Prospectus Supplement
(To REMIC Prospectus dated September 18, 1998)

$469,078,322

FannieMae®

Guaranteed REMIC Pass-Through Certificates
Fannie Mae REMIC Trust 2002-17

The Certificates

We, the Federal National Mortgage Association ("Fannie Mae"), will issue the classes of certificates listed in the chart on this page.

Payments to Certificateholders

We will make monthly payments on the certificates. You, the investor, will receive

- interest accrued on the balance of your certificate (except in the case of the accrual classes), and
- principal to the extent available for payment on your class.

We may pay principal at rates that vary from time to time. We may not pay principal to certain classes for long periods of time.

The Fannie Mae Guaranty

We will guarantee that required payments of principal and interest on the certificates are distributed to investors on time.

The Trusts and their Assets

The trusts will own

- Fannie Mae MBS, and
- Fannie Mae Stripped MBS.

The mortgage loans underlying the Fannie Mae MBS and the Fannie Mae Stripped MBS are first lien, single-family, fixed-rate loans.

Class	Group	Original Class Balance	Principal Type	Interest Rate	Interest Type	CUSIP Number	Final Distribution Date
DA	1	$ 68,578,322	SEQ/AD	5.5%	FIX	31392CH80	December 2031
DZ	1	500,000	SEQ	5.5	FIX/Z	31392CH98	May 2032
QA	2	211,778,000	PAC	6.5	FIX	31392CJ21	May 2032
XA	2	14,658,000	PAC	6.5	FIX	31392CJ39	November 2031
XB	2	2,206,000	PAC	6.5	FIX	31392CJ47	December 2031
XC	2	3,066,000	PAC	6.5	FIX	31392CJ54	February 2032
XD	2	3,740,000	PAC	6.5	FIX	31392CJ62	April 2032
XE	2	3,034,000	PAC	6.5	FIX	31392CJ70	May 2032
YA	2	11,950,000	SUP	6.5	FIX	31392CJ88	July 2031
YB	2	2,640,000	SUP	6.5	FIX	31392CJ96	October 2031
YC	2	3,910,000	SUP	6.5	FIX	31392CK29	May 2032
FY	2	1,147,059	SUP	(1)	FLT	31392CK37	May 2032
SY	2	318,529	SUP	(1)	INV	31392CK45	May 2032
TY	2	34,412	SUP	(1)	INV	31392CK52	May 2032
YD	2	2,500,000	SUP	7.0	FIX	31392CK60	September 2031
YF	2	20,125,000	SUP	(1)	FLT	31392CK78	September 2031
YS	2	2,714,000	SUP	(1)	INV	31392CK86	September 2031
YT	2	161,000	SUP	(1)	INV	31392CK94	September 2031
YE	2	960,000	SUP	7.0	FIX	31392CL28	September 2031
YG	2	2,413,000	SUP	7.0	FIX	31392CL36	November 2031
YH	2	5,679,428	SUP	7.0	FIX	31392CL44	May 2032
YL	2	1,000,000	SUP/AD	7.0	FIX	31392CL51	May 2012
YM	2	1,000,000	SUP/AD	7.0	FIX	31392CL69	February 2018
YN	2	1,000,000	SUP/AD	7.0	FIX	31392CL77	April 2022
YZ	2	1,000,000	SUP	7.0	FIX/Z	31392CL85	May 2032
QO	2	2,965,572	SUP	(2)	PO	31392CL93	May 2032
JF	3	100,000,000	PT	(1)	FLT	31392CM27	April 2032
SD(3)	3	85,000,000(4)	NTL	(1)	INV/IO	31392CM35	July 2030
SJ(3)	3	15,000,000(4)	NTL	(1)	INV/IO	31392CM43	April 2032
R		0	NPR	0	NPR	31392CM50	May 2032
RL		0	NPR	0	NPR	31392CM68	May 2032

(1) Based on LIBOR.
(2) Principal only class.
(3) Exchangeable classes.
(4) Notional balances. These classes are interest only classes.

If you own certificates of certain classes, you can exchange them for the RCR certificates to be issued at the time of the exchange. The JS Class is an RCR class, as further described in this prospectus supplement.

The dealer will offer the certificates from time to time in negotiated transactions at varying prices. We expect the settlement date to be April 30, 2002.

Carefully consider the risk factors starting on page S-8 of this prospectus supplement and on page 10 of the REMIC prospectus. Unless you understand and are able to tolerate these risks, you should not invest in the certificates.

You should read the REMIC prospectus as well as this prospectus supplement.

The certificates, together with interest thereon, are not guaranteed by the United States and do not constitute a debt or obligation of the United States or any agency or instrumentality thereof other than Fannie Mae.

The certificates are exempt from registration under the Securities Act of 1933 and are "exempted securities" under the Securities Exchange Act of 1934.

LEHMAN BROTHERS

February 13, 2002

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AVAILABLE INFORMATION

You should purchase the certificates only if you have read and understood this prospectus supplement and the following documents (the "Disclosure Documents"):

- our Prospectus for Fannie Mae Guaranteed REMIC Pass-Through Certificates dated September 18, 1998 (the "REMIC Prospectus");
- our Prospectus for Fannie Mae Guaranteed Mortgage Pass-Through Certificates (Single-Family Residential Mortgage Loans) dated March 1, 2002 (the "MBS Prospectus");
- our Information Statement dated April 1, 2002 and its supplements (the "Information Statement"); and
- if you are purchasing any Group 3 Class or the R or RL Class, our Prospectus for Stripped Mortgage-Backed Securities dated March 30, 2000 (the "SMBS Prospectus").

You can obtain copies of the Disclosure Documents by writing or calling us at:

Fannie Mae
MBS Helpline
3900 Wisconsin Avenue, N.W., Area 2H-3S
Washington, D.C. 20016
(telephone 1-800-237-8627 or 202-752-6547).

In addition, the Disclosure Documents, together with the class factors, are available on our website located at http://www.fanniemae.com.

You also can obtain copies of the Disclosure Documents by writing or calling the dealer at:

Lehman Brothers Inc.
c/o ADF Financial Services
Prospectus Department
1155 Long Island Avenue
Edgewood, New York 11717
(telephone 631-254-7106).

REFERENCE SHEET

This reference sheet is not a summary of the transaction and does not contain complete information about the certificates. You should purchase the certificates only after reading this prospectus supplement and each of the additional disclosure documents listed on page S-3.

Assets Underlying Each Group of Classes

Group	Assets
1	Group 1 MBS
2	Group 2 MBS
3	Group 3 SMBS

Assumed Characteristics of the Mortgage Loans Underlying the Trust MBS and the SMBS (as of April 1, 2002)

	Approximate Principal Balance	Original Term to Maturity (in months)	Approximate Weighted Average Remaining Term to Maturity (in months)	Approximate Weighted Average Loan Age (in months)	Approximate Weighted Average Coupon
Group 1 MBS	$ 69,078,322	360	342	15	6.350%
Group 2 MBS	$300,000,000	360	355	4	7.000%
Group 3 SMBS*	$100,000,000	360	357	3	6.577%

* The Group 3 SMBS will represent ownership of (i) interest payments at a pass-through rate of 6.0% on an initial notional principal amount of $150,000,000 and (ii) principal payments on an initial principal amount of $100,000,000 of MBS. See "Description of the Certificates—The SMBS" in this prospectus supplement.

The actual remaining terms to maturity, weighted average loan ages and interest rates of most of the mortgage loans will differ from the weighted averages shown above, perhaps significantly.

Class Factors

The class factors are numbers that, when multiplied by the initial principal balance of a certificate, can be used to calculate the current principal balance of that certificate (after taking into account principal payments in the same month). We publish the class factors on or shortly after the 11th day of each month.

Settlement Date

We expect to issue the certificates on April 30, 2002.

Distribution Dates

We will make payments on the certificates on the 25th day of each calendar month or on the next business day if the 25th day is not a business day.

Book-Entry and Physical Certificates

We will issue the book-entry certificates through the U.S. Federal Reserve Banks, which will electronically track ownership of the certificates and payments on them. We will issue physical certificates in registered, certificated form.

We will issue the classes of certificates in the following forms:

Fed Book-Entry	Physical
All Classes other than the R and RL Classes	R and RL Classes

Exchanging Certificates Through Combination and Recombination

If you own certain certificates, you will be able to exchange them for a proportionate interest in the RCR certificates as shown on Schedule 1. We will issue the RCR certificates upon the exchange. You can exchange your certificates by notifying us and paying an exchange fee. We use the principal and interest of the certificates exchanged to pay principal and interest on the RCR certificates. Schedule 1 lists all of the available combinations of the certificates eligible for exchange and the RCR certificates.

Interest Rates

During each interest accrual period, the fixed rate classes will bear interest at the applicable annual interest rates listed on the cover of this prospectus supplement or on Schedule 1.

During the initial interest accrual period, the floating rate and inverse floating rate classes will bear interest at the initial interest rates listed below. During subsequent interest accrual periods, the floating rate and inverse floating rate classes will bear interest based on the formulas indicated below, but always subject to the specified maximum and minimum interest rates:

Class	Initial Interest Rate	Maximum Interest Rate	Minimum Interest Rate	Formula for Calculation of Interest Rate(1)
FY	3.07000%	8.50000%	1.2%	LIBOR + 120 basis points
SY	18.47368%	25.20776%	0.0%	25.20776% − (3.60110800 × LIBOR)
TY	10.00000%	10.00000%	0.0%	243.33333% − (33.3333333 × LIBOR)
YF	3.47000%	8.00000%	1.6%	LIBOR + 160 basis points
YS	30.62500%	44.49153%	0.0%	44.49153% − (7.415254 × LIBOR)
YT	50.00000%	50.00000%	0.0%	800% − (125 × LIBOR)
JF	2.87000%	9.00000%	1.0%	LIBOR + 100 basis points
SD	6.13000%	8.00000%	0.0%	8% − LIBOR
SJ	6.13000%	8.00000%	0.0%	8% − LIBOR
JS	6.13000%	8.00000%	0.0%	8% − LIBOR

(1) We will establish LIBOR on the basis of the "BBA Method."

We will apply interest payments from exchanged REMIC certificates to the RCR certificates, on a pro rata basis, following any exchange.

Notional Classes

A notional class will not receive any principal. Its notional principal balance is the balance used to calculate accrued interest. The notional principal balances will equal the percentages of the outstanding balances specified below immediately before the related distribution date:

Class	
SD and SJ(1)	100% of the JF Class
JS	100% of the JF Class

(1) The sum of these notional principal balances will equal the applicable percentage of the specified balance. On each distribution date, reductions in the Group 3 SMBS will be allocated, sequentially, in reduction of the notional principal balances of the SD and SJ Classes, in that order, until their notional principal balances are reduced to zero.

Distributions of Principal

Group 1 Cash Flow Distribution Amount and DZ Accrual Amount

To the DA and DZ Classes, in that order, to zero.

Group 2 Principal Distribution Amount

YZ Accrual Amount

To the YL, YM, and YN Classes, in that order, to zero, and thereafter to the YZ Class.

Group 2 Cash Flow Distribution Amount

1. To the QA Class to its Planned Balances.

2. To Segment Group I to its Planned Balance.

3. (a) 32.5108098443% of the remaining amount as follows:

   first, to the YA and YB Classes, in that order, to zero; and

   second, to the YC, FY, SY and TY Classes, pro rata, to zero, and

   (b) 67.4891901557% of such remaining amount as follows:

   (x) 7.1428585192% of such remaining amount to the QO Class to zero, and

   (y) 92.8571414808% of such remaining amount as follows:

   first, to the YD, YF, YS and YT Classes, pro rata, to zero;

   second, to the YE and YG Classes, in that order, to zero; and

   third, the remaining amount as follows:

   - 41.3247559670% of such remaining amount, to the YL, YM, YN and YZ Classes, in that order, to zero, and

   - 58.6752440330% of such remaining amount to the YH Class to zero.

4. To Segment Group I to zero.

5. To the QA Class to zero.

For a description of Segment Group I, see "Description of Certificates — Distributions of Principal" in this prospectus.

Group 3 Principal Distribution Amount

To the JF Class to zero.

We will apply principal payments from exchanged REMIC certificates to the RCR certificates, on a pro rata basis, following any exchange.

Weighted Average Lives (years)*

Group 1 Classes	PSA Prepayment Assumption 0%	100%	300%	450%	600%
DA	20.1	10.1	4.6	3.2	2.4
DZ	29.8	27.4	20.9	15.6	11.9

Group 2 Classes	PSA Prepayment Assumption 0%	100%	165%	250%	500%
QA	18.0	7.7	7.7	7.7	4.5

	PSA Prepayment Assumption 0%	100%	125%	165%	200%	250%	500%
XA	26.8	12.2	2.8	2.8	2.8	2.8	1.8
XB	27.1	14.4	6.0	6.0	6.0	5.5	2.2
XC	27.3	15.0	8.0	8.0	8.0	5.9	2.2
XD	27.4	15.7	11.0	11.0	11.0	6.5	2.3
XE	27.6	16.3	13.2	13.2	13.2	7.6	2.3
YA	28.4	20.2	16.7	6.3	2.5	1.7	0.8
YB	29.3	24.7	22.6	17.9	5.9	3.1	1.5
YC, FY, SY and TY	29.7	27.6	26.5	23.8	19.2	4.3	1.7
YD, YF, YS and YT	28.5	20.6	17.2	7.4	2.8	1.8	0.9
YE	29.3	24.9	22.8	18.1	6.0	3.2	1.5
YG	29.4	25.5	23.5	19.2	7.1	3.4	1.5
YH	29.8	27.7	26.7	24.1	20.1	4.4	1.8
YL	5.6	5.6	5.6	5.6	5.5	3.2	1.5
YM	13.1	13.1	13.1	13.1	12.8	4.0	1.7
YN	17.9	17.9	17.9	17.9	15.5	4.4	1.8
YZ	29.8	27.7	26.7	24.1	21.6	5.0	1.9
QO	28.9	22.8	20.1	12.6	7.5	2.6	1.2

Group 3 Classes	PSA Prepayment Assumption 0%	100%	330%	500%	700%
JF and JS	20.7	11.3	5.1	3.6	2.8
SD	19.2	8.9	3.8	2.7	2.1
SJ	29.1	25.0	12.9	8.8	6.3

* Determined as specified under "Description of the Certificates—Weighted Average Lives of the Certificates" in this prospectus supplement.

ADDITIONAL RISK FACTORS

The rate of principal payments on the certificates will be affected by the rate of principal payments on the underlying mortgage loans. The rate at which you receive principal payments on the certificates will be sensitive to the rate of principal payments on the mortgage loans underlying the related MBS, including prepayments. Because borrowers generally may prepay their mortgage loans at any time without penalty, the rate of principal payments on the mortgage loans is likely to vary over time. It is highly unlikely that the mortgage loans will prepay

- at any of the prepayment rates we assumed in this prospectus supplement, or
- at any constant prepayment rate until maturity.

The rate of prepayment of relocation mortgage loans may be higher than that of non-relocation mortgage loans. The mortgage loans underlying the Group 1 MBS are relocation mortgage loans made to borrowers whose employers frequently relocate their employees. Accordingly, the rate of prepayment of these mortgage loans will be influenced by:

- the circumstances of individual employees and employers,
- the characteristics of the relocation programs and
- the occurrence and timing of the relocations of the borrowers.

It is possible that borrowers under relocation mortgage loans are more likely than other borrowers to be transferred by their employers. If so, relocation mortgage loans would experience a higher rate of prepayment than non-relocation mortgage loans. Because many unpredictable factors affect the prepayment rate of relocation mortgage loans, we cannot estimate the prepayment experience of such mortgage loans. We are unaware of any conclusive data on the prepayment rate of relocation mortgage loans.

Yields may be lower than expected due to unexpected rate of principal payments. The actual yield on your certificates probably will be lower than you expect:

- if you buy your certificates at a premium and principal payments are faster than you expect, or
- if you buy your certificates at a discount and principal payments are slower than you expect.

Furthermore, in the case of interest only certificates and certificates purchased at a premium, you could lose money on your investment if prepayments occur at a rapid rate.

You must make your own decisions about the various applicable assumptions, including prepayment assumptions, when deciding whether to purchase the certificates.

Weighted average lives and yields on the certificates are affected by actual characteristics of the underlying mortgage loans. We have assumed that the mortgage loans underlying the Group 1 and Group 2 MBS and the Group 3 SMBS have certain characteristics. However, the actual mortgage loans probably will have different characteristics from those we assumed. As a result, your yields could be lower than you expect, even if the mortgage loans prepay at the indicated constant prepayment rates. In addition, slight differences between the assumed mortgage loan characteristics and the actual mortgage loans could affect the weighted average lives of the classes of certificates.

Level of floating rate index affects yields on certain certificates. The yield on any floating rate or inverse floating rate certificate will be affected by the level of its interest rate index. If the level of the index differs from the level you expect, then your actual yield may be lower than you expect.

Delay classes have lower yields and market values. Since certain classes do not receive interest immediately following each interest accrual period, these classes have lower yields and lower market values than they would if there were no such delay.

Reinvestment of certificate payments may not achieve same yields as certificates. The rate of principal payments of the certificates is uncertain. You may be unable to reinvest the payments on the certificates at the same yields provided by the certificates.

Unpredictable timing of last payment affects yields on certificates. The actual final payment of your class is likely to occur earlier, and could occur much earlier, than the final distribution date listed on the cover page of this prospectus supplement. If you assume that the actual final payment will occur on the final distribution date specified, your yield could be lower than you expect.

Some investors may be unable to buy certain classes. Investors whose investment activities are subject to legal investment laws and regulations, or to review by regulatory authorities, may be unable to buy certain certificates. You should obtain legal advice to determine whether you may purchase the certificates.

Uncertain market for the certificates could make them difficult to sell and cause their values to fluctuate. We cannot be sure that a market for resale of the certificates will develop. Further, if a market develops, it may not continue or be sufficiently liquid to allow you to sell your certificates. Even if you are able to sell your certificates, the sale price may not be comparable to similar investments that have a developed market. Moreover, you may not be able to sell small or large amounts of certificates at prices comparable to those available to other investors. You should purchase certificates only if you understand and can tolerate the risk that the value of your certificates will vary over time and that your certificates may not be easily sold.

DESCRIPTION OF THE CERTIFICATES

The material under this heading summarizes certain features of the Certificates. You will find additional information about the Certificates in the other sections of this prospectus supplement, as well as in the additional Disclosure Documents and the Trust Agreement. If we use a capitalized term in this prospectus supplement without defining it, you will find the definition of that term in the applicable Disclosure Document or in the Trust Agreement.

General

Structure. We will create the Fannie Mae REMIC Trust specified on the cover of this prospectus supplement (the "Trust") and a separate trust (the "Lower Tier REMIC") pursuant to a trust agreement dated as of April 1, 2002 (the "Issue Date"). We will issue the Guaranteed Pass-Through Certificates (the "REMIC Certificates") pursuant to that trust agreement. We will issue the Combinable and Recombinable REMIC Certificates (the "RCR Certificates" and, together with the REMIC Certificates, the "Certificates") pursuant to a separate trust agreement dated as of the Issue Date (together with the trust agreement relating to the REMIC Certificates, the "Trust Agreement"). We will execute the Trust Agreement in our corporate capacity and as trustee (the "Trustee"). In general, the term "Classes" includes Classes of the REMIC Certificates and RCR Certificates.

The Trust and the Lower Tier REMIC each will constitute a "real estate mortgage investment conduit" ("REMIC") under the Internal Revenue Code of 1986, as amended (the "Code").

- The REMIC Certificates (except the R and RL Classes) will be the "regular interests" in the Trust.
- The R Class will be the "residual interest" in the Trust.
- The interests in the Lower Tier REMIC other than the RL Class (the "Lower Tier Regular Interests") will be the "regular interests" in the Lower Tier REMIC.
- The RL Class will be the "residual interest" in the Lower Tier REMIC.

The assets of the Trust will consist of the Lower Tier Regular Interests.

The assets of the Lower Tier REMIC will consist of:

- two groups of Fannie Mae Guaranteed Mortgage Pass-Through Certificates (the "Group 1 MBS" and "Group 2 MBS" and, together, the "Trust MBS"), and
- one group of Fannie Mae Stripped Mortgage-Backed Securities (the "SMBS").

The SMBS represent beneficial ownership interests in certain interest and principal distributions on certain Fannie Mae Guaranteed Mortgage Pass-Through Certificates (together with the Trust MBS, the "MBS").

Each MBS represents a beneficial ownership interest in a pool of first lien, one- to four-family ("single-family"), fixed-rate residential mortgage loans having the characteristics described in this prospectus supplement.

Fannie Mae Guaranty. We guarantee that we will distribute to Certificateholders:

- required installments of principal and interest on the Certificates on time, and
- the principal balance of each Class of Certificates no later than its Final Distribution Date, whether or not we have received sufficient payments on the MBS.

In addition, we guarantee that we will distribute to each holder of an MBS:

- scheduled installments of principal and interest on the underlying Mortgage Loans on time, whether or not the related borrowers pay us, and
- the full principal balance of any foreclosed Mortgage Loan, whether or not we recover it.

Our guarantees are not backed by the full faith and credit of the United States. See "Description of Certificates—The Fannie Mae Guaranty" in the REMIC Prospectus, "Description of Certificates—The Fannie Mae Guaranty" in the MBS Prospectus and "The SMBS Certificates—Fannie Mae Obligations" in the SMBS Prospectus.

Characteristics of Certificates. We will issue the Certificates (except the R and RL Classes) in book-entry form on the book-entry system of the U.S. Federal Reserve Banks. Entities whose names appear on the book-entry records of a Federal Reserve Bank as having had Certificates deposited in their accounts are "Holders" or "Certificateholders." A Holder is not necessarily the beneficial owner of a Certificate. Beneficial owners ordinarily will hold Certificates through one or more financial intermediaries, such as banks, brokerage firms and securities clearing organizations. See "Description of Certificates—Denominations and Form" in the REMIC Prospectus.

We will issue the R and RL Certificates in fully registered, certificated form. The "Holder" or "Certificateholder" of the R or RL Certificate is its registered owner. The R or RL Certificate can be transferred at the corporate trust office of the Transfer Agent, or at the office of the Transfer Agent in New York, New York. State Street Bank and Trust Company in Boston, Massachusetts ("State Street") will be the initial Transfer Agent. We may impose a service charge for any registration of transfer of the R or RL Certificate and may require payment to cover any tax or other governmental charge. See also "—Characteristics of the R and RL Classes" below.

The Holders of the R Class will receive the proceeds of any remaining assets of the Trust, and the Holder of the RL Class will receive the proceeds of any remaining assets in the Lower Tier REMIC, in each case only by presenting and surrendering the related Certificate at the office of the Paying Agent. State Street will be the initial Paying Agent.

Authorized Denominations. We will issue the Certificates, other than the R and RL Classes, in minimum denominations of $1,000 and whole dollar increments. We will issue the R and RL Classes as single Certificates with no principal balances.

Distribution Dates. We will make monthly payments on the Certificates on the 25th day of each month (or, if the 25th day is not a business day, on the first business day after the 25th). We refer to each of these dates as a "Distribution Date." We will make the first payments to Certificateholders the month after we issue the Certificates.

Record Date. On each Distribution Date, we will make each monthly payment on the Certificates to Holders of record on the last day of the preceding month.

Class Factors. On or shortly after the eleventh calendar day of each month, we will publish a factor (carried to eight decimal places) for each Class of Certificates. When the factor is multiplied by the original principal balance (or notional principal balance) of a Certificate of any Class, the product will equal the current principal balance (or notional principal balance) of that Certificate after taking into account payments on the Distribution Date in the same month (as well as any addition to principal in the case of the Accrual Classes).

No Optional Termination. We have no option to effect an early termination of the Lower Tier REMIC or the Trust. Further, we will not repurchase the Mortgage Loans underlying any MBS in a "clean-up call". See "Description of Certificates—Termination" in the MBS Prospectus.

Voting the SMBS. Holders of the SMBS may be asked to vote on issues arising under the applicable trust agreements. If so, the Trustee will vote the SMBS as instructed by Holders of Certificates of the Classes backed by the SMBS. The Trustee must receive instructions from Holders of Certificates having principal balances totaling at least 51% of the aggregate principal balance of all the related Classes outstanding. In the absence of such instructions, the Trustee will vote in a manner consistent, in its sole judgment, with the best interests of Certificateholders.

Combination and Recombination

General. You are permitted to exchange all or a portion of the SD and SJ Classes of REMIC Certificates for a proportionate interest in the RCR Certificates in the combinations shown on Schedule 1. You also may exchange all or a portion of the RCR Certificates for the related REMIC Certificates in the same manner. This process may occur repeatedly.

Holders of RCR Certificates will be the beneficial owners of a proportionate interest in the REMIC Certificates and will receive a proportionate share of the distributions on the related REMIC Certificates.

The Classes of REMIC Certificates and RCR Certificates that are outstanding at any given time, and the outstanding principal balances (or notional principal balances) of these Classes, will depend upon any related distributions of principal, as well as any exchanges that occur. REMIC Certificates and RCR Certificates in any combination may be exchanged only in the proportions shown on Schedule 1.

Procedures. If a Certificateholder wishes to exchange Certificates, the Certificateholder must notify our Structured Transactions Department through one of our "REMIC Dealer Group" dealers in writing or by telefax no later than two business days before the proposed exchange date. The exchange date can be any business day other than the first or last business day of the month subject to our approval. The notice must include the outstanding principal balance of both the Certificates to be exchanged and the Certificates to be received, and the proposed exchange date. After receiving the Holder's notice, we will telephone the dealer with delivery and wire payment instructions. Notice becomes irrevocable on the second business day before the proposed exchange date.

In connection with each exchange, the Holder must pay us a fee equal to 1/32 of 1% of the outstanding principal balance (exclusive of any notional principal balance) of the Certificates to be exchanged. In no event, however, will our fee be less than $2,000.

We will make the first distribution on a REMIC Certificate or an RCR Certificate received in an exchange transaction on the Distribution Date in the following month. We will make that distribution to the Holder of record as of the close of business on the last day of the month of the exchange.

Additional Considerations. The characteristics of RCR Certificates will reflect the characteristics of the REMIC Certificates used to form those RCR Certificates. You should also consider a number of factors that will limit a Certificateholder's ability to exchange REMIC Certificates for RCR Certificates or vice versa:

- At the time of the proposed exchange, a Certificateholder must own Certificates of the related Class or Classes in the proportions necessary to make the desired exchange.
- A Certificateholder that does not own the Certificates may be unable to obtain the necessary REMIC Certificates or RCR Certificates.
- The Certificateholder of needed Certificates may refuse to sell them at a reasonable price (or any price) or may be unable to sell them.
- Certain Certificates may have been purchased and placed into other financial structures and thus be unavailable.
- Principal distributions will decrease the amounts available for exchange over time.
- Only the combinations listed on Schedule 1 are permitted.

The Trust MBS

The following table contains certain information about the Trust MBS. The Trust MBS included in each specified Group will have the aggregate unpaid principal balance and Pass-Through Rate shown below and the general characteristics described in the MBS Prospectus. The Trust MBS provides that principal and interest on the related Mortgage Loans are passed through monthly. The Mortgage Loans underlying the Trust MBS are conventional Level Payment Mortgage Loans secured by first mortgages or deeds of trust on single-family residential properties. These Mortgage Loans have original maturities of up to 30 years. In addition, the Mortgage Loans underlying the Group 1 MBS will be relocation mortgage loans. This type of loan is originated pursuant to agreements between lenders and employers in connection with relocation programs maintained by employers that frequently relocate their employees (''relocation mortgage loans''). See ''Mortgage Loan Pools'' and ''Yield Considerations, Maturity and Prepayment Assumptions'' in the MBS Prospectus. We expect the characteristics of the Trust MBS and the related Mortgage Loans as of the Issue Date to be as follows:

Group 1 MBS	
Aggregate Unpaid Principal Balance	$69,078,322
MBS Pass-Through Rate	5.50%
Range of WACs (annual percentages)	5.75% to 8.00%
Range of WAMs	241 months to 360 months
Approximate Weighted Average WAM	342 months
Approximate Weighted Average WALA (Weighted Average Loan Age)	15 months
Group 2 MBS	
Aggregate Unpaid Principal Balance	$300,000,000
MBS Pass-Through Rate	6.50%
Range of WACs (annual percentages)	6.75% to 9.00%
Range of WAMs	241 months to 360 months
Approximate Weighted Average WAM	355 months
Approximate Weighted Average WALA	4 months

The SMBS

The general characteristics of the SMBS are described in the SMBS Prospectus. The SMBS provide that certain payments on the related MBS will be passed through monthly. The general characteristics of the MBS are described in the MBS Prospectus. Each MBS evidences beneficial ownership interests in a pool of conventional Level Payment Mortgage Loans secured by first mortgages or deed of trust on single-family residential properties, as described under "Mortgage Loan Pools" and "Yield Considerations, Maturity and Prepayment Assumptions" in the MBS Prospectus.

The SMBS represent ownership of:

- interest payments at a pass-through rate of 6.0% on an initial notional principal amount of $150,000,000, and
- principal payments on an initial principal amount of $100,000,000 of MBS.

We expect the characteristics of the Mortgage Loans underlying the SMBS as of the Issue Date to be as follows:

Range of WACs (annual percentages)	6.25% to 8.50%
Range of WAMs	241 months to 360 months
Approximate Weighted Average WAM	357 months
Approximate Weighted Average WALA	3 months

Final Data Statement

After issuing the Certificates, we will prepare a Final Data Statement containing certain information, including the Pool number, the current WAC (or original WAC, if the current WAC is not available) and the current WAM (or Adjusted WAM, if the current WAM is not available) of the Mortgage Loans underlying the Trust MBS and the SMBS as of the Issue Date. The Final Data Statement will also include the weighted averages of all the current or original WACs and the weighted averages of all the current or Adjusted WAMs, based on the current unpaid principal balances of the Mortgage Loans underlying each of the Trust MBS and the SMBS as of the Issue Date. You may obtain the Final Data Statement by telephoning us at 1-800-237-8627 or 202-752-6547. The contents of the Final Data Statement and other data specific to the Certificates are available in electronic form by calling us at 1-800-752-6440 or 202-752-6000.

Distributions of Interest

Categories of Classes

For the purpose of interest payments, the Classes will be categorized as follows:

Interest Type*	Classes
Group 1 Classes	
Accrual	DZ
Fixed Rate	DA and DZ
Group 2 Classes	
Fixed Rate	QA, XA, XB, XC, XD, XE, YA, YB, YC, YD, YE, YG, YH, YL, YM, YN and YZ
Floating Rate	FY and YF
Inverse Floating Rate	SY, TY, YS and YT
Accrual	YZ
Principal Only	QO

Interest Type*	Classes
Group 3 Classes	
Floating Rate	JF
Inverse Floating Rate	SD and SJ
Interest Only	SD and SJ
RCR**	JS
No Payment Residual	R and RL

* See "Description of Certificates—Class Definitions and Abbreviations" in the REMIC Prospectus.
** See "—Combination and Recombination" above and Schedule 1 for a further description of the RCR Classes.

General. We will pay interest on the Certificates at the applicable annual interest rates specified on the cover or described in this prospectus supplement. We calculate interest based on a 360-day year consisting of twelve 30-day months. We pay interest monthly (except in the case of the Accrual Classes) on each Distribution Date, beginning in the month after the Settlement Date specified in the Reference Sheet.

Interest to be paid on each Certificate (or added to principal, in the case of the Accrual Classes) on a Distribution Date will consist of one month's interest on the outstanding balance of that Certificate immediately prior to that Distribution Date. For a description of the Accrual Classes, see "*—Accrual Classes*" below.

We will apply interest payments on exchangeable REMIC Certificates to the RCR Certificates, on a pro rata basis, following any exchange.

Interest Accrual Periods. Interest to be paid on each Distribution Date will accrue on the Certificates during the applicable one-month periods set forth below (each, an "Interest Accrual Period").

Classes	Interest Accrual Periods
All Fixed Rate Classes and the FY, SY, TY, YF, YS and YT Classes (the "Delay Classes")	Calendar month preceding the month in which the Distribution Date occurs
JF, SD, SJ and JS Classes	One-month period beginning on the 25th day of the month preceding the month in which the Distribution Date occurs

See "Additional Risk Factors—*Delay classes have lower yields and market values*" in this prospectus supplement.

The Dealer will treat the QO Class as a Delay Class for the sole purpose of facilitating trading.

Accrual Classes. The DZ and YZ Classes are Accrual Classes. Interest will accrue on the Accrual Classes at the applicable annual rates specified on the cover of this prospectus supplement. However, we will not pay any interest on the Accrual Classes. Instead, interest accrued on the Accrual Classes will be added as principal to their principal balances on each Distribution Date. We will pay principal on the Accrual Classes as described under "—Distributions of Principal" below.

Notional Classes. The Notional Classes will not have principal balances. During each Interest Accrual Period, the Notional Classes will bear interest on their notional principal balances at their applicable interest rates. The notional principal balances of the Notional Classes will be calculated as specified under "Reference Sheet—Notional Classes" above.

We use the notional principal balance of a Notional Class to determine interest payments on that Class. Although a Notional Class will not have a principal balance and will not be entitled to any principal payments, we will publish a class factor for that Class. References in this prospectus supplement to the principal balances of the Certificates generally shall refer also to the notional principal balances of the Notional Classes.

Floating Rate and Inverse Floating Rate Classes. During each Interest Accrual Period, the Floating Rate and Inverse Floating Rate Classes will bear interest at rates determined as described under "Reference Sheet—Interest Rates" in this prospectus supplement.

Changes in the specified interest rate index (the "Index") will affect the yields with respect to the related Classes. These changes may not correspond to changes in mortgage interest rates. Lower mortgage interest rates could occur while an increase in the level of the Index occurs. Similarly, higher mortgage interest rates could occur while a decrease in the level of such Index occurs.

Our establishment of each Index value and our determination of the interest rate for each applicable Class for the related Interest Accrual Period will be final and binding in the absence of manifest error. You may obtain each such interest rate by telephoning us at 1-800-237-8627 or 202-752-6547.

Calculation of LIBOR

On each Index Determination Date, we will calculate LIBOR for the related Interest Accrual Period. We will calculate LIBOR on the basis of the "BBA Method", as described in the REMIC Prospectus under "Description of Certificates—Indexes for Floating Rate Classes and Inverse Floating Rate Classes—*LIBOR.*"

If we are unable to calculate LIBOR on the initial Index Determination Date, LIBOR for the following Interest Accrual Period will be equal to 1.87% for the Floating Rate and Inverse Floating Rate Classes.

Distributions of Principal

Categories of Classes

For the purpose of principal payments, the Classes fall into the following categories:

Principal Type*	Classes
Group 1 Classes	
Sequential Pay	DA and DZ
Accretion Directed	DA
Group 2 Classes	
PAC	QA, XA, XB, XC, XD and XE
Support	YA, YB, YC, FY, SY, TY, YD, YF, YS, YT, YE, YG, YH, YL, YM, YN, YZ and QO
Accretion Directed	YL, YM and YN
Group 3 Classes	
Pass-Through	JF
Notional	SD and SJ
RCR**	JS
No Payment Residual	R and RL

* See "Description of Certificates—Class Definitions and Abbreviations" in the REMIC Prospectus.
** See "—Combination and Recombination" above and Schedule 1 for a further description of the RCR Classes.

Principal Distribution Amount

On the Distribution Date in each month, we will pay principal on the Certificates in an aggregate amount (the "Principal Distribution Amount") equal to the sum of

- the principal then paid on the Group 1 MBS (the "Group 1 Cash Flow Distribution Amount") plus any interest then accrued and added to the principal balance of the DZ Class (the "DZ Accrual Amount"),

- the principal then paid on the Group 2 MBS (the "Group 2 Cash Flow Distribution Amount") plus any interest then accrued and added to the principal balance of the YZ Class (the "YZ Accrual Amount" and, together with the Group 2 Cash Flow Distribution Amount, the "Group 2 Principal Distribution Amount"), and
- the principal then paid on the Group 3 SMBS (the "Group 3 Principal Distribution Amount").

Group 1 Cash Flow Distribution Amount and DZ Accrual Amount

On each Distribution Date, we will pay the sum of the Group 1 Cash Flow Distribution Amount and DZ Accrual Amount, sequentially, as principal of the DA and DZ Classes, in that order, until their principal balances are reduced to zero.

Sequential Pay Classes

Group 2 Principal Distribution Amount

YZ Accrual Amount

On each Distribution Date, we will pay the YZ Accrual Amount, sequentially, as principal of the YL, YM and YN Classes, in that order, until their principal balances are reduced to zero. Thereafter, we will pay the YZ Accrual Amount as principal of the YZ Class.

Accretion Directed Classes and Accrual Class

Group 2 Cash Flow Distribution Amount

On each Distribution Date, we will pay the Group 2 Cash Flow Distribution Amount as principal of the Group 2 Classes in the following priority:

(i) to the QA Class, until its principal balance is reduced to its Planned Balance for that Distribution Date;

(ii) to Segment Group I (described below), until the Segment I Balance (described below) is reduced to its Planned Balance for that Distribution Date;

PAC Class and Group

(iii) (a) 32.5108098443% of the remaining amount as follows:

first, sequentially, to the YA and YB Classes, in that order, until their principal balances are reduced to zero; and

second, concurrently, to the YC, FY, SY and TY Classes, pro rata (or 72.2735674676%, 21.2025693161%, 5.8877818854% and 0.6360813309%, respectively) until their principal balances are reduced to zero, and

(b) 67.4891901557% of such remaining amount as follows:

(x) 7.1428585192% of such remaining amount to the QO Class, until its principal balance is reduced to zero, and

(y) 92.8571414808% of such remaining amount as follows:

first, concurrently, to the YD, YF, YS and YT Classes, pro rata (or 9.8039215686%, 78.9215686275%, 10.6431372549% and 0.6313725490%, respectively), until their principal balances are reduced to zero;

second, sequentially, to the YE and YG Classes, in that order, until their principal balances are reduced to zero; and

third, the remaining amount as follows:

- 41.3247559670% of such remaining amount, sequentially, to the YL, YM, YN and YZ Classes, in that order, until their principal balances are reduced to zero, and
- 58.6752440330% of such remaining amount to the YH Class, until its principal balance is reduced to zero.

Support Classes

(iv) to Segment Group I, without regard to its Planned Balance and until the Segment I Balance is reduced to zero; and

(v) to the QA Class without regard to its Planned Balance and until its principal balance is reduced to zero.

PAC Group and Class

"Segment Group I" consists of the XA, XB, XC, XD and XE Classes. We will apply payment of principal of Segment Group I, sequentially, to the XA, XB, XC, XD and XE Classes, in that order, until their principal balances are reduced to zero.

"Segment I Balance" for any Distribution Date is equal to $26,704,000 minus the sum of all amounts applied to it as specified above.

Group 3 Principal Distribution Amount

On each Distribution Date, we will pay the Group 3 Principal Distribution Amount as principal of the JF Class, until its principal balance is reduced to zero.

Pass-Through Class

We will apply principal payments on exchangeable REMIC Certificates to the corresponding RCR Certificates, on a pro rata basis, following any exchange.

Structuring Assumptions

Pricing Assumptions. Except where otherwise noted, the information in the tables in this prospectus supplement has been prepared based on the following assumptions (collectively, the "Pricing Assumptions"):

- the Mortgage Loans underlying the Trust MBS and the SMBS have the original terms to maturity, remaining terms to maturity, WALAs and interest rates specified under "Reference Sheet—Assumed Characteristics of the Mortgage Loans Underlying the Trust MBS and the SMBS";
- the Mortgage Loans prepay at the constant percentages of PSA specified in the related table;
- the settlement date for the sale of the Certificates is April 30, 2002; and
- each Distribution Date occurs on the 25th day of a month.

Prepayment Assumptions. Prepayments of mortgage loans commonly are measured relative to a prepayment standard or model. The model used here is The Bond Market Association's standard prepayment model ("PSA"). To assume a specified rate of PSA is to assume a specified rate of prepayment each month of the then-outstanding principal balance of a pool of new mortgage loans computed as described under "Description of Certificates—Prepayment Models" in the REMIC Prospectus.

It is highly unlikely that prepayments will occur at any *constant* PSA rate or at any other constant rate.

Structuring Ranges. The Principal Balance Schedules are found beginning on page B-1 of this prospectus supplement. The Principal Balance Schedules have been prepared on the basis of the Pricing Assumptions and the assumption that the related mortgage loans will prepay at a constant rate of PSA within the applicable Structuring Range set forth below.

Principal Balance Schedule References	Related Class and Group	Structuring Ranges
Planned Balances	QA	Between 100% and 250%
Planned Balances	Segment Group I	Between 125% and 200%

We cannot assure you that the balance of any Class or Group listed above will conform on any Distribution Date to the specified balance in the Principal Balance Schedules. As a result, we cannot assure you that payments of principal of any Class or Group listed above will begin or end on the Distribution Dates specified in the Principal Balance Schedules. We will distribute any excess of principal payments over the amount needed to reduce a Class or Group to its scheduled balance on a Distribution Date. Accordingly, the ability to reduce a Class or Group to its scheduled balance will not be improved by the averaging of high and low principal payments from month to month. In addition, even if the related mortgage loans prepay at rates falling within the applicable Structuring Range, principal distributions may be insufficient to reduce the applicable Class or Group to their scheduled balances if the prepayments do not occur at a *constant* rate of PSA. Moreover, because of the diverse remaining terms to maturity of the related mortgage loans, which may include recently originated mortgage loans, the Class or Group specified above may not be reduced to their scheduled balances, even if prepayments occur at a *constant* rate within the applicable Structuring Range specified above.

Initial Effective Ranges. The Effective Range for a Class or Group is the range of prepayment rates (measured by constant PSA rates) which would reduce that Class to its scheduled balance on each Distribution Date. The Initial Effective Ranges shown in the table below are based upon the assumed characteristics of the related mortgage loans specified in the Pricing Assumptions.

Class and Group	Initial Effective Ranges
QA	Between 100% and 250%
Segment Group I	Between 125% and 200%

The actual Effective Ranges at any time will be based upon the actual characteristics of the related mortgage loans at that time, which are likely to vary (and may vary considerably) from the Pricing Assumptions. The actual Effective Ranges calculated on the basis of the actual characteristics are likely to differ from the Initial Effective Ranges. As a result, the applicable Class or Group might not be reduced to their scheduled balances even if prepayments were to occur at a *constant* PSA rate within the Initial Effective Ranges. This is so particularly if the rate were at the lower or higher end of those ranges. In addition, even if prepayments occur at rates falling within the actual Effective Ranges, principal distributions may be insufficient to reduce the applicable Class or Group to their scheduled balances if such prepayments do not occur at a *constant* PSA rate. It is highly unlikely that the related mortgage loans will prepay at any *constant* PSA rate. In general, the actual Effective Ranges may narrow, widen or shift upward or downward to reflect actual prepayment experience over time. The stability in principal payment of the PAC Class or Group will be supported in part by the related Support Classes. When the related Support Classes are retired, the PAC Class or Group, if still outstanding, may no longer have Effective Ranges and will be more sensitive to prepayments.

Yield Tables

General. The tables below illustrate the sensitivity of the pre-tax corporate bond equivalent yields to maturity of the applicable Classes to various constant percentages of PSA and, where specified, to changes in the Index. We calculated the yields set forth in the tables by

- determining the monthly discount rates that, when applied to the assumed streams of cash flows to be paid on the applicable Classes, would cause the discounted present values of the assumed streams of cash flows to equal the assumed aggregate purchase prices of those Classes, and

- converting the monthly rates to corporate bond equivalent rates.

These calculations do not take into account variations in the interest rates at which you could reinvest distributions on the Certificates. Accordingly, these calculations do not illustrate the return on any investment in the Certificates when reinvestment rates are taken into account.

We cannot assure you that

- the pre-tax yields on the applicable Certificates will correspond to any of the pre-tax yields shown here or

- the aggregate purchase prices of the applicable Certificates will be as assumed.

In addition, it is unlikely that the Index will correspond to the levels shown here. Furthermore, because some of the Mortgage Loans are likely to have remaining terms to maturity shorter or longer than those assumed and interest rates higher or lower than those assumed, the principal payments on the Certificates are likely to differ from those assumed. This would be the case even if all Mortgage Loans prepay at the indicated constant percentages of PSA. Moreover, it is unlikely that

- the Mortgage Loans will prepay at a constant rate of PSA until maturity,
- all of such Mortgage Loans will prepay at the same rate or
- the level of the Index will remain constant.

The Inverse Floating Rate Classes. **The yields on the Inverse Floating Rate Classes will be sensitive in varying degrees to the rate of principal payments, including prepayments, of the related Mortgage Loans and to the level of the Index. The Mortgage Loans generally can be prepaid at any time without penalty. In addition, the rate of principal payments (including prepayments) of the Mortgage Loans is likely to vary, and may vary considerably, from pool to pool. As illustrated in the applicable tables below, it is possible that investors in the SD, SJ and JS Classes would lose money on their initial investments under certain Index and prepayment scenarios.**

Changes in the Index may not correspond to changes in prevailing mortgage interest rates. It is possible that lower prevailing mortgage interest rates, which might be expected to result in faster prepayments, could occur while the level of the Index increased.

The information shown in the yield tables has been prepared on the basis of the Pricing Assumptions and the assumptions that

- the interest rates for the Inverse Floating Rate Classes for the initial Interest Accrual Period are the rates listed in the table under "Reference Sheet—Interest Rates" in this prospectus supplement and for each following Interest Accrual Period will be based on the specified level of the Index, and
- the aggregate purchase prices of the applicable Classes (expressed in each case as a percentage of original principal balance) are as follows:

Class	Price*
SY	82.234375%
TY	100.000000%
YS	100.000000%
YT	100.000000%
SD	11.000000%
SJ	21.000000%
JS	12.500000%

* The prices do not include accrued interest. Accrued interest has been added to the prices in calculating the yields set forth in the tables below.

Sensitivity of the SY Class to Prepayments and LIBOR
(Pre-Tax Yields to Maturity)

	PSA Prepayment Assumption						
LIBOR	50%	100%	125%	165%	200%	250%	500%
0.87%	27.9%	27.9%	27.9%	27.9%	28.0%	30.5%	37.3%
1.87%	23.2%	23.2%	23.2%	23.2%	23.3%	26.1%	32.9%
3.87%	14.0%	14.0%	14.1%	14.1%	14.3%	17.5%	24.4%
5.87%	5.3%	5.3%	5.4%	5.4%	5.7%	9.2%	16.1%
7.00% and above	0.7%	0.7%	0.7%	0.8%	1.0%	4.6%	11.6%

Sensitivity of the TY Class to Prepayments and LIBOR
(Pre-Tax Yields to Maturity)

LIBOR	PSA Prepayment Assumption						
	50%	100%	125%	165%	200%	250%	500%
7.00% and below	10.1%	10.1%	10.1%	10.1%	10.1%	10.0%	9.8%
7.15%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	4.9%
7.30%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Sensitivity of the YS Class to Prepayments and LIBOR
(Pre-Tax Yields to Maturity)

LIBOR	PSA Prepayment Assumption						
	50%	100%	125%	165%	200%	250%	500%
0.87%	40.1%	40.1%	40.1%	39.8%	39.3%	38.8%	37.2%
1.87%	32.0%	31.9%	31.9%	31.7%	31.3%	30.9%	29.6%
3.87%	16.1%	16.1%	16.1%	16.0%	15.8%	15.6%	15.0%
6.00% and above	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%

Sensitivity of the YT Class to Prepayments and LIBOR
(Pre-Tax Yields to Maturity)

LIBOR	PSA Prepayment Assumption						
	50%	100%	125%	165%	200%	250%	500%
6.00% and below	53.5%	53.5%	53.5%	53.1%	52.6%	51.9%	49.7%
6.15%	32.6%	32.6%	32.6%	32.4%	32.0%	31.6%	30.3%
6.40%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.2%

Sensitivity of the SD Class to Prepayments and LIBOR
(Pre-Tax Yields to Maturity)

LIBOR	PSA Prepayment Assumption				
	50%	100%	330%	500%	700%
0.87%	69.0%	66.2%	52.1%	40.7%	26.9%
1.87%	57.9%	54.9%	40.2%	28.2%	13.7%
3.87%	36.2%	33.0%	16.1%	2.3%	(13.8)%
5.87%	14.9%	11.2%	(10.2)%	(27.1)%	(45.7)%
8.00%	*	*	*	*	*

* The pre-tax yield to maturity would be less than (99.9)%.

Sensitivity of the SJ Class to Prepayments and LIBOR
(Pre-Tax Yields to Maturity)

LIBOR	PSA Prepayment Assumption				
	50%	100%	330%	500%	700%
0.87%	36.3%	36.3%	35.4%	33.1%	28.4%
1.87%	31.0%	31.0%	29.7%	26.9%	21.6%
3.87%	20.5%	20.4%	17.9%	13.7%	6.7%
5.87%	9.7%	9.4%	4.4%	(2.1)%	(11.3)%
8.00%	*	*	*	*	*

* The pre-tax yield to maturity would be less than (99.9)%.

Sensitivity of the JS Class to Prepayments and LIBOR
(Pre-Tax Yields to Maturity)

	PSA Prepayment Assumption				
LIBOR	**50%**	**100%**	**330%**	**500%**	**700%**
0.87%	59.9%	57.5%	46.3%	37.8%	27.5%
1.87%	50.3%	47.9%	36.4%	27.7%	17.1%
3.87%	31.6%	29.0%	16.9%	7.6%	(3.8)%
5.87%	13.2%	10.5%	(2.5)%	(12.6)%	(25.1)%
8.00%	*	*	*	*	*

* The pre-tax yield to maturity would be less than (99.9)%.

The Principal Only Class. **The QO Class will not bear interest. As indicated in the table below, a low rate of principal payments (including prepayments) on the related Mortgage Loans will have a negative effect on the yields to investors in the QO Class.**

The information shown in the following yield table has been prepared on the basis of the Pricing Assumptions and the assumption that the aggregate purchase price of the Principal Only Class (expressed as a percentage of its original principal balance) is as follows:

Class	Price*
QO	63.50%

Sensitivity of the QO Class to Prepayments

	PSA Prepayment Assumption						
	50%	**100%**	**125%**	**165%**	**200%**	**250%**	**500%**
Pre-Tax Yields to Maturity	1.7%	2.0%	2.3%	4.2%	8.2%	19.6%	45.6%

Weighted Average Lives of the Certificates

The weighted average life of a Certificate is determined by

(a) multiplying the amount of the reduction, if any, of the principal balance of the Certificate from one Distribution Date to the next Distribution Date by the number of years from the Settlement Date to the second such Distribution Date,

(b) summing the results, and

(c) dividing the sum by the aggregate amount of the reductions in principal balance of the Certificate referred to in clause (a).

For a description of the factors which may influence the weighted average life of a Certificate, see "Description of Certificates—Weighted Average Life and Final Distribution Date" in the REMIC Prospectus.

In general, the weighted average lives of the Certificates will be shortened if the level of prepayments of principal of the related Mortgage Loans increases. However, the weighted average lives will depend upon a variety of other factors, including

- the timing of changes in the rate of principal payments,
- the priority sequences of payments of principal of the Group 1 and Group 2 Classes, and
- in the case of the Group 2 Classes, the payment of principal of certain classes in accordance with the Principal Balance Schedules.

See "—Distributions of Principal" above.

The effect of these factors may differ as to various Classes and the effects on any Class may vary at different times during the life of that Class. Accordingly, we can give no assurance as to the weighted average life of any Class. Further, to the extent the prices of the Certificates represent discounts or premiums to their original principal balances, variability in the weighted average lives of those Classes of Certificates could result in variability in the related yields to maturity. For an example of how the weighted average lives of the Classes may be affected at various constant prepayment rates, see the Decrement Tables below.

Decrement Tables

The decrement tables indicate the percentages of original principal balances of the specified Classes that would be outstanding after each date shown at various constant rates of PSA and the corresponding weighted average lives of those Classes. The decrement tables have been prepared on the basis of the Pricing Assumptions. However, in the case of the information set forth for each Class related to the Groups specified below under 0% PSA, we assumed that the underlying Mortgage Loans have the original and remaining terms to maturity and bear interest at the annual rates specified in the table below.

Group	Mortgage Loans Relating to Trust Assets Specified Below	Original Terms to Maturity	Remaining Terms to Maturity	Interest Rates
1	Group 1 MBS	360 months	360 months	8.0%
2	Group 2 MBS	360 months	360 months	9.0%
3	Group 3 SMBS	360 months	359 months	8.5%

It is unlikely

- that all of the underlying Mortgage Loans will have the interest rates, WALAs or remaining terms to maturity assumed or
- that the underlying Mortgage Loans will prepay at any *constant* level of PSA.

In addition, the diverse remaining terms to maturity of the Mortgage Loans could produce slower or faster principal distributions than indicated in the tables at the specified constant rates of PSA. This is the case even if the dispersion of weighted average remaining terms to maturity and the weighted average WALAs of the Mortgage Loans are identical to the dispersion specified in the Pricing Assumptions.

Percent of Original Principal Balances Outstanding

Date	DA Class PSA Prepayment Assumption					DZ Class PSA Prepayment Assumption					QA Class PSA Prepayment Assumption				
	0%	100%	300%	450%	600%	0%	100%	300%	450%	600%	0%	100%	165%	250%	500%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
April 2003	99	94	86	79	73	106	106	106	106	106	99	96	96	96	96
April 2004	98	87	69	57	46	112	112	112	112	112	98	88	88	88	88
April 2005	97	81	56	41	29	118	118	118	118	118	97	79	79	79	66
April 2006	96	75	45	29	18	125	125	125	125	125	96	70	70	70	46
April 2007	95	69	36	20	11	132	132	132	132	132	94	62	62	62	32
April 2008	93	63	29	14	6	139	139	139	139	139	93	54	54	54	22
April 2009	92	58	23	10	4	147	147	147	147	147	91	47	47	47	15
April 2010	91	53	18	7	2	155	155	155	155	155	89	40	40	40	10
April 2011	89	49	14	4	1	164	164	164	164	164	87	33	33	33	7
April 2012	87	44	11	3	0	173	173	173	173	153	85	28	28	28	5
April 2013	85	40	8	1	0	183	183	183	183	95	83	23	23	23	3
April 2014	83	36	6	1	0	193	193	193	193	59	80	19	19	19	2
April 2015	81	33	5	0	0	204	204	204	191	36	77	16	16	16	2
April 2016	78	29	3	0	0	216	216	216	134	22	74	13	13	13	1
April 2017	76	26	2	0	0	228	228	228	94	14	71	11	11	11	1
April 2018	73	23	1	0	0	241	241	241	65	8	67	9	9	9	*
April 2019	70	20	*	0	0	254	254	254	45	5	63	7	7	7	*
April 2020	66	18	0	0	0	269	269	240	31	3	58	6	6	6	*
April 2021	63	15	0	0	0	284	284	183	21	2	54	4	4	4	*
April 2022	59	13	0	0	0	300	300	138	14	1	48	4	4	4	*
April 2023	54	10	0	0	0	317	317	103	9	1	43	3	3	3	*
April 2024	50	8	0	0	0	334	334	75	6	*	36	2	2	2	*
April 2025	45	6	0	0	0	353	353	54	4	*	29	2	2	2	*
April 2026	39	4	0	0	0	373	373	37	2	*	22	1	1	1	*
April 2027	34	2	0	0	0	394	394	24	1	*	13	1	1	1	*
April 2028	27	1	0	0	0	417	417	15	1	*	4	1	1	1	*
April 2029	20	0	0	0	0	440	287	8	*	*	*	*	*	*	*
April 2030	13	0	0	0	0	465	93	2	*	*	*	*	*	*	*
April 2031	5	0	0	0	0	491	0	0	0	0	*	*	*	*	*
April 2032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	20.1	10.1	4.6	3.2	2.4	29.8	27.4	20.9	15.6	11.9	18.0	7.7	7.7	7.7	4.5

Date	XA Class PSA Prepayment Assumption						
	0%	100%	125%	165%	200%	250%	500%
Initial Percent	100	100	100	100	100	100	100
April 2003	100	100	89	89	89	89	89
April 2004	100	100	68	68	68	68	34
April 2005	100	100	43	43	43	43	0
April 2006	100	100	22	22	22	22	0
April 2007	100	100	5	5	5	5	0
April 2008	100	100	0	0	0	0	0
April 2009	100	100	0	0	0	0	0
April 2010	100	100	0	0	0	0	0
April 2011	100	100	0	0	0	0	0
April 2012	100	93	0	0	0	0	0
April 2013	100	79	0	0	0	0	0
April 2014	100	58	0	0	0	0	0
April 2015	100	33	0	0	0	0	0
April 2016	100	4	0	0	0	0	0
April 2017	100	0	0	0	0	0	0
April 2018	100	0	0	0	0	0	0
April 2019	100	0	0	0	0	0	0
April 2020	100	0	0	0	0	0	0
April 2021	100	0	0	0	0	0	0
April 2022	100	0	0	0	0	0	0
April 2023	100	0	0	0	0	0	0
April 2024	100	0	0	0	0	0	0
April 2025	100	0	0	0	0	0	0
April 2026	100	0	0	0	0	0	0
April 2027	100	0	0	0	0	0	0
April 2028	100	0	0	0	0	0	0
April 2029	10	0	0	0	0	0	0
April 2030	0	0	0	0	0	0	0
April 2031	0	0	0	0	0	0	0
April 2032	0	0	0	0	0	0	0
Weighted Average Life (years)**	26.8	12.2	2.8	2.8	2.8	2.8	1.8

Date	XB Class PSA Prepayment Assumption						
	0%	100%	125%	165%	200%	250%	500%
Initial Percent	100	100	100	100	100	100	100
April 2003	100	100	100	100	100	100	100
April 2004	100	100	100	100	100	100	100
April 2005	100	100	100	100	100	100	0
April 2006	100	100	100	100	100	100	0
April 2007	100	100	100	100	100	100	0
April 2008	100	100	46	46	46	0	0
April 2009	100	100	0	0	0	0	0
April 2010	100	100	0	0	0	0	0
April 2011	100	100	0	0	0	0	0
April 2012	100	100	0	0	0	0	0
April 2013	100	100	0	0	0	0	0
April 2014	100	100	0	0	0	0	0
April 2015	100	100	0	0	0	0	0
April 2016	100	100	0	0	0	0	0
April 2017	100	0	0	0	0	0	0
April 2018	100	0	0	0	0	0	0
April 2019	100	0	0	0	0	0	0
April 2020	100	0	0	0	0	0	0
April 2021	100	0	0	0	0	0	0
April 2022	100	0	0	0	0	0	0
April 2023	100	0	0	0	0	0	0
April 2024	100	0	0	0	0	0	0
April 2025	100	0	0	0	0	0	0
April 2026	100	0	0	0	0	0	0
April 2027	100	0	0	0	0	0	0
April 2028	100	0	0	0	0	0	0
April 2029	100	0	0	0	0	0	0
April 2030	0	0	0	0	0	0	0
April 2031	0	0	0	0	0	0	0
April 2032	0	0	0	0	0	0	0
Weighted Average Life (years)**	27.1	14.4	6.0	6.0	6.0	5.5	2.2

Date	XC Class PSA Prepayment Assumption						
	0%	100%	125%	165%	200%	250%	500%
Initial Percent	100	100	100	100	100	100	100
April 2003	100	100	100	100	100	100	100
April 2004	100	100	100	100	100	100	100
April 2005	100	100	100	100	100	100	0
April 2006	100	100	100	100	100	100	0
April 2007	100	100	100	100	100	100	0
April 2008	100	100	100	100	100	24	0
April 2009	100	100	83	83	83	0	0
April 2010	100	100	45	45	45	0	0
April 2011	100	100	19	19	19	0	0
April 2012	100	100	0	0	0	0	0
April 2013	100	100	0	0	0	0	0
April 2014	100	100	0	0	0	0	0
April 2015	100	100	0	0	0	0	0
April 2016	100	100	0	0	0	0	0
April 2017	100	39	0	0	0	0	0
April 2018	100	0	0	0	0	0	0
April 2019	100	0	0	0	0	0	0
April 2020	100	0	0	0	0	0	0
April 2021	100	0	0	0	0	0	0
April 2022	100	0	0	0	0	0	0
April 2023	100	0	0	0	0	0	0
April 2024	100	0	0	0	0	0	0
April 2025	100	0	0	0	0	0	0
April 2026	100	0	0	0	0	0	0
April 2027	100	0	0	0	0	0	0
April 2028	100	0	0	0	0	0	0
April 2029	100	0	0	0	0	0	0
April 2030	0	0	0	0	0	0	0
April 2031	0	0	0	0	0	0	0
April 2032	0	0	0	0	0	0	0
Weighted Average Life (years)**	27.3	15.0	8.0	8.0	8.0	5.9	2.2

* Indicates an outstanding balance greater than 0% and less than 0.5% of the original principal balance.

** Determined as specified under "—Weighted Average Lives of the Certificates" above.

	XD Class						
	PSA Prepayment Assumption						
Date	0%	100%	125%	165%	200%	250%	500%
Initial Percent	100	100	100	100	100	100	100
April 2003	100	100	100	100	100	100	100
April 2004	100	100	100	100	100	100	100
April 2005	100	100	100	100	100	100	0
April 2006	100	100	100	100	100	100	0
April 2007	100	100	100	100	100	100	0
April 2008	100	100	100	100	100	100	0
April 2009	100	100	100	100	100	0	0
April 2010	100	100	100	100	100	0	0
April 2011	100	100	100	100	100	0	0
April 2012	100	100	86	86	86	0	0
April 2013	100	100	50	50	50	0	0
April 2014	100	100	10	10	10	0	0
April 2015	100	100	0	0	0	0	0
April 2016	100	100	0	0	0	0	0
April 2017	100	100	0	0	0	0	0
April 2018	100	*	0	0	0	0	0
April 2019	100	0	0	0	0	0	0
April 2020	100	0	0	0	0	0	0
April 2021	100	0	0	0	0	0	0
April 2022	100	0	0	0	0	0	0
April 2023	100	0	0	0	0	0	0
April 2024	100	0	0	0	0	0	0
April 2025	100	0	0	0	0	0	0
April 2026	100	0	0	0	0	0	0
April 2027	100	0	0	0	0	0	0
April 2028	100	0	0	0	0	0	0
April 2029	100	0	0	0	0	0	0
April 2030	0	0	0	0	0	0	0
April 2031	0	0	0	0	0	0	0
April 2032	0	0	0	0	0	0	0
Weighted Average Life (years)**	27.4	15.7	11.0	11.0	11.0	6.5	2.3

	XE Class						
	PSA Prepayment Assumption						
Date	0%	100%	125%	165%	200%	250%	500%
Initial Percent	100	100	100	100	100	100	100
April 2003	100	100	100	100	100	100	100
April 2004	100	100	100	100	100	100	100
April 2005	100	100	100	100	100	100	0
April 2006	100	100	100	100	100	100	0
April 2007	100	100	100	100	100	100	0
April 2008	100	100	100	100	100	100	0
April 2009	100	100	100	100	100	95	0
April 2010	100	100	100	100	100	18	0
April 2011	100	100	100	100	100	*	0
April 2012	100	100	100	100	100	*	0
April 2013	100	100	100	100	100	*	0
April 2014	100	100	100	100	100	*	0
April 2015	100	100	60	60	60	*	0
April 2016	100	100	7	7	7	*	0
April 2017	100	100	0	0	0	*	0
April 2018	100	100	0	0	0	*	0
April 2019	100	0	0	0	0	*	0
April 2020	100	0	0	0	0	*	0
April 2021	100	0	0	0	0	*	0
April 2022	100	0	0	0	0	*	0
April 2023	100	0	0	0	0	*	0
April 2024	100	0	0	0	0	*	0
April 2025	100	0	0	0	0	*	0
April 2026	100	0	0	0	0	*	0
April 2027	100	0	0	0	0	*	0
April 2028	100	0	0	0	0	*	0
April 2029	100	0	0	0	0	*	0
April 2030	0	0	0	0	0	*	0
April 2031	0	0	0	0	0	*	0
April 2032	0	0	0	0	0	0	0
Weighted Average Life (years)**	27.6	16.3	13.2	13.2	13.2	7.6	2.3

	YA Class						
	PSA Prepayment Assumption						
Date	0%	100%	125%	165%	200%	250%	500%
Initial Percent	100	100	100	100	100	100	100
April 2003	100	100	100	93	87	79	36
April 2004	100	100	100	80	62	37	0
April 2005	100	100	100	65	35	0	0
April 2006	100	100	100	53	13	0	0
April 2007	100	100	100	44	0	0	0
April 2008	100	100	100	37	0	0	0
April 2009	100	100	100	32	0	0	0
April 2010	100	100	100	29	0	0	0
April 2011	100	100	100	28	0	0	0
April 2012	100	100	99	26	0	0	0
April 2013	100	100	97	25	0	0	0
April 2014	100	100	92	22	0	0	0
April 2015	100	100	87	19	0	0	0
April 2016	100	100	81	16	0	0	0
April 2017	100	100	71	10	0	0	0
April 2018	100	100	60	2	0	0	0
April 2019	100	94	48	0	0	0	0
April 2020	100	80	37	0	0	0	0
April 2021	100	66	26	0	0	0	0
April 2022	100	52	15	0	0	0	0
April 2023	100	38	5	0	0	0	0
April 2024	100	24	0	0	0	0	0
April 2025	100	11	0	0	0	0	0
April 2026	100	0	0	0	0	0	0
April 2027	100	0	0	0	0	0	0
April 2028	100	0	0	0	0	0	0
April 2029	100	0	0	0	0	0	0
April 2030	75	0	0	0	0	0	0
April 2031	7	0	0	0	0	0	0
April 2032	0	0	0	0	0	0	0
Weighted Average Life (years)**	28.4	20.2	16.7	6.3	2.5	1.7	0.8

	YB Class						
	PSA Prepayment Assumption						
Date	0%	100%	125%	165%	200%	250%	500%
Initial Percent	100	100	100	100	100	100	100
April 2003	100	100	100	100	100	100	100
April 2004	100	100	100	100	100	100	0
April 2005	100	100	100	100	100	70	0
April 2006	100	100	100	100	100	0	0
April 2007	100	100	100	100	90	0	0
April 2008	100	100	100	100	40	0	0
April 2009	100	100	100	100	8	0	0
April 2010	100	100	100	100	0	0	0
April 2011	100	100	100	100	0	0	0
April 2012	100	100	100	100	0	0	0
April 2013	100	100	100	100	0	0	0
April 2014	100	100	100	100	0	0	0
April 2015	100	100	100	100	0	0	0
April 2016	100	100	100	100	0	0	0
April 2017	100	100	100	100	0	0	0
April 2018	100	100	100	100	0	0	0
April 2019	100	100	100	76	0	0	0
April 2020	100	100	100	44	0	0	0
April 2021	100	100	100	13	0	0	0
April 2022	100	100	100	0	0	0	0
April 2023	100	100	100	0	0	0	0
April 2024	100	100	74	0	0	0	0
April 2025	100	100	31	0	0	0	0
April 2026	100	90	0	0	0	0	0
April 2027	100	33	0	0	0	0	0
April 2028	100	0	0	0	0	0	0
April 2029	100	0	0	0	0	0	0
April 2030	100	0	0	0	0	0	0
April 2031	100	0	0	0	0	0	0
April 2032	0	0	0	0	0	0	0
Weighted Average Life (years)**	29.3	24.7	22.6	17.9	5.9	3.1	1.5

	YC, FY, SY and TY Classes						
	PSA Prepayment Assumption						
Date	0%	100%	125%	165%	200%	250%	500%
Initial Percent	100	100	100	100	100	100	100
April 2003	100	100	100	100	100	100	100
April 2004	100	100	100	100	100	100	0
April 2005	100	100	100	100	100	100	0
April 2006	100	100	100	100	100	62	0
April 2007	100	100	100	100	100	12	0
April 2008	100	100	100	100	100	0	0
April 2009	100	100	100	100	100	0	0
April 2010	100	100	100	100	95	0	0
April 2011	100	100	100	100	92	0	0
April 2012	100	100	100	100	92	0	0
April 2013	100	100	100	100	92	0	0
April 2014	100	100	100	100	92	0	0
April 2015	100	100	100	100	92	0	0
April 2016	100	100	100	100	92	0	0
April 2017	100	100	100	100	84	0	0
April 2018	100	100	100	100	75	0	0
April 2019	100	100	100	100	66	0	0
April 2020	100	100	100	100	58	0	0
April 2021	100	100	100	100	50	0	0
April 2022	100	100	100	92	43	0	0
April 2023	100	100	100	79	36	0	0
April 2024	100	100	100	67	30	0	0
April 2025	100	100	100	55	24	0	0
April 2026	100	100	95	44	19	0	0
April 2027	100	100	75	35	15	0	0
April 2028	100	89	57	26	11	0	0
April 2029	100	63	40	18	7	0	0
April 2030	100	38	23	10	4	0	0
April 2031	100	14	8	4	1	0	0
April 2032	0	0	0	0	0	0	0
Weighted Average Life (years)**	29.7	27.6	26.5	23.8	19.2	4.3	1.7

	YD, YF, YS and YT Classes						
	PSA Prepayment Assumption						
Date	0%	100%	125%	165%	200%	250%	500%
Initial Percent	100	100	100	100	100	100	100
April 2003	100	100	100	94	88	81	42
April 2004	100	100	100	82	66	44	0
April 2005	100	100	100	68	41	4	0
April 2006	100	100	100	57	22	0	0
April 2007	100	100	100	49	8	0	0
April 2008	100	100	100	43	0	0	0
April 2009	100	100	100	39	0	0	0
April 2010	100	100	100	36	0	0	0
April 2011	100	100	100	35	0	0	0
April 2012	100	100	99	34	0	0	0
April 2013	100	100	97	32	0	0	0
April 2014	100	100	93	30	0	0	0
April 2015	100	100	89	27	0	0	0
April 2016	100	100	83	25	0	0	0
April 2017	100	100	74	18	0	0	0
April 2018	100	100	64	12	0	0	0
April 2019	100	95	53	5	0	0	0
April 2020	100	82	43	0	0	0	0
April 2021	100	69	33	0	0	0	0
April 2022	100	57	23	0	0	0	0
April 2023	100	44	14	0	0	0	0
April 2024	100	32	5	0	0	0	0
April 2025	100	20	0	0	0	0	0
April 2026	100	8	0	0	0	0	0
April 2027	100	0	0	0	0	0	0
April 2028	100	0	0	0	0	0	0
April 2029	100	0	0	0	0	0	0
April 2030	78	0	0	0	0	0	0
April 2031	16	0	0	0	0	0	0
April 2032	0	0	0	0	0	0	0
Weighted Average Life (years)**	28.5	20.6	17.2	7.4	2.8	1.8	0.9

* Indicates an outstanding balance greater than 0% and less than 0.5% of the original principal balance.

** Determined as specified under "—Weighted Average Lives of the Certificates" above.

Date	YE Class PSA Prepayment Assumption						
	0%	100%	125%	165%	200%	250%	500%
Initial Percent	100	100	100	100	100	100	100
April 2003	100	100	100	100	100	100	100
April 2004	100	100	100	100	100	100	0
April 2005	100	100	100	100	100	100	0
April 2006	100	100	100	100	100	0	0
April 2007	100	100	100	100	100	0	0
April 2008	100	100	100	100	41	0	0
April 2009	100	100	100	100	0	0	0
April 2010	100	100	100	100	0	0	0
April 2011	100	100	100	100	0	0	0
April 2012	100	100	100	100	0	0	0
April 2013	100	100	100	100	0	0	0
April 2014	100	100	100	100	0	0	0
April 2015	100	100	100	100	0	0	0
April 2016	100	100	100	100	0	0	0
April 2017	100	100	100	100	0	0	0
April 2018	100	100	100	100	0	0	0
April 2019	100	100	100	100	0	0	0
April 2020	100	100	100	60	0	0	0
April 2021	100	100	100	0	0	0	0
April 2022	100	100	100	0	0	0	0
April 2023	100	100	100	0	0	0	0
April 2024	100	100	100	0	0	0	0
April 2025	100	100	0	0	0	0	0
April 2026	100	100	0	0	0	0	0
April 2027	100	1	0	0	0	0	0
April 2028	100	0	0	0	0	0	0
April 2029	100	0	0	0	0	0	0
April 2030	100	0	0	0	0	0	0
April 2031	100	0	0	0	0	0	0
April 2032	0	0	0	0	0	0	0
Weighted Average Life (years)**	29.3	24.9	22.8	18.1	6.0	3.2	1.5

Date	YG Class PSA Prepayment Assumption						
	0%	100%	125%	165%	200%	250%	500%
Initial Percent	100	100	100	100	100	100	100
April 2003	100	100	100	100	100	100	100
April 2004	100	100	100	100	100	100	0
April 2005	100	100	100	100	100	100	0
April 2006	100	100	100	100	100	0	0
April 2007	100	100	100	100	100	0	0
April 2008	100	100	100	100	100	0	0
April 2009	100	100	100	100	48	0	0
April 2010	100	100	100	100	10	0	0
April 2011	100	100	100	100	0	0	0
April 2012	100	100	100	100	0	0	0
April 2013	100	100	100	100	0	0	0
April 2014	100	100	100	100	0	0	0
April 2015	100	100	100	100	0	0	0
April 2016	100	100	100	100	0	0	0
April 2017	100	100	100	100	0	0	0
April 2018	100	100	100	100	0	0	0
April 2019	100	100	100	100	0	0	0
April 2020	100	100	100	100	0	0	0
April 2021	100	100	100	59	0	0	0
April 2022	100	100	100	0	0	0	0
April 2023	100	100	100	0	0	0	0
April 2024	100	100	100	0	0	0	0
April 2025	100	100	96	0	0	0	0
April 2026	100	100	7	0	0	0	0
April 2027	100	100	0	0	0	0	0
April 2028	100	0	0	0	0	0	0
April 2029	100	0	0	0	0	0	0
April 2030	100	0	0	0	0	0	0
April 2031	100	0	0	0	0	0	0
April 2032	0	0	0	0	0	0	0
Weighted Average Life (years)**	29.4	25.5	23.5	19.2	7.1	3.4	1.5

Date	YH Class PSA Prepayment Assumption						
	0%	100%	125%	165%	200%	250%	500%
Initial Percent	100	100	100	100	100	100	100
April 2003	100	100	100	100	100	100	100
April 2004	100	100	100	100	100	100	0
April 2005	100	100	100	100	100	100	0
April 2006	100	100	100	100	100	67	0
April 2007	100	100	100	100	100	13	0
April 2008	100	100	100	100	100	0	0
April 2009	100	100	100	100	100	0	0
April 2010	100	100	100	100	100	0	0
April 2011	100	100	100	100	99	0	0
April 2012	100	100	100	100	99	0	0
April 2013	100	100	100	100	99	0	0
April 2014	100	100	100	100	99	0	0
April 2015	100	100	100	100	99	0	0
April 2016	100	100	100	100	99	0	0
April 2017	100	100	100	100	91	0	0
April 2018	100	100	100	100	81	0	0
April 2019	100	100	100	100	71	0	0
April 2020	100	100	100	100	62	0	0
April 2021	100	100	100	100	54	0	0
April 2022	100	100	100	100	46	0	0
April 2023	100	100	100	85	39	0	0
April 2024	100	100	100	72	32	0	0
April 2025	100	100	100	59	26	0	0
April 2026	100	100	100	48	21	0	0
April 2027	100	100	81	37	16	0	0
April 2028	100	96	61	28	12	0	0
April 2029	100	68	43	19	8	0	0
April 2030	100	41	25	11	4	0	0
April 2031	100	15	9	4	2	0	0
April 2032	0	0	0	0	0	0	0
Weighted Average Life (years)**	29.8	27.7	26.7	24.1	20.1	4.4	1.8

Date	YL Class PSA Prepayment Assumption						
	0%	100%	125%	165%	200%	250%	500%
Initial Percent	100	100	100	100	100	100	100
April 2003	93	93	93	93	93	93	93
April 2004	85	85	85	85	85	85	0
April 2005	77	77	77	77	77	77	0
April 2006	68	68	68	68	68	0	0
April 2007	58	58	58	58	58	0	0
April 2008	48	48	48	48	48	0	0
April 2009	37	37	37	37	37	0	0
April 2010	25	25	25	25	25	0	0
April 2011	13	13	13	13	11	0	0
April 2012	0	0	0	0	0	0	0
April 2013	0	0	0	0	0	0	0
April 2014	0	0	0	0	0	0	0
April 2015	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0
April 2017	0	0	0	0	0	0	0
April 2018	0	0	0	0	0	0	0
April 2019	0	0	0	0	0	0	0
April 2020	0	0	0	0	0	0	0
April 2021	0	0	0	0	0	0	0
April 2022	0	0	0	0	0	0	0
April 2023	0	0	0	0	0	0	0
April 2024	0	0	0	0	0	0	0
April 2025	0	0	0	0	0	0	0
April 2026	0	0	0	0	0	0	0
April 2027	0	0	0	0	0	0	0
April 2028	0	0	0	0	0	0	0
April 2029	0	0	0	0	0	0	0
April 2030	0	0	0	0	0	0	0
April 2031	0	0	0	0	0	0	0
April 2032	0	0	0	0	0	0	0
Weighted Average Life (years)**	5.6	5.6	5.6	5.6	5.5	3.2	1.5

Date	YM Class PSA Prepayment Assumption						
	0%	100%	125%	165%	200%	250%	500%
Initial Percent	100	100	100	100	100	100	100
April 2003	100	100	100	100	100	100	100
April 2004	100	100	100	100	100	100	0
April 2005	100	100	100	100	100	100	0
April 2006	100	100	100	100	100	37	0
April 2007	100	100	100	100	100	0	0
April 2008	100	100	100	100	100	0	0
April 2009	100	100	100	100	100	0	0
April 2010	100	100	100	100	100	0	0
April 2011	100	100	100	100	100	0	0
April 2012	99	99	99	99	97	0	0
April 2013	85	85	85	85	82	0	0
April 2014	69	69	69	69	67	0	0
April 2015	52	52	52	52	50	0	0
April 2016	34	34	34	34	32	0	0
April 2017	15	15	15	15	0	0	0
April 2018	0	0	0	0	0	0	0
April 2019	0	0	0	0	0	0	0
April 2020	0	0	0	0	0	0	0
April 2021	0	0	0	0	0	0	0
April 2022	0	0	0	0	0	0	0
April 2023	0	0	0	0	0	0	0
April 2024	0	0	0	0	0	0	0
April 2025	0	0	0	0	0	0	0
April 2026	0	0	0	0	0	0	0
April 2027	0	0	0	0	0	0	0
April 2028	0	0	0	0	0	0	0
April 2029	0	0	0	0	0	0	0
April 2030	0	0	0	0	0	0	0
April 2031	0	0	0	0	0	0	0
April 2032	0	0	0	0	0	0	0
Weighted Average Life (years)**	13.1	13.1	13.1	13.1	12.8	4.0	1.7

Date	YN Class PSA Prepayment Assumption						
	0%	100%	125%	165%	200%	250%	500%
Initial Percent	100	100	100	100	100	100	100
April 2003	100	100	100	100	100	100	100
April 2004	100	100	100	100	100	100	0
April 2005	100	100	100	100	100	100	0
April 2006	100	100	100	100	100	100	0
April 2007	100	100	100	100	100	0	0
April 2008	100	100	100	100	100	0	0
April 2009	100	100	100	100	100	0	0
April 2010	100	100	100	100	100	0	0
April 2011	100	100	100	100	100	0	0
April 2012	100	100	100	100	100	0	0
April 2013	100	100	100	100	100	0	0
April 2014	100	100	100	100	100	0	0
April 2015	100	100	100	100	100	0	0
April 2016	100	100	100	100	100	0	0
April 2017	100	100	100	100	78	0	0
April 2018	95	95	95	95	17	0	0
April 2019	72	72	72	72	0	0	0
April 2020	49	49	49	49	0	0	0
April 2021	23	23	23	23	0	0	0
April 2022	0	0	0	0	0	0	0
April 2023	0	0	0	0	0	0	0
April 2024	0	0	0	0	0	0	0
April 2025	0	0	0	0	0	0	0
April 2026	0	0	0	0	0	0	0
April 2027	0	0	0	0	0	0	0
April 2028	0	0	0	0	0	0	0
April 2029	0	0	0	0	0	0	0
April 2030	0	0	0	0	0	0	0
April 2031	0	0	0	0	0	0	0
April 2032	0	0	0	0	0	0	0
Weighted Average Life (years)**	17.9	17.9	17.9	17.9	15.5	4.4	1.8

** Determined as specified under "—Weighted Average Lives of the Certificates" above.

Date	YZ Class PSA Prepayment Assumption 0%	100%	125%	165%	200%	250%	500%
Initial Percent	100	100	100	100	100	100	100
April 2003	107	107	107	107	107	107	107
April 2004	115	115	115	115	115	115	0
April 2005	123	123	123	123	123	123	0
April 2006	132	132	132	132	132	132	0
April 2007	142	142	142	142	142	54	0
April 2008	152	152	152	152	152	0	0
April 2009	163	163	163	163	163	0	0
April 2010	175	175	175	175	175	0	0
April 2011	187	187	187	187	187	0	0
April 2012	201	201	201	201	201	0	0
April 2013	215	215	215	215	215	0	0
April 2014	231	231	231	231	231	0	0
April 2015	248	248	248	248	248	0	0
April 2016	266	266	266	266	266	0	0
April 2017	285	285	285	285	285	0	0
April 2018	305	305	305	305	305	0	0
April 2019	328	328	328	328	284	0	0
April 2020	351	351	351	351	248	0	0
April 2021	377	377	377	377	215	0	0
April 2022	400	400	400	398	183	0	0
April 2023	400	400	400	341	154	0	0
April 2024	400	400	400	287	128	0	0
April 2025	400	400	400	237	104	0	0
April 2026	400	400	400	191	83	0	0
April 2027	400	400	324	149	64	0	0
April 2028	400	384	245	111	46	0	0
April 2029	400	271	171	76	31	0	0
April 2030	400	163	101	44	18	0	0
April 2031	400	59	36	15	6	0	0
April 2032	0	0	0	0	0	0	0
Weighted Average Life (years)**	29.8	27.7	26.7	24.1	21.6	5.0	1.9

Date	QO Class PSA Prepayment Assumption 0%	100%	125%	165%	200%	250%	500%
Initial Percent	100	100	100	100	100	100	100
April 2003	100	100	100	96	92	87	62
April 2004	100	100	100	88	77	63	0
April 2005	100	100	100	79	61	36	0
April 2006	100	100	100	72	48	17	0
April 2007	100	100	100	66	39	3	0
April 2008	100	100	100	62	32	0	0
April 2009	100	100	100	59	28	0	0
April 2010	100	100	100	58	26	0	0
April 2011	100	100	100	57	25	0	0
April 2012	100	100	99	56	25	0	0
April 2013	100	100	98	55	25	0	0
April 2014	100	100	96	54	25	0	0
April 2015	100	100	92	52	25	0	0
April 2016	100	100	89	50	25	0	0
April 2017	100	100	83	46	23	0	0
April 2018	100	100	76	41	20	0	0
April 2019	100	97	69	37	18	0	0
April 2020	100	88	62	33	16	0	0
April 2021	100	80	56	29	13	0	0
April 2022	100	71	49	25	11	0	0
April 2023	100	63	43	21	10	0	0
April 2024	100	55	37	18	8	0	0
April 2025	100	47	31	15	7	0	0
April 2026	100	39	26	12	5	0	0
April 2027	100	31	20	9	4	0	0
April 2028	100	24	15	7	3	0	0
April 2029	100	17	11	5	2	0	0
April 2030	85	10	6	3	1	0	0
April 2031	45	4	2	1	*	0	0
April 2032	0	0	0	0	0	0	0
Weighted Average Life (years)**	28.9	22.8	20.1	12.6	7.5	2.6	1.2

Date	JF and JS† Classes PSA Prepayment Assumption 0%	100%	330%	500%	700%
Initial Percent	100	100	100	100	100
April 2003	99	97	93	89	86
April 2004	98	92	79	69	59
April 2005	98	85	62	48	34
April 2006	97	79	49	33	19
April 2007	95	73	39	23	11
April 2008	94	67	31	16	6
April 2009	93	62	24	11	4
April 2010	92	57	19	7	2
April 2011	90	53	15	5	1
April 2012	89	48	12	3	1
April 2013	87	44	9	2	*
April 2014	85	41	7	2	*
April 2015	83	37	6	1	*
April 2016	80	34	4	1	*
April 2017	78	30	3	*	*
April 2018	75	27	3	*	*
April 2019	72	25	2	*	*
April 2020	69	22	1	*	*
April 2021	66	19	1	*	*
April 2022	62	17	1	*	*
April 2023	58	15	1	*	*
April 2024	53	13	*	*	*
April 2025	48	11	*	*	*
April 2026	43	9	*	*	*
April 2027	37	7	*	*	*
April 2028	31	5	*	*	*
April 2029	24	4	*	*	*
April 2030	16	2	*	*	*
April 2031	8	1	*	*	*
April 2032	0	0	0	0	0
Weighted Average Life (years)**	20.7	11.3	5.1	3.6	2.8

Date	SD† Class PSA Prepayment Assumption 0%	100%	330%	500%	700%
Initial Percent	100	100	100	100	100
April 2003	99	96	91	88	83
April 2004	98	90	75	64	52
April 2005	97	82	56	39	22
April 2006	96	75	40	21	5
April 2007	95	68	28	9	0
April 2008	93	62	18	1	0
April 2009	92	56	11	0	0
April 2010	90	50	5	0	0
April 2011	88	44	0	0	0
April 2012	86	39	0	0	0
April 2013	84	35	0	0	0
April 2014	82	30	0	0	0
April 2015	80	26	0	0	0
April 2016	77	22	0	0	0
April 2017	74	18	0	0	0
April 2018	71	15	0	0	0
April 2019	67	11	0	0	0
April 2020	64	8	0	0	0
April 2021	59	5	0	0	0
April 2022	55	2	0	0	0
April 2023	50	0	0	0	0
April 2024	45	0	0	0	0
April 2025	39	0	0	0	0
April 2026	33	0	0	0	0
April 2027	26	0	0	0	0
April 2028	18	0	0	0	0
April 2029	10	0	0	0	0
April 2030	2	0	0	0	0
April 2031	0	0	0	0	0
April 2032	0	0	0	0	0
Weighted Average Life (years)**	19.2	8.9	3.8	2.7	2.1

Date	SJ† Class PSA Prepayment Assumption 0%	100%	330%	500%	700%
Initial Percent	100	100	100	100	100
April 2003	100	100	100	100	100
April 2004	100	100	100	100	100
April 2005	100	100	100	100	100
April 2006	100	100	100	100	100
April 2007	100	100	100	100	74
April 2008	100	100	100	100	42
April 2009	100	100	100	72	24
April 2010	100	100	100	49	14
April 2011	100	100	99	34	8
April 2012	100	100	78	23	4
April 2013	100	100	61	16	2
April 2014	100	100	47	11	1
April 2015	100	100	37	7	1
April 2016	100	100	29	5	*
April 2017	100	100	22	3	*
April 2018	100	100	17	2	*
April 2019	100	100	13	1	*
April 2020	100	100	10	1	*
April 2021	100	100	7	1	*
April 2022	100	100	6	*	*
April 2023	100	98	4	*	*
April 2024	100	84	3	*	*
April 2025	100	71	2	*	*
April 2026	100	59	2	*	*
April 2027	100	47	1	*	*
April 2028	100	36	1	*	*
April 2029	100	26	*	*	*
April 2030	100	16	*	*	*
April 2031	54	7	*	*	*
April 2032	0	0	0	0	0
Weighted Average Life (years)**	29.1	25.0	12.9	8.8	6.3

* Indicates an outstanding balance greater than 0% and less than 0.5% of the original principal balance.

** Determined as specified under "—Weighted Average Lives of the Certificates" above.

† In the case of a Notional Class, the Decrement Table indicates the percentage of the original notional principal balance outstanding.

Characteristics of the R and RL Classes

The R and RL Classes will not have principal balances and will not bear interest. If any assets of the Trust remain after the principal balances of all Classes are reduced to zero, we will pay the Holder of the R Class the proceeds from those assets. If any assets of the Lower Tier REMIC remain after the principal balances of the Lower Tier Regular Interests are reduced to zero, we will pay the proceeds of these assets to the Holder of the RL Class. Fannie Mae does not expect that any material assets will remain in either case.

The R and RL Classes will be subject to certain transfer restrictions. We will not permit transfer of record or beneficial ownership of an R or RL Certificate to a "disqualified organization." In addition, we will not permit transfer of record or beneficial ownership of an R or RL Certificate to any person that is not a "U.S. Person" or a foreign person subject to United States income taxation on a net basis on income derived from that Certificate. Any transferee of an R or RL Certificate must execute and deliver an affidavit and an Internal Revenue Service Form W-9 (or, if applicable, a Form W-8ECI) on which the transferee provides its taxpayer identification number. See "Description of Certificates—Special Characteristics of Residual Certificates" and "Certain Federal Income Tax Consequences—*Taxation of Beneficial Owners of Residual Certificates*" in the REMIC Prospectus. The affidavit must also state that the transferee is a "U.S. Person" or a foreign person subject to United States income taxation on a net basis on income derived from that Certificate and that, if the transferee is a partnership for U.S. federal income tax purposes, each person or entity that holds an interest (directly, or indirectly through a pass-through entity) in the partnership is a "U.S. Person" or a foreign person subject to United States income taxation on a net basis on income derived from that Certificate. In addition, the transferee must receive an affidavit containing these same representations from any new transferee. Transferors of an R or RL Certificate should consult with their own tax advisors for further information regarding such transfers.

Treasury Department regulations (the "Regulations") provide that a transfer of a "noneconomic residual interest" will be disregarded for all federal tax purposes unless no significant purpose of the transfer is to impede the assessment or collection of tax. The R and RL Classes will constitute noneconomic residual interests under the Regulations. Having a significant purpose to impede the assessment or collection of tax means that the transferor of a Residual Certificate knew or should have known that the transferee would be unwilling or unable to pay taxes due on its share of the taxable income of the REMIC trust (that is, the transferor had "improper knowledge").

As discussed under the caption "Special Characteristics of Residual Certificates" in the REMIC Prospectus, the Regulations presume that a transferor does not have improper knowledge if two conditions are met. The Treasury Department has proposed an amendment to the Regulations that would add a third condition, effective February 4, 2000. According to the proposed amendment, a transferor of a Residual Certificate would be presumed not to have improper knowledge only if the present value of the anticipated tax liabilities associated with holding the Residual Certificate is less than or equal to the present value of the sum of (i) any consideration given to the transferee to acquire the Residual Certificate, (ii) expected future distributions on the Residual Certificate, and (iii) anticipated tax savings associated with holding the Residual Certificate as the related REMIC trust generates losses. The application of the proposed amendment to an actual transfer is uncertain, and you should consult your own tax advisor regarding its effect on the transfer of a Residual Certificate.

The IRS has since issued a Revenue Procedure creating a safe harbor that may be used for transfers of noneconomic residual interests pending the finalization of the proposed amendment. Under this safe harbor, a transferor of a noneconomic residual interest will be presumed not to have improper knowledge if, in addition to meeting the two conditions contained in the Regulations, either (i) the terms of the proposed amendment are complied with or (ii) the transferee's gross assets exceed $100 million and its net assets exceed $10 million (in each case, at the time of the transfer and at the close of each of the transferee's two fiscal years preceding the year of transfer), the transferee is an "eligible corporation" as defined in section 860L(a)(2) of the Code, the transferee agrees in writing that any subsequent transfer of the residual interest will be to an eligible corporation and will comply with the safe harbor, and the facts and circumstances known to the transferor do not reasonably indicate that the taxes associated with the residual interest will not be paid. The Revenue Procedure contains additional detail regarding its application and you should consult your own tax advisor regarding the application of the Revenue Procedure to an actual transfer of a Residual Certificate.

The Holder of the R Class will be considered to be the holder of the "residual interest" in the REMIC constituted by the Trust, and the Holder of the RL Class will be considered the holder of the "residual interest" in the REMIC constituted by the Lower Tier REMIC. See "Certain Federal Income Tax Consequences" in the REMIC Prospectus. Pursuant to the Trust Agreement, we will be obligated to provide to these Holders (i) information necessary to enable them to prepare their federal income tax returns and (ii) any reports regarding the R or RL Class that may be required under the Code.

CERTAIN ADDITIONAL FEDERAL INCOME TAX CONSEQUENCES

The Certificates and payments on the Certificates are not generally exempt from taxation. Therefore, you should consider the tax consequences of holding a Certificate before you acquire one. The following tax discussion supplements the discussion under the caption "Certain Federal Income Tax Consequences" in the REMIC Prospectus. When read together, the two discussions describe the current federal income tax treatment of beneficial owners of Certificates. These two tax discussions do not purport to deal with all federal tax consequences applicable to all categories of beneficial owners, some of which may be subject to special rules. In addition, these discussions may not apply to your particular circumstances for one of the reasons explained in the REMIC Prospectus. You should consult your own tax advisors regarding the federal income tax consequences of holding and disposing of Certificates as well as any tax consequences arising under the laws of any state, local or foreign taxing jurisdiction.

REMIC Elections and Special Tax Attributes

We will elect to treat the Lower Tier REMIC and the Trust as REMICs for federal income tax purposes. The REMIC Certificates, other than the R and RL Classes, will be designated as the "regular interests," and the R Class will be designated as the "residual interest," in the REMIC constituted by the Trust. The Lower Tier Regular Interests will be designated as the "regular interests" and the RL Class will be designated as the "residual interest" in the Lower Tier REMIC.

Because the Lower Tier REMIC and the Trust will qualify as REMICs, the REMIC Certificates and any related RCR Certificates generally will be treated as "regular or residual interests in a REMIC" for domestic building and loan associations, as "real estate assets" for real estate investment trusts, and, except for the R and RL Classes, as "qualified mortgages" for other REMICs. See "Certain Federal Income Tax Consequences—*REMIC Election and Special Tax Attributes*" in the REMIC Prospectus.

Taxation of Beneficial Owners of Regular Certificates

The Notional Classes, the Accrual Classes, the Principal Only Class and the SY Class will be issued with original issue discount ("OID"), and certain other Classes of REMIC Certificates may be issued with OID. If a Class is issued with OID, a beneficial owner of a Certificate of that Class generally must recognize some taxable income in advance of the receipt of the cash attributable to that income. See "Certain Federal Income Tax Consequences—*Taxation of Beneficial Owners of Regular Certificates*—Treatment of Original Issue Discount" in the REMIC Prospectus. In addition, certain Classes of REMIC Certificates may be treated as having been issued at a premium. See "Certain

Federal Income Tax Consequences—*Taxation of Beneficial Owners of Regular Certificates*—Regular Certificates Purchased at a Premium" in the REMIC Prospectus.

The Prepayment Assumptions that will be used in determining the rate of accrual of OID will be as follows:

Certificate Group	PSA Prepayment Assumption
1	300%
2	165%
3	330%

See "Certain Federal Income Tax Consequences—*Taxation of Beneficial Owners of Regular Certificates*—Treatment of Original Issue Discount—*Daily Portions of Original Issue Discount*" in the REMIC Prospectus. No representation is made as to whether the Mortgage Loans underlying the MBS will prepay at any of those rates or any other rate. See "Description of the Certificates—Weighted Average Lives of the Certificates" in this prospectus supplement and "Description of Certificates—Weighted Average Life and Final Distribution Date" in the REMIC Prospectus.

Taxation of Beneficial Owners of Residual Certificates

For purposes of determining the portion of the taxable income of the Trust (or the Lower Tier REMIC) that generally will not be treated as excess inclusions, the rate to be used is 120% of the "federal long-term rate." The rate will be published on or about March 20, 2002. See "Certain Federal Income Tax Consequences—*Taxation of Beneficial Owners of Residual Certificates*—Treatment of Excess Inclusions" and "—*Foreign Investors*—Residual Certificates" in the REMIC Prospectus.

Taxation of Beneficial Owners of RCR Certificates

General. The RCR Class will be created, sold and administered pursuant to an arrangement that will be classified as a grantor trust under subpart E, part I of subchapter J of the Code. The REMIC Certificates that are exchanged for RCR Certificates (including any exchanges effective on the Settlement Date) will be the assets of the trust, and the RCR Certificates will represent an ownership interest in those REMIC Certificates. For a general discussion of the federal income tax treatment of beneficial owners of REMIC Certificates, see "Certain Federal Income Tax Consequences" in the REMIC Prospectus.

The RCR Class (a "Combination RCR Class") will represent the beneficial ownership of the underlying REMIC Certificates set forth in Schedule 1. Each Certificate of the Combination RCR Class (a "Combination RCR Certificate") will represent beneficial ownership of undivided interests in two or more underlying REMIC Certificates.

Combination RCR Classes. A beneficial owner of a Combination RCR Certificate will be treated as the beneficial owner of a proportionate interest in the REMIC Certificates underlying that Combination RCR Certificate. Except in the case of a beneficial owner that acquires a Combination RCR Certificate in an exchange described under "—*Exchanges*" below, a beneficial owner of a Combination RCR Certificate must allocate its cost to acquire that Certificate among the underlying REMIC Certificates in proportion to their relative fair market values at the time of acquisition. Such an owner should account for its ownership interest in each underlying REMIC Certificate as described under "—Taxation of Beneficial Owners of Regular Certificates" in this prospectus supplement and "Certain Federal Income Tax Consequences—*Taxation of Beneficial Owners of Regular Certificates*" in the REMIC Prospectus. When a beneficial owner sells a Combination RCR Certificate, the owner must allocate the sale proceeds among the underlying REMIC Certificates in proportion to their relative fair market values at the time of sale.

Exchanges. If a beneficial owner exchanges one or more REMIC Certificates for the related RCR Certificate or Certificates in the manner described under "Description of the Certificates—Combination and Recombination'' in this prospectus supplement, the exchange will not be taxable. Likewise, if a beneficial owner exchanges one or more RCR Certificates for the related REMIC Certificate or Certificates in the manner described in that discussion, the exchange will not be a taxable exchange. In each of these cases, the beneficial owner will be treated as continuing to own after the exchange the same combination of interests in the related REMIC Certificates (or the same interest in the related REMIC Certificate) that it owned immediately prior to the exchange.

PLAN OF DISTRIBUTION

General. We are obligated to deliver the Certificates to Lehman Brothers Inc. (the ''Dealer'') in exchange for the Trust MBS and the SMBS. The Dealer proposes to offer the Certificates directly to the public from time to time in negotiated transactions at varying prices to be determined at the time of sale. The Dealer may effect these transactions to or through other dealers.

Increase in Certificates. Before the Settlement Date, we and the Dealer may agree to offer Classes in addition to those contemplated as of the date of this prospectus supplement. In this event, we will increase the related Trust MBS or SMBS, as applicable, in principal balance, but we expect that all these additional Trust MBS or SMBS will have the same characteristics as described under ''Description of the Certificates—The Trust MBS'' and ''—The SMBS.'' The proportion that the original principal balance of each Group 1, 2 or 3 Class bears to the aggregate original principal balance of all Group 1, 2 or 3 Classes, respectively, will remain the same. In addition, the dollar amounts shown in the Principal Balance Schedules will be increased to correspond to the increase of the principal balances of the applicable Classes.

LEGAL MATTERS

Sidley Austin Brown & Wood LLP will provide legal representation for Fannie Mae. Cleary, Gottlieb, Steen & Hamilton will provide legal representation for the Dealer.

Schedule 1

Available Recombinations (1)

REMIC Certificates		RCR Certificates						
Classes	Principal Balances	RCR Classes	Principal Balance	Interest Rate	Interest Type (2)	Principal Type (2)	CUSIP Number	Final Distribution Date
Recombination 1								
SD	$85,000,000 (4)	JS	$100,000,000 (4)	(3)	INV/IO	NTL	31392CM76	April 2032
SJ	15,000,000 (4)							

(1) The principal and/or notional principal balances of the REMIC Certificates and RCR Certificates involved in any exchange will bear the same proportionate relationship as that borne by the original principal and/or original notional principal balances of the related Classes.

(2) See "Description of Certificates—Class Definitions and Abbreviations" in the REMIC Prospectus and "Description of the Certificates—Distributions of Interest" and "—Distributions of Principal".

(3) For a description of these interest rates, see "Description of the Certificates—Distributions of Interest" in this prospectus supplement.

(4) Notional principal balance.

Principal Balance Schedules

QA Class Planned Balances

Distribution Date	Planned Balance	Distribution Date	Planned Balance	Distribution Date	Planned Balance
Initial Balance	$211,778,000.00	July 2006	$143,596,535.76	October 2010	$ 77,329,461.02
May 2002	211,272,841.54	August 2006	142,127,485.76	November 2010	76,191,746.14
June 2002	210,716,456.68	September 2006	140,665,808.32	December 2010	75,059,693.50
July 2002	210,109,019.59	October 2006	139,211,465.41	January 2011	73,933,273.86
August 2002	209,450,730.93	November 2006	137,764,419.19	February 2011	72,812,458.12
September 2002	208,741,817.79	December 2006	136,324,632.00	March 2011	71,704,286.43
October 2002	207,982,533.63	January 2007	134,892,066.39	April 2011	70,612,012.44
November 2002	207,173,158.08	February 2007	133,466,685.10	May 2011	69,535,414.67
December 2002	206,313,996.89	March 2007	132,048,451.06	June 2011	68,474,274.66
January 2003	205,405,381.67	April 2007	130,637,327.39	July 2011	67,428,376.99
February 2003	204,447,669.78	May 2007	129,233,277.40	August 2011	66,397,509.16
March 2003	203,441,244.06	June 2007	127,836,264.59	September 2011	65,381,461.59
April 2003	202,386,512.63	July 2007	126,446,252.64	October 2011	64,380,027.59
May 2003	201,283,908.63	August 2007	125,063,205.44	November 2011	63,393,003.30
June 2003	200,133,889.91	September 2007	123,687,087.02	December 2011	62,420,187.65
July 2003	198,936,938.77	October 2007	122,317,861.65	January 2012	61,461,382.35
August 2003	197,693,561.61	November 2007	120,955,493.75	February 2012	60,516,391.82
September 2003	196,404,288.60	December 2007	119,599,947.92	March 2012	59,585,023.15
October 2003	195,069,673.32	January 2008	118,251,188.97	April 2012	58,667,086.12
November 2003	193,690,292.34	February 2008	116,909,181.85	May 2012	57,762,393.08
December 2003	192,266,744.87	March 2008	115,573,891.73	June 2012	56,870,758.98
January 2004	190,799,652.29	April 2008	114,245,283.94	July 2012	55,992,001.31
February 2004	189,289,657.71	May 2008	112,923,323.99	August 2012	55,125,940.07
March 2004	187,737,425.54	June 2008	111,607,977.57	September 2012	54,272,397.73
April 2004	186,143,640.95	July 2008	110,299,210.53	October 2012	53,431,199.19
May 2004	184,509,009.42	August 2008	108,996,988.93	November 2012	52,602,171.78
June 2004	182,834,256.20	September 2008	107,701,278.97	December 2012	51,785,145.19
July 2004	181,167,936.59	October 2008	106,412,047.04	January 2013	50,979,951.44
August 2004	179,510,007.10	November 2008	105,129,259.71	February 2013	50,186,424.88
September 2004	177,860,424.45	December 2008	103,852,883.70	March 2013	49,404,402.13
October 2004	176,219,145.60	January 2009	102,582,885.92	April 2013	48,633,722.06
November 2004	174,586,127.73	February 2009	101,319,233.44	May 2013	47,874,225.76
December 2004	172,961,328.22	March 2009	100,061,893.51	June 2013	47,125,756.49
January 2005	171,344,704.70	April 2009	98,810,833.54	July 2013	46,388,159.68
February 2005	169,736,214.99	May 2009	97,566,021.10	August 2013	45,661,282.89
March 2005	168,135,817.15	June 2009	96,327,423.94	September 2013	44,944,975.76
April 2005	166,543,469.43	July 2009	95,095,009.98	October 2013	44,239,090.03
May 2005	164,959,130.31	August 2009	93,868,747.29	November 2013	43,543,479.46
June 2005	163,382,758.50	September 2009	92,648,604.10	December 2013	42,857,999.83
July 2005	161,814,312.89	October 2009	91,434,548.83	January 2014	42,182,508.90
August 2005	160,253,752.59	November 2009	90,226,550.04	February 2014	41,516,866.39
September 2005	158,701,036.94	December 2009	89,024,576.46	March 2014	40,860,933.96
October 2005	157,156,125.47	January 2010	87,828,596.98	April 2014	40,214,575.17
November 2005	155,618,977.93	February 2010	86,638,580.63	May 2014	39,577,655.48
December 2005	154,089,554.25	March 2010	85,454,496.64	June 2014	38,950,042.16
January 2006	152,567,814.61	April 2010	84,276,314.37	July 2014	38,331,604.35
February 2006	151,053,719.35	May 2010	83,104,003.34	August 2014	37,722,212.98
March 2006	149,547,229.05	June 2010	81,937,533.23	September 2014	37,121,740.77
April 2006	148,048,304.47	July 2010	80,776,873.87	October 2014	36,530,062.16
May 2006	146,556,906.58	August 2010	79,621,995.26	November 2014	35,947,053.37
June 2006	145,072,996.55	September 2010	78,472,867.55	December 2014	35,372,592.29

QA Class (Continued)

Distribution Date	Planned Balance	Distribution Date	Planned Balance	Distribution Date	Planned Balance
January 2015	$ 34,806,558.52	June 2019	$ 14,240,021.07	November 2023	$ 5,127,674.72
February 2015	34,248,833.31	July 2019	13,989,033.75	December 2023	5,019,236.95
March 2015	33,699,299.54	August 2019	13,741,880.15	January 2024	4,912,561.60
April 2015	33,157,841.73	September 2019	13,498,505.17	February 2024	4,807,622.64
May 2015	32,624,345.97	October 2019	13,258,854.49	March 2024	4,704,394.37
June 2015	32,098,699.93	November 2019	13,022,874.54	April 2024	4,602,851.50
July 2015	31,580,792.85	December 2019	12,790,512.50	May 2024	4,502,969.06
August 2015	31,070,515.47	January 2020	12,561,716.28	June 2024	4,404,722.45
September 2015	30,567,760.06	February 2020	12,336,434.55	July 2024	4,308,087.42
October 2015	30,072,420.37	March 2020	12,114,616.65	August 2024	4,213,040.05
November 2015	29,584,391.62	April 2020	11,896,212.65	September 2024	4,119,556.77
December 2015	29,103,570.48	May 2020	11,681,173.33	October 2024	4,027,614.35
January 2016	28,629,855.05	June 2020	11,469,450.14	November 2024	3,937,189.88
February 2016	28,163,144.83	July 2020	11,260,995.20	December 2024	3,848,260.77
March 2016	27,703,340.71	August 2020	11,055,761.32	January 2025	3,760,804.76
April 2016	27,250,344.98	September 2020	10,853,701.97	February 2025	3,674,799.91
May 2016	26,804,061.23	October 2020	10,654,771.25	March 2025	3,590,224.57
June 2016	26,364,394.43	November 2020	10,458,923.91	April 2025	3,507,057.43
July 2016	25,931,250.83	December 2020	10,266,115.36	May 2025	3,425,277.45
August 2016	25,504,538.02	January 2021	10,076,301.58	June 2025	3,344,863.91
September 2016	25,084,164.81	February 2021	9,889,439.22	July 2025	3,265,796.38
October 2016	24,670,041.33	March 2021	9,705,485.50	August 2025	3,188,054.72
November 2016	24,262,078.93	April 2021	9,524,398.27	September 2025	3,111,619.07
December 2016	23,860,190.17	May 2021	9,346,135.93	October 2025	3,036,469.87
January 2017	23,464,288.86	June 2021	9,170,657.51	November 2025	2,962,587.81
February 2017	23,074,289.96	July 2021	8,997,922.57	December 2025	2,889,953.89
March 2017	22,690,109.65	August 2021	8,827,891.27	January 2026	2,818,549.35
April 2017	22,311,665.25	September 2021	8,660,524.31	February 2026	2,748,355.71
May 2017	21,938,875.23	October 2021	8,495,782.95	March 2026	2,679,354.77
June 2017	21,571,659.18	November 2021	8,333,628.98	April 2026	2,611,528.55
July 2017	21,209,937.83	December 2021	8,174,024.76	May 2026	2,544,859.37
August 2017	20,853,632.98	January 2022	8,016,933.13	June 2026	2,479,329.78
September 2017	20,502,667.53	February 2022	7,862,317.49	July 2026	2,414,922.57
October 2017	20,156,965.47	March 2022	7,710,141.74	August 2026	2,351,620.79
November 2017	19,816,451.79	April 2022	7,560,370.28	September 2026	2,289,407.74
December 2017	19,481,052.58	May 2022	7,412,968.03	October 2026	2,228,266.95
January 2018	19,150,694.93	June 2022	7,267,900.38	November 2026	2,168,182.17
February 2018	18,825,306.93	July 2022	7,125,133.23	December 2026	2,109,137.40
March 2018	18,504,817.69	August 2022	6,984,632.93	January 2027	2,051,116.88
April 2018	18,189,157.30	September 2022	6,846,366.33	February 2027	1,994,105.05
May 2018	17,878,256.81	October 2022	6,710,300.74	March 2027	1,938,086.58
June 2018	17,572,048.25	November 2022	6,576,403.92	April 2027	1,883,046.38
July 2018	17,270,464.56	December 2022	6,444,644.10	May 2027	1,828,969.55
August 2018	16,973,439.65	January 2023	6,314,989.94	June 2027	1,775,841.41
September 2018	16,680,908.33	February 2023	6,187,410.55	July 2027	1,723,647.51
October 2018	16,392,806.32	March 2023	6,061,875.48	August 2027	1,672,373.58
November 2018	16,109,070.22	April 2023	5,938,354.70	September 2027	1,622,005.58
December 2018	15,829,637.55	May 2023	5,816,818.61	October 2027	1,572,529.64
January 2019	15,554,446.65	June 2023	5,697,238.03	November 2027	1,523,932.13
February 2019	15,283,436.76	July 2023	5,579,584.18	December 2027	1,476,199.58
March 2019	15,016,547.94	August 2023	5,463,828.69	January 2028	1,429,318.74
April 2019	14,753,721.10	September 2023	5,349,943.60	February 2028	1,383,276.53
May 2019	14,494,897.96	October 2023	5,237,901.34	March 2028	1,338,060.07

QA Class (Continued)

Distribution Date	Planned Balance	Distribution Date	Planned Balance	Distribution Date	Planned Balance
April 2028	$ 1,293,656.67	July 2029	$ 717,077.30	October 2030	$ 283,569.49
May 2028	1,250,053.80	August 2029	684,097.85	November 2030	258,975.08
June 2028	1,207,239.15	September 2029	651,741.64	December 2030	234,871.45
July 2028	1,165,200.55	October 2029	619,998.89	January 2031	211,250.77
August 2028	1,123,926.02	November 2029	588,859.99	February 2031	188,105.32
September 2028	1,083,403.76	December 2029	558,315.44	March 2031	165,427.50
October 2028	1,043,622.13	January 2030	528,355.91	April 2031	143,209.81
November 2028	1,004,569.66	February 2030	498,972.18	May 2031	121,444.87
December 2028	966,235.05	March 2030	470,155.18	June 2031	100,125.41
January 2029	928,607.17	April 2030	441,895.96	July 2031	79,244.26
February 2029	891,675.03	May 2030	414,185.71	August 2031	58,794.35
March 2029	855,427.82	June 2030	387,015.75	September 2031	38,768.73
April 2029	819,854.87	July 2030	360,377.52	October 2031	19,160.53
May 2029	784,945.67	August 2030	334,262.58	November 2031 and thereafter	0.00
June 2029	750,689.89	September 2030	308,662.64		

Segment Group I Planned Balances

Distribution Date	Planned Balance	Distribution Date	Planned Balance	Distribution Date	Planned Balance
Initial Balance	$26,704,000.00	January 2005	$19,215,593.59	October 2007	$11,782,210.98
May 2002	26,640,901.93	February 2005	18,926,403.07	November 2007	11,618,410.47
June 2002	26,565,287.31	March 2005	18,641,590.00	December 2007	11,457,847.38
July 2002	26,477,217.59	April 2005	18,361,115.26	January 2008	11,300,491.65
August 2002	26,376,768.79	May 2005	18,084,940.01	February 2008	11,146,313.49
September 2002	26,264,031.46	June 2005	17,813,025.74	March 2008	10,995,283.30
October 2002	26,139,110.64	July 2005	17,545,334.24	April 2008	10,847,371.77
November 2002	26,002,125.76	August 2005	17,281,827.59	May 2008	10,702,549.78
December 2002	25,853,210.54	September 2005	17,022,468.17	June 2008	10,560,788.48
January 2003	25,692,512.87	October 2005	16,767,218.69	July 2008	10,422,059.23
February 2003	25,520,194.67	November 2005	16,516,042.11	August 2008	10,286,333.63
March 2003	25,336,431.72	December 2005	16,268,901.72	September 2008	10,153,583.52
April 2003	25,141,413.48	January 2006	16,025,761.08	October 2008	10,023,780.94
May 2003	24,935,342.86	February 2006	15,786,584.04	November 2008	9,896,898.19
June 2003	24,718,436.03	March 2006	15,551,334.76	December 2008	9,772,907.76
July 2003	24,490,922.15	April 2006	15,319,977.65	January 2009	9,651,782.40
August 2003	24,253,043.09	May 2006	15,092,477.44	February 2009	9,533,495.04
September 2003	24,005,053.17	June 2006	14,868,799.10	March 2009	9,418,018.85
October 2003	23,747,218.84	July 2006	14,648,907.92	April 2009	9,305,327.24
November 2003	23,479,818.36	August 2006	14,432,769.44	May 2009	9,195,393.78
December 2003	23,203,141.44	September 2006	14,220,349.47	June 2009	9,088,192.32
January 2004	22,917,488.93	October 2006	14,011,614.12	July 2009	8,983,696.87
February 2004	22,623,172.36	November 2006	13,806,529.74	August 2009	8,881,881.67
March 2004	22,320,513.61	December 2006	13,605,062.98	September 2009	8,782,721.18
April 2004	22,009,844.50	January 2007	13,407,180.72	October 2009	8,686,190.05
May 2004	21,691,506.31	February 2007	13,212,850.14	November 2009	8,592,263.15
June 2004	21,365,849.40	March 2007	13,022,038.65	December 2009	8,500,915.56
July 2004	21,044,894.43	April 2007	12,834,713.95	January 2010	8,412,122.53
August 2004	20,728,599.73	May 2007	12,650,843.97	February 2010	8,325,859.55
September 2004	20,416,923.91	June 2007	12,470,396.93	March 2010	8,242,102.29
October 2004	20,109,825.94	July 2007	12,293,341.28	April 2010	8,160,826.63
November 2004	19,807,265.11	August 2007	12,119,645.72	May 2010	8,082,008.63
December 2004	19,509,201.02	September 2007	11,949,279.22	June 2010	8,005,624.57

Segment Group I (Continued)

Distribution Date	Planned Balance
July 2010	$ 7,931,650.90
August 2010	7,860,064.28
September 2010	7,790,841.55
October 2010	7,723,959.75
November 2010	7,659,396.10
December 2010	7,597,128.01
January 2011	7,537,133.08
February 2011	7,479,389.08
March 2011	7,416,804.90
April 2011	7,346,076.23
May 2011	7,267,374.22
June 2011	7,184,719.70
July 2011	7,099,749.29
August 2011	7,012,534.63
September 2011	6,923,145.94
October 2011	6,831,652.05
November 2011	6,738,120.45
December 2011	6,642,617.29
January 2012	6,545,207.40
February 2012	6,445,954.34
March 2012	6,344,920.37
April 2012	6,242,166.53
May 2012	6,137,752.63
June 2012	6,031,737.27
July 2012	5,924,177.85

Distribution Date	Planned Balance
August 2012	$ 5,815,130.64
September 2012	5,704,650.74
October 2012	5,592,792.12
November 2012	5,479,607.67
December 2012	5,365,149.17
January 2013	5,249,467.35
February 2013	5,132,611.87
March 2013	5,014,631.37
April 2013	4,895,573.48
May 2013	4,775,484.81
June 2013	4,654,411.03
July 2013	4,532,396.80
August 2013	4,409,485.88
September 2013	4,285,721.06
October 2013	4,161,144.25
November 2013	4,035,796.44
December 2013	3,909,717.74
January 2014	3,782,947.41
February 2014	3,655,523.83
March 2014	3,527,484.58
April 2014	3,398,866.38
May 2014	3,269,705.17
June 2014	3,140,036.08
July 2014	3,009,893.48

Distribution Date	Planned Balance
August 2014	$ 2,879,310.95
September 2014	2,748,321.34
October 2014	2,616,956.74
November 2014	2,485,248.52
December 2014	2,353,227.36
January 2015	2,220,923.21
February 2015	2,088,365.35
March 2015	1,955,582.38
April 2015	1,822,602.22
May 2015	1,689,452.17
June 2015	1,556,158.87
July 2015	1,422,748.34
August 2015	1,289,245.96
September 2015	1,155,676.55
October 2015	1,022,064.29
November 2015	888,432.80
December 2015	754,805.12
January 2016	621,203.72
February 2016	487,650.54
March 2016	354,166.95
April 2016	220,773.81
May 2016	87,491.44
June 2016 and thereafter	0.00

No one is authorized to give information or to make representations in connection with the Certificates other than the information and representations contained in this Prospectus Supplement and the additional Disclosure Documents. You must not rely on any unauthorized information or representation. This Prospectus Supplement and the additional Disclosure Documents do not constitute an offer or solicitation with regard to the Certificates if it is illegal to make such an offer or solicitation to you under state law. By delivering this Prospectus Supplement and the additional Disclosure Documents at any time, no one implies that the information contained herein or therein is correct after the date hereof or thereof.

The Securities and Exchange Commission has not approved or disapproved the Certificates or determined if this Prospectus Supplement is truthful and complete. Any representation to the contrary is a criminal offense.

TABLE OF CONTENTS

$469,078,322

FannieMae®

Guaranteed
REMIC Pass-Through
Certificates

Fannie Mae REMIC Trust
2002-17

PROSPECTUS SUPPLEMENT

LEHMAN BROTHERS

February 13, 2002