	52
FL	3	20,816,048	3.57%	5.976%	5.457%	120	58	62	51
NY	10	20,178,680	3.46%	6.181%	5.635%	117	56	61	49
LA	2	17,319,369	2.97%	5.631%	5.127%	120	59	61	52
NC	2	17,239,809	2.96%	6.007%	5.534%	120	58	62	51
OK	3	12,980,445	2.23%	5.723%	5.173%	120	59	61	52
OH	3	12,789,864	2.20%	5.964%	5.443%	120	58	62	51
NJ	5	12,297,942	2.11%	5.990%	5.720%	120	57	63	50
IN	1	11,684,080	2.01%	5.770%	5.320%	120	59	61	52
WV	1	9,248,873	1.59%	5.840%	5.323%	120	59	61	52
UT	3	9,129,612	1.57%	5.620%	5.237%	120	58	62	51
SC	1	8,420,465	1.45%	6.135%	5.390%	120	59	61	52
MN	5	7,817,022	1.34%	5.980%	5.430%	120	58	62	51
WI	3	7,745,267	1.33%	5.751%	5.257%	120	58	62	51
MS	2	7,152,867	1.23%	5.820%	5.270%	120	59	61	52
TN	1	7,132,106	1.22%	6.350%	5.450%	120	58	62	51
NV	1	6,400,000	1.10%	5.909%	5.360%	120	58	62	51
MI	1	3,261,136	0.56%	5.920%	5.370%	120	58	62	51
KY	1	1,770,103	0.30%	5.950%	5.400%	120	57	63	50
IL	1	760,423	0.13%	5.450%	3.940%	84	58	26	51
Total / WA	97	\$ 582,362,562	100.00%	5.813%	5.383%	120	58	62	51

Underlying Securities by Fannie Mae MBS Prefix*									
MBS Prefix	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance Term (Months)
HY	92	\$ 543,481,042	93.32%	5.820%	5.389%	120	58	62	51
MY	2	31,739,000	5.45%	5.911%	5.733%	129	55	74	48
HX	2	5,576,785	0.96%	4.526%	3.189%	84	57	27	43
H2	1	1,565,734	0.27%	5.980%	4.000%	80	58	22	45
Total / WA	97	\$ 582,362,562	100.00%	5.813%	5.383%	120	58	62	51

*Prefix definitions can be found by visiting Fannie Mae's website at:
<http://www.fanniemae.com/resources/file/mbs/pdf/pool-prefix-glossary.pdf>.

Underlying Securities by Current Amortization Type									
Amortization Type	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance Term (Months)
Partial IO Balloon	51	\$ 320,980,828	55.12%	5.874%	5.446%	120	58	62	51
Amortizing Balloon	35	154,542,734	26.54%	5.778%	5.223%	118	58	60	51
Full Term IO Balloon	11	106,839,000	18.35%	5.682%	5.425%	123	57	65	50
Total / WA	97	\$ 582,362,562	100.00%	5.813%	5.383%	120	58	62	51

Underlying Securities by Original Term To Maturity									
Original Term to Maturity (Months)	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance Term (Months)
80	1	\$ 1,565,734	0.27%	5.980%	4.000%	80	58	22	45
84	2	5,576,785	0.96%	4.526%	3.189%	84	57	27	43
120	93	550,981,042	94.61%	5.818%	5.390%	120	58	62	51
132	1	24,239,000	4.16%	5.990%	5.800%	132	54	78	47
Total / WA	97	\$ 582,362,562	100.00%	5.813%	5.383%	120	58	62	51

Underlying Securities by Remaining Term To Maturity									
Remaining Term to Maturity Range (Months)	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance Term (Months)
54 to 59	97	\$ 582,362,562	100.00%	5.813%	5.383%	120	58	62	51
Total / WA	97	\$ 582,362,562	100.00%	5.813%	5.383%	120	58	62	51

Underlying Securities by Loan Age									
Loan Age Range (Months)	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance Term (Months)
22 to 29	3	\$ 7,142,520	1.23%	4.845%	3.366%	83	57	26	44
60 to 69	93	550,981,042	94.61%	5.818%	5.390%	120	58	62	51
70 to 78	1	24,239,000	4.16%	5.990%	5.800%	132	54	78	47
Total / WA	97	\$ 582,362,562	100.00%	5.813%	5.383%	120	58	62	51

Underlying Securities by Property Type									
Property Type	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance Term (Months)
Multifamily	82	\$ 433,460,587	74.43%	5.822%	5.385%	120	58	62	50
Manufactured Housing	12	129,548,776	22.25%	5.741%	5.372%	120	58	62	51
Seniors	2	15,552,571	2.67%	6.234%	5.418%	120	59	61	52
Dedicated Student	1	3,800,628	0.65%	5.560%	5.290%	120	58	62	51
Total / WA	97	\$ 582,362,562	100.00%	5.813%	5.383%	120	58	62	51

Underlying Securities by Loan Note Rate									
Loan Note Rate Range	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance Term (Months)
4.380% to 4.499%	1	\$ 4,816,363	0.83%	4.380%	3.070%	84	57	27	42
5.000% to 5.249%	3	15,808,464	2.71%	5.164%	4.861%	120	59	61	52
5.250% to 5.499%	6	38,715,066	6.65%	5.359%	5.045%	119	59	61	52
5.500% to 5.749%	19	166,386,573	28.57%	5.637%	5.283%	120	58	62	51
5.750% to 5.999%	43	234,509,016	40.27%	5.888%	5.436%	121	58	63	51
6.000% to 6.249%	13	80,161,879	13.76%	6.125%	5.648%	120	57	63	50
6.250% to 6.410%	12	41,965,201	7.21%	6.326%	5.747%	120	56	64	49
Total / WA	97	\$ 582,362,562	100.00%	5.813%	5.383%	120	58	62	51

Maximum Loan Note Rate: 6.410%
 Minimum Loan Note Rate: 4.380%
 Weighted Average Loan Note Rate: 5.813%



Underlying Securities by Pass Through Rate										
Pass Through Rate Range	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance Term (Months)	
3.070% to 3.249%	1	\$ 4,816,363	0.83%	4.380%	3.070%	84	57	27	42	
3.750% to 3.999%	1	760,423	0.13%	5.450%	3.940%	84	58	26	51	
4.000% to 4.249%	1	1,565,734	0.27%	5.980%	4.000%	80	58	22	45	
4.500% to 4.749%	1	2,885,558	0.50%	5.090%	4.640%	120	59	61	52	
4.750% to 4.999%	6	40,265,609	6.91%	5.321%	4.951%	120	59	61	52	
5.000% to 5.249%	12	66,299,389	11.38%	5.614%	5.192%	120	59	61	52	
5.250% to 5.499%	42	300,699,147	51.63%	5.804%	5.356%	120	58	62	51	
5.500% to 5.749%	20	96,347,085	16.54%	6.018%	5.635%	120	58	62	51	
5.750% to 5.880%	13	68,723,255	11.80%	6.176%	5.823%	124	55	70	48	
Total / WA	97	\$ 582,362,562	100.00%	5.813%	5.383%	120	58	62	51	

Maximum Pass Through Rate: 5.880%
 Minimum Pass Through Rate: 3.070%
 Weighted Average Pass Through Rate: 5.383%

Underlying Securities by At Issuance LTV ⁽¹⁾										
At Issuance LTV Range	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance Term (Months)	
30.500% to 39.999%	4	\$ 18,667,412	3.21%	5.618%	5.435%	120	59	61	52	
40.000% to 59.999%	20	104,833,262	18.00%	5.641%	5.298%	120	58	62	51	
60.000% to 80.000%	73	458,861,888	78.79%	5.861%	5.400%	120	58	62	51	
Total / WA	97	\$ 582,362,562	100.00%	5.813%	5.383%	120	58	62	51	

⁽¹⁾ as provided by FNMA on March 11th, 2013

Maximum At Issuance LTV: 80.00%
 Minimum At Issuance LTV: 30.50%
 Weighted Average At Issuance LTV: 68.22%

Underlying Securities by Most Recent DSCR ⁽²⁾										
Most Recent DSCR Range	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance Term (Months)	
1.210x to 1.399x	36	\$ 229,316,533	39.38%	5.792%	5.316%	119	58	61	51	
1.400x to 1.599x	23	107,258,094	18.42%	5.863%	5.422%	120	58	62	51	
1.600x to 1.799x	17	128,011,679	21.98%	5.966%	5.536%	122	57	65	50	
1.800x to 1.999x	8	34,001,486	5.84%	5.665%	5.326%	120	58	62	51	
>2x	13	83,774,770	14.39%	5.633%	5.304%	120	59	61	52	
Total / WA	97	\$ 582,362,562	100.00%	5.813%	5.383%	120	58	62	51	

⁽²⁾ as provided by FNMA on March 11th, 2013

Maximum Most Recent DSCR: 4.19x
 Minimum Most Recent DSCR: 1.21x
 Weighted Average Most Recent DSCR: 1.64x

Underlying Securities by Cut-off Date Principal Balance											
Cut-off Date Principal Balance Range	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Deal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance Term (Months)		
\$ 682,478 to \$ 999,999	8	\$ 6,499,490	1.12%	6.023%	5.377%	116	57	58	50		
\$ 1,000,000 to \$ 1,999,999	13	17,498,028	3.00%	6.012%	5.398%	116	57	59	50		
\$ 2,000,000 to \$ 2,999,999	10	25,922,497	4.45%	5.835%	5.402%	120	57	63	50		
\$ 3,000,000 to \$ 3,999,999	13	43,403,201	7.45%	5.905%	5.411%	120	58	62	51		
\$ 4,000,000 to \$ 4,999,999	15	67,982,132	11.67%	5.732%	5.258%	117	58	60	50		
\$ 5,000,000 to \$ 5,999,999	6	33,579,813	5.77%	5.728%	5.329%	120	59	61	52		
\$ 6,000,000 to \$ 6,999,999	3	19,962,266	3.43%	5.804%	5.351%	120	58	62	51		
\$ 7,000,000 to \$ 7,999,999	4	29,015,721	4.98%	5.878%	5.431%	120	59	61	52		
\$ 8,000,000 to \$ 8,999,999	5	41,863,730	7.19%	5.663%	5.247%	120	59	61	52		
\$ 9,000,000 to \$ 9,999,999	2	19,235,145	3.30%	5.760%	5.346%	120	59	61	52		
\$ 10,000,000 to \$ 14,999,999	12	145,877,562	25.05%	5.797%	5.385%	120	58	62	51		
\$ 15,000,000 to \$ 19,999,999	4	67,435,973	11.58%	5.957%	5.470%	120	57	63	50		
\$ 20,000,000 to \$ 29,999,999	1	24,239,000	4.16%	5.990%	5.800%	132	54	78	47		
\$ 30,000,000 to \$ 39,848,004	1	39,848,004	6.84%	5.640%	5.320%	120	58	62	51		
Total / WA	97	\$ 582,362,562	100.00%	5.813%	5.383%	120	58	62	51		

At Issuance LTV and Most Recent DSCR by Property Type ⁽³⁾											
Property Type	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average At Issuance LTV	Weighted Average Most Recent DSCR	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance Term (Months)
Multifamily	82	\$ 433,460,587	74.43%	68.60%	1.60x	5.822%	5.385%	120	58	62	50
Manufactured Housing	12	129,548,776	22.25%	67.98%	1.74x	5.741%	5.372%	120	58	62	51
Seniors	2	15,552,571	2.67%	64.53%	2.09x	6.234%	5.418%	120	59	61	52
Dedicated Student	1	3,800,628	0.65%	48.20%	1.98x	5.560%	5.290%	120	58	62	51
Total / WA	97	\$ 582,362,562	100.00%	68.22%	1.64x	5.813%	5.383%	120	58	62	51

⁽³⁾ as provided by FNMA on March 11th, 2013

Top 10 Loan Information ⁽⁴⁾											
Pool Number	Name	Address	City	State	Zip	Loan Originator	Cut-Off Balance	% of Cut-off Principal Balance	Most Recent DSCR	At Issuance LTV	
388350	Peppermint Woods and Williams Estates	3300 EASTERN BLVD	MIDDLE RIVER	MD	21220	WALKER AND DUNLOP, LLC	\$ 39,848,004	6.84%	1.39x	74.90%	
388129	Mill Towne Village Apartments	21 GARRISON VIEW RD	OWINGS MILLS	MD	21117	PRUDENTIAL MULTIFAMILY MORTGAGE INC	24,239,000	4.16%	1.67x	74.00%	
388485	Crown Chase Apartments	1010 N RIDGE RD	WICHITA	KS	67212	BERKELEY POINT CAPITAL LLC	18,477,217	3.17%	1.30x	71.70%	
388374	Pebble Creek Apartments	3345 CIRCLE BROOK DR	ROANOKE	VA	24018	WELLS FARGO BANK N.A.	17,829,445	3.06%	1.61x	80.00%	
388150	Villas at Greenview	45660 JILLIAN CT	GREAT MILLS	MD	20634	RED MORTGAGE CAPITAL, LLC	16,111,981	2.77%	1.27x	72.30%	
AF1029	Stonesleigh Apartments	500 W Cartwright Road	Balch Springs	TX	75180	ARBOR COMMERCIAL FUNDING, LLC	15,017,329	2.58%	1.60x	65.20%	
388122	Villa Park	6475 AND 6541 ATLANTIC AVE	LONG BEACH	CA	90805	PRUDENTIAL MULTIFAMILY MORTGAGE INC	14,000,000	2.40%	3.34x	49.60%	
388130	Relais Esplanade	1201 W ESPLANADE AVE	KENNER	LA	70065	PRUDENTIAL MULTIFAMILY MORTGAGE INC	13,945,029	2.39%	1.53x	73.90%	
388395	Chelsea at Lee Hall Apartments	626 CHELSEA PL	JEFFERSON	VA	23603	WALKER AND DUNLOP, LLC	13,398,001	2.30%	1.23x	76.50%	
388172	Fox Run Apartments	365 NEWTOWN RD	WARMINGSTER	PA	18974	BERKELEY POINT CAPITAL LLC	13,300,000	2.28%	1.26x	63.30%	
Total / WA							\$ 186,166,007	31.97%	1.58x	71.26%	

⁽⁴⁾ as provided by FNMA on March 11th, 2013

Underlying Securities Most Recent DSCR and At Issuance LTV ^(5,6)							
Pool Number	CUSIP	Most Recent DSCR	At Issuance LTV	Pool Number	CUSIP	Most Recent DSCR	At Issuance LTV
388350	31377VL74	1.39x	74.90%	389045	31377WES4	1.45x	64.60%
388129	31377VEA5	1.67x	74.00%	AF0757	31419NZX0	1.51x	79.20%
388485	31377VRE3	1.30x	71.70%	389165	31377WJJ9	1.26x	79.60%
388374	31377VMX6	1.61x	80.00%	389532	31377WVZ9	1.71x	61.40%
388150	31377VEX5	1.27x	72.30%	389653	31377WZS1	1.98x	48.20%
AF1029	31419QEB4	1.60x	65.20%	389529	31377WVW6	1.65x	78.10%
388122	31377VD32	3.34x	49.60%	389124	31377WG94	1.43x	59.90%
388130	31377VEB3	1.53x	73.90%	AF0642	31419NWC9	1.93x	77.30%
388395	31377VNL1	1.23x	76.50%	388984	31377WCV9	1.42x	80.00%
388172	31377VFM8	1.26x	63.30%	389754	31377W5P0	1.57x	73.80%
388403	31377VNU1	1.29x	79.40%	388753	31377VZS3	1.74x	62.30%
388424	31377VPH8	1.71x	75.00%	389594	31377WXX2	1.58x	80.00%
388346	31377VL33	1.50x	68.40%	AF0712	31419NYJ2	1.32x	78.20%
388369	31377VMS7	1.51x	76.70%	389850	31377XBT3	1.23x	73.60%
388353	31377VMA6	1.27x	63.80%	AF0933	31419QBB7	1.72x	59.00%
388509	31377VR60	1.66x	73.60%	389828	31377XA56	1.64x	80.00%
388487	31377VRG8	1.31x	78.10%	389118	31377WG37	1.40x	56.00%
388227	31377VHC8	1.81x	49.30%	389993	31377XGA9	1.41x	56.50%
388408	31377VNZ0	1.52x	72.30%	AF0758	31419NZY8	1.55x	80.00%
388845	31377V5E7	2.16x	76.30%	AF0002	31419NAC3	1.31x	66.80%
389435	31377WSY6	2.06x	45.80%	389524	31377WVR7	1.89x	78.10%
388213	31377VGW5	1.22x	79.90%	389573	31377WXA2	1.21x	59.40%
388460	31377VQM6	2.42x	56.60%	389994	31377XGB7	1.21x	64.40%
388202	31377VGK1	2.45x	50.30%	389832	31377XA98	1.85x	71.90%
388542	31377VS77	1.47x	73.90%	389830	31377XA72	2.15x	80.00%
388319	31377VK83	4.19x	33.60%	AF0741	31419NZF9	1.37x	77.20%
389086	31377WF38	1.67x	76.80%	389552	31377WWM7	1.23x	79.80%
388777	31377V2J9	1.71x	73.90%	389135	31377WHL6	1.40x	80.00%
389085	31377WF20	2.20x	48.80%	AF0740	31419NZE2	1.34x	80.00%
388611	31377VVC2	1.29x	78.00%	467781	31381QUE4	1.29x	69.60%
389088	31377WF53	1.70x	63.10%	389554	31377WWP0	1.36x	76.70%
389589	31377WXS3	1.73x	46.30%	AF0760	31419NZ28	1.79x	80.00%
388762	31377VZ38	1.39x	42.80%	AF0812	31419N3W7	2.28x	40.30%
388825	31377V4J7	1.36x	72.40%	389049	31377WEW5	1.48x	61.00%
388646	31377VWF4	1.88x	68.20%	389757	31377W5S4	2.06x	77.10%
389525	31377WVS5	1.31x	79.90%	389762	31377W5X3	1.48x	80.00%
389668	31377WZ93	2.12x	38.70%	AF0928	31419QA69	1.39x	63.00%
388945	31377WBN8	1.39x	73.60%	389759	31377W5U9	1.94x	80.00%
389785	31377W6W4	2.10x	56.10%	389051	31377WEY1	1.44x	71.00%
388912	31377WAM1	2.81x	31.20%	AF0932	31419QBA9	1.36x	70.00%
388963	31377WB81	1.45x	79.70%	AF0795	31419N3D9	1.35x	50.20%
466776	31381PQ50	1.39x	73.90%	AF0829	31419N4P1	1.30x	67.70%
AF0946	31419QBQ4	1.29x	61.30%	AF0733	31419NY78	1.27x	77.60%
389339	31377WPY9	1.48x	66.00%	467024	31381PYV4	1.24x	65.80%
388312	31377VKZ3	1.99x	55.00%	389753	31377W5N5	1.76x	68.10%
389588	31377WXR5	1.35x	80.00%	AF0963	31419QB92	1.67x	30.50%
389322	31377WPF0	1.36x	65.40%	AF0952	31419QBW1	1.41x	59.90%
389044	31377WER6	1.42x	79.80%	AF0640	31419NWA3	1.44x	79.10%
389323	31377WPG8	1.23x	50.90%				

⁽⁵⁾ as provided by FNMA on March 11th, 2013

⁽⁶⁾ DSCR calculations are based on the most recent annual data for the related mortgage loan.

Collateral Stratification – Group 2

Underlying Securities by State										
State	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield	Weighted Average Maintenance Term (Months)
TX	13	\$ 86,700,417	26.93%	4.817%	3.569%	120	105	15		69
CA	6	82,274,096	25.56%	4.685%	3.528%	120	104	16		67
CO	2	56,736,186	17.62%	4.308%	3.206%	120	106	14		70
WA	1	22,700,000	7.05%	5.180%	4.260%	120	101	19		64
NM	2	18,160,000	5.64%	4.492%	3.225%	120	105	15		68
UT	1	12,156,338	3.78%	5.500%	3.940%	120	95	25		58
TN	2	7,906,903	2.46%	5.325%	3.979%	120	102	18		65
NV	1	7,605,122	2.36%	4.200%	2.880%	120	108	12		71
IL	2	7,600,804	2.36%	4.779%	3.459%	120	104	16		67
VA	1	5,902,175	1.83%	4.720%	3.200%	120	107	13		70
KY	1	3,559,614	1.11%	4.200%	2.880%	120	108	12		71
OR	1	2,919,889	0.91%	5.300%	3.980%	120	102	18		65
NC	1	2,509,386	0.78%	5.400%	3.780%	120	102	18		65
GA	1	1,974,436	0.61%	4.750%	3.130%	120	108	12		71
NY	1	1,482,373	0.46%	4.840%	4.160%	120	102	18		83
MO	1	974,212	0.30%	6.320%	4.700%	120	98	22		61
ID	1	759,615	0.24%	5.110%	3.490%	120	105	15		68
Total / WA	38	\$ 321,921,566	100.00%	4.729%	3.523%	120	104	16		68

Underlying Securities by Fannie Mae MBS Prefix*										
MBS Prefix	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield	Weighted Average Maintenance Term (Months)
HY	34	\$ 315,897,581	98.13%	4.719%	3.521%	120	104	16		67
H2	3	5,216,228	1.62%	5.244%	3.613%	115	100	15		93
MY	1	807,758	0.25%	5.390%	3.970%	120	102	18		65
Total / WA	38	\$ 321,921,566	100.00%	4.729%	3.523%	120	104	16		68

*Prefix definitions can be found by visiting Fannie Mae's website at:
<http://www.fanniemae.com/sites/resources/files/mbs/pdf/fool-prefix-glossary.pdf>

Underlying Securities by Current Amortization Type										
Amortization Type	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield	Weighted Average Maintenance Term (Months)
Partial IO Balloon	11	\$ 187,290,732	58.18%	4.516%	3.417%	120	105	15		68
Amortizing Balloon	27	134,630,834	41.82%	5.025%	3.671%	120	103	17		67
Total / WA	38	\$ 321,921,566	100.00%	4.729%	3.523%	120	104	16		68

Underlying Securities by Original Term To Maturity										
Original Term to Maturity (Months)	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance Term (Months)	
101	1	\$ 1,291,985	0.40%	4.160%	2.410%	101	97	4	90	
114	1	688,056	0.21%	4.850%	3.390%	114	100	14	93	
120	36	319,941,525	99.38%	4.731%	3.528%	120	104	16	68	
Total / WA	38	\$ 321,921,566	100.00%	4.729%	3.523%	120	104	16	68	

Underlying Securities by Remaining Term To Maturity										
Remaining Term to Maturity Range (Months)	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance Term (Months)	
95 to 99	4	\$ 26,578,873	8.26%	5.465%	3.893%	119	95	24	60	
100 to 104	14	71,934,609	22.35%	5.241%	4.030%	120	101	18	66	
105 to 108	20	223,408,084	69.40%	4.477%	3.316%	120	106	14	69	
Total / WA	38	\$ 321,921,566	100.00%	4.729%	3.523%	120	104	16	68	

Underlying Securities by Loan Age										
Loan Age Range (Months)	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance Term (Months)	
4 to 9	1	\$ 1,291,985	0.40%	4.160%	2.410%	101	97	4	90	
10 to 14	13	151,573,598	47.08%	4.335%	3.214%	120	107	13	70	
15 to 19	21	143,769,095	44.66%	5.008%	3.781%	120	103	17	67	
20 to 25	3	25,286,888	7.85%	5.532%	3.969%	120	95	25	58	
Total / WA	38	\$ 321,921,566	100.00%	4.729%	3.523%	120	104	16	68	

Underlying Securities by Property Type										
Property Type	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance Term (Months)	
Multifamily	34	\$ 255,126,517	79.25%	4.730%	3.510%	120	105	15	68	
Military	1	41,000,000	12.74%	4.260%	3.340%	120	107	13	70	
Seniors	2	24,312,676	7.55%	5.500%	3.940%	120	95	25	58	
Cooperative	1	1,482,373	0.46%	4.840%	4.160%	120	102	18	83	
Total / WA	38	\$ 321,921,566	100.00%	4.729%	3.523%	120	104	16	68	

Underlying Securities by Loan Note Rate										
Loan Note Rate Range	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance Term (Months)	
4.160% to 4.249%	8	\$ 89,955,615	27.94%	4.215%	3.055%	120	106	13	70	
4.250% to 4.499%	2	50,520,000	15.69%	4.294%	3.317%	120	107	13	70	
4.500% to 4.749%	7	54,536,924	16.94%	4.655%	3.313%	120	105	15	68	
4.750% to 4.999%	5	21,153,449	6.57%	4.923%	3.718%	120	105	15	70	
5.000% to 5.249%	5	35,005,510	10.87%	5.167%	4.094%	120	102	18	65	
5.250% to 5.499%	6	26,483,068	8.23%	5.374%	4.023%	120	101	19	64	
5.500% to 5.749%	3	40,056,603	12.44%	5.500%	4.113%	120	99	21	62	
5.750% to 5.999%	1	3,236,186	1.01%	5.760%	4.140%	120	101	19	94	
6.250% to 6.320%	1	974,212	0.30%	6.320%	4.700%	120	98	22	61	
Total / WA	38	\$ 321,921,566	100.00%	4.729%	3.523%	120	104	16	68	

Maximum Loan Note Rate: 6.320%
 Minimum Loan Note Rate: 4.160%
 Weighted Average Loan Note Rate: 4.729%



Underlying Securities by Pass Through Rate										
Pass Through Rate Range	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Term (Months)	
2.410% to 2.499%	1	\$ 1,291,985	0.40%	4.160%	2.410%	101	97	4	90	
2.750% to 2.999%	5	27,323,629	8.49%	4.200%	2.880%	120	108	12	71	
3.000% to 3.249%	7	91,857,628	28.53%	4.334%	3.167%	120	106	14	69	
3.250% to 3.499%	7	77,961,403	24.22%	4.468%	3.354%	120	106	14	69	
3.500% to 3.749%	2	7,909,182	2.46%	4.973%	3.619%	120	103	17	66	
3.750% to 3.999%	9	57,067,288	17.73%	5.300%	3.903%	120	100	20	63	
4.000% to 4.249%	4	19,092,312	5.93%	5.431%	4.110%	120	101	19	71	
4.250% to 4.499%	2	38,443,927	11.94%	5.311%	4.309%	120	103	17	66	
4.500% to 4.700%	1	974,212	0.30%	6.320%	4.700%	120	98	22	61	
Total / WA	38	\$ 321,921,566	100.00%	4.729%	3.523%	120	104	16	68	

Maximum Pass Through Rate: 4.700%
 Minimum Pass Through Rate: 2.410%
 Weighted Average Pass Through Rate: 3.523%

Underlying Securities by At Issuance LTV ⁽¹⁾										
At Issuance LTV Range	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Term (Months)	
31.700% to 39.999%	1	\$ 1,482,373	0.46%	4.840%	4.160%	120	102	18	83	
40.000% to 59.999%	3	5,287,787	1.64%	5.276%	3.624%	115	101	15	89	
60.000% to 80.000%	34	315,151,406	97.90%	4.719%	3.519%	120	104	16	67	
Total / WA	38	\$ 321,921,566	100.00%	4.729%	3.523%	120	104	16	68	

⁽¹⁾ as provided by FNMA on March 11th, 2013

Maximum At Issuance LTV: 80.00%
 Minimum At Issuance LTV: 31.70%
 Weighted Average At Issuance LTV: 75.18%

Underlying Securities by Most Recent DSCR ⁽²⁾										
Most Recent DSCR Range	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Term (Months)	
1.250x to 1.449x	18	\$ 221,177,446	68.71%	4.675%	3.557%	120	105	15	68	
1.450x to 1.649x	12	49,390,260	15.34%	4.614%	3.253%	120	106	14	71	
1.650x to 1.849x	2	18,528,614	5.76%	4.636%	3.316%	120	106	14	69	
1.850x to 2.049x	3	18,212,323	5.66%	5.177%	3.667%	119	98	21	63	
>2x	3	14,612,923	4.54%	5.488%	4.013%	120	96	24	61	
Total / WA	38	\$ 321,921,566	100.00%	4.729%	3.523%	120	104	16	68	

⁽²⁾ as provided by FNMA on March 11th, 2013

Maximum Most Recent DSCR: 3.78x
 Minimum Most Recent DSCR: 1.25x
 Weighted Average Most Recent DSCR: 1.46x

Underlying Securities by Cut-off Date Principal Balance										
Cut-off Date Principal Balance Range	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Deal Balance	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Term (Months)	Weighted Average Maintenance Term (Months)
\$ 688,056 to \$ 999,999	4	\$ 3,229,641	1.00%	5.490%	3.954%	119	101	18	70	
\$ 1,000,000 to \$ 1,999,999	3	4,748,795	1.48%	4.618%	3.256%	115	103	12	80	
\$ 2,000,000 to \$ 2,999,999	3	7,539,426	2.34%	5.283%	3.835%	120	103	17	66	
\$ 3,000,000 to \$ 3,999,999	4	13,287,806	4.13%	4.803%	3.410%	120	105	15	75	
\$ 4,000,000 to \$ 4,999,999	3	13,769,532	4.28%	4.453%	3.133%	120	106	14	69	
\$ 5,000,000 to \$ 5,999,999	5	28,864,973	8.97%	4.994%	3.631%	120	104	16	67	
\$ 6,000,000 to \$ 6,999,999	1	6,315,956	1.96%	5.150%	3.830%	120	102	18	65	
\$ 7,000,000 to \$ 7,999,999	2	15,445,122	4.80%	4.220%	3.002%	120	106	14	69	
\$ 8,000,000 to \$ 8,999,999	3	25,479,160	7.91%	4.733%	3.413%	120	105	15	68	
\$ 9,000,000 to \$ 9,999,999	1	9,520,000	2.96%	4.440%	3.220%	120	105	15	68	
\$ 10,000,000 to \$ 14,999,999	5	60,777,229	18.88%	5.075%	3.695%	120	101	19	64	
\$ 15,000,000 to \$ 19,999,999	1	15,743,927	4.89%	5.500%	4.380%	120	105	15	68	
\$ 20,000,000 to \$ 29,999,999	1	22,700,000	7.05%	5.180%	4.260%	120	101	19	64	
\$ 40,000,000 to \$ 53,500,000	2	94,500,000	29.35%	4.237%	3.232%	120	106	14	69	
Total / WA	38	\$ 321,921,566	100.00%	4.729%	3.523%	120	104	16	68	

At Issuance LTV and Most Recent DSCR by Property Type ⁽³⁾												
Property Type	Number of Underlying Securities	Cut-off Principal Balance	% of Cut-off Principal Balance	Weighted Average At Issuance LTV	Weighted Average Most Recent DSCR	Weighted Average Mortgage Rate	Weighted Average Pass Thru Rate	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Term (Months)	Weighted Average Maintenance Term (Months)
Multifamily	34	\$ 255,126,517	79.25%	76.18%	1.40x	4.730%	3.510%	120	105	15	68	
Military	1	41,000,000	12.74%	78.20%	1.30x	4.260%	3.340%	120	107	13	70	
Seniors	2	24,312,676	7.55%	62.20%	2.19x	5.500%	3.940%	120	95	25	58	
Cooperative	1	1,482,373	0.46%	31.70%	3.78x	4.840%	4.160%	120	102	18	83	
Total / WA	38	\$ 321,921,566	100.00%	75.18%	1.46x	4.729%	3.523%	120	104	16	68	

⁽³⁾ as provided by FNMA on March 11th, 2013

Top 10 Loan Information ⁽⁴⁾												
Pool Number	Name	Address	City	State	Zip	Loan Originator	Cut-Off Balance	% of Cut-off Principal Balance	Most Recent DSCR	At Issuance LTV		
470154	Renaissance Apartments	9100 East Florida Avenue	Denver	CO	80247	CBRE MULTIFAMILY CAPITAL, INC	\$ 53,500,000	16.62%	1.31x	75.00%		
470333	River Oaks Apartments	1000 Allison Drive	Vacaville	CA	95687	WALKER AND DUNLOP, LLC	41,000,000	12.74%	1.30x	78.20%		
468566	The Cove at Fisher's Landing	16506 SE 29th Street	Vancouver	WA	98683	M&T REALTY CAPITAL CORPORATION	22,700,000	7.05%	1.25x	80.00%		
468688	Somerset Apartments	256 East Corporate Drive	Lewisville	TX	75067	PNC BANK, NATIONAL ASSOCIATION	15,743,927	4.89%	1.28x	80.00%		
469760	Brookhollow Apartments	2600 South Azusa Avenue	West Covina	CA	91792	WELLS FARGO BANK N.A.	14,969,000	4.65%	1.70x	79.20%		
467237	Quail Ridge Senior Living	150 Sutton Way	Grass Valley	CA	95945	WELLS FARGO BANK N.A.	12,156,338	3.78%	2.38x	62.50%		
466862	Mountain Ridge Assisted Living	1885 East Skyline Drive	South Ogden	UT	84403	WELLS FARGO BANK N.A.	12,156,338	3.78%	2.01x	61.90%		
469025	Pine Knoll Apartments	2019 Toler Road	Longview	TX	75605	PNC BANK, NATIONAL ASSOCIATION	11,209,553	3.48%	1.30x	71.60%		
470043	Country Club Creek	4501 East Riverside Drive	Austin	TX	78741	WELLS FARGO BANK N.A.	10,286,000	3.20%	1.37x	77.40%		
469851	Bluffs at Tierra Contenta	6600 Jaguar Drive & 6587 Valentine Way	Santa Fe	NM	87507	ALLIANT CAPITAL LLC	9,520,000	2.96%	1.41x	80.00%		
Total / WA							\$ 203,241,156	63.13%	1.44x	75.54%		

⁽⁴⁾ as provided by FNMA on March 11th, 2013

Underlying Securities Most Recent DSCR and At Issuance LTV ^(5,6)			
Pool Number	CUSIP	Most Recent DSCR	At Issuance LTV
470154	31381TH78	1.31x	75.00%
470333	31381TPS3	1.30x	78.20%
468566	31381RQT4	1.25x	80.00%
468688	31381RUM4	1.28x	80.00%
469760	31381SZZ8	1.70x	79.20%
467237	31381QBE5	2.38x	62.50%
466862	31381PTT5	2.01x	61.90%
469025	31381SA28	1.30x	71.60%
470043	31381TEQ9	1.37x	77.40%
469851	31381S5L2	1.41x	80.00%
469863	31381S5Y4	1.52x	80.00%
468893	31381R3A0	1.26x	62.60%
470916	31381UDV6	1.53x	79.90%
469948	31381TBR0	1.25x	80.00%
470925	31381UD61	1.31x	79.90%
469015	31381SAQ5	1.30x	74.10%
469874	31381S6K3	1.36x	74.10%
468811	31381RYG3	1.41x	74.90%
469299	31381SKL5	1.61x	80.00%
469092	31381SC59	1.41x	79.90%
470263	31381TML1	1.48x	79.60%
470047	31381TEU0	2.02x	79.00%
470920	31381UDZ7	1.48x	79.90%
470233	31381TLN8	1.47x	70.00%
470918	31381UDX2	1.76x	74.90%
470924	31381UD53	1.53x	74.90%
468770	31381RW75	1.54x	53.80%
468965	31381R6A7	1.30x	63.70%
468828	31381RYZ1	1.30x	71.80%
469169	31381SFJ6	1.30x	79.90%
469586	31381SUK6	1.46x	74.10%
470931	31381UEC7	1.64x	74.90%
469126	31381SD74	3.78x	31.70%
AM2098	3138L2KL0	1.97x	59.70%
468140	31381RBH6	2.19x	79.90%
469081	31381SCS9	1.50x	75.00%
470162	31381TJF8	1.26x	56.80%
470069	31381TFJ4	1.53x	77.30%

⁽⁵⁾ as provided by FNMA on March 11th, 2013

⁽⁶⁾ Most Recent DSCR is the most recent annual amortizing DSCR for all loans except full-term interest only loans.

Pool specific information can be found by visiting Fannie Mae's website at:

<http://fapt.efanniemae.com/MFSecuritiesLocator/jsp/general/welcome.jsp>



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