

Supplement
(To Prospectus Supplement dated April 24, 2013)

\$539,359,304



FannieMae®

Guaranteed REMIC Pass-Through Certificates
Fannie Mae Multifamily REMIC Trust 2013-M6

This is a supplement to the prospectus supplement dated April 24, 2013 (the “Prospectus Supplement”). If we use a capitalized term in this supplement without defining it, you will find the definition of that term in the Prospectus Supplement.

Notwithstanding the information set forth on page S-19 of the Prospectus Supplement, Katten Muchin Rosenman LLP will provide legal representation for Fannie Mae.

Carefully consider the risk factors starting on page S-7 of the Prospectus Supplement and starting on page 10 of the Multifamily REMIC Prospectus. Unless you understand and are able to tolerate these risks, you should not invest in the certificates.

The certificates, together with any interest thereon, are not guaranteed by the United States and do not constitute a debt or obligation of the United States or any of its agencies or instrumentalities 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.

Credit Suisse

April 26, 2013

\$539,359,304



FannieMae®

**Guaranteed REMIC Pass-Through Certificates
Fannie Mae Multifamily REMIC Trust 2013-M6**

The Certificates

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

Payments to Certificateholders

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

- interest accrued on the balance of your certificate, and
- principal to the extent available for payment on your class.

We will pay principal at rates that may 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 available for distribution to investors on time. We will not guarantee that prepayment premiums will be available for distribution to investors.

The Trust and its Assets

The trust will own Fannie Mae MBS.

The mortgage loans underlying the Fannie Mae MBS are first lien, multifamily, fixed-rate loans that generally provide for balloon payments at maturity.

Class	Group	Original Class Balance	Principal Type(1)	Interest Rate	Interest Type(1)	CUSIP Number	Final Distribution Date
1A1	1	\$ 79,240,000	SEQ	1.303%	FIX	3136AC7F2	February 2043
1A2(2) . . .	1	239,187,635	SEQ	(3)	WAC	3136AC7G0	February 2043
X1(2)	1	79,240,000(4)	NTL	(3)	WAC/IO	3136AC7H8	February 2043
2A	2	220,931,669	PT	(3)	WAC	3136AC7J4	March 2023
R		0	NPR	0	NPR	3136AC7K1	February 2043
RL		0	NPR	0	NPR	3136AC7L9	February 2043
(1) See "Description of the Certificates—Class Definitions and Abbreviations" in the Multifamily REMIC Prospectus.			(3) Calculated as further described in this prospectus supplement.				
(2) Exchangeable classes.			(4) Notional principal balance. This class is an interest only class. See page S-5 for a description of how its notional principal balance is calculated.				

If you own certificates of certain classes, you can exchange them for certificates of the corresponding RCR class to be delivered at the time of exchange. The 1AC Class is the RCR class. For a more detailed description of the RCR class, see Schedule 1 attached to this prospectus supplement and "Description of the Certificates—Combination and Recombination—RCR Certificates" in the Multifamily REMIC prospectus.

The dealer specified below will offer the certificates from time to time in negotiated transactions at varying prices. We expect the settlement date to be April 30, 2013.

Carefully consider the risk factors starting on page S-7 of this prospectus supplement and starting on page 10 of the Multifamily REMIC Prospectus. Unless you understand and are able to tolerate these risks, you should not invest in the certificates.

You should read the Multifamily 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.

Credit Suisse

The date of this Prospectus Supplement is April 24, 2013

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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 Guaranteed Multifamily REMIC Pass-Through Certificates dated September 1, 2012 (the “Multifamily REMIC Prospectus”);
- our Prospectus for Fannie Mae Guaranteed Mortgage Pass-Through Certificates (Multifamily Residential Mortgage Loans) dated
 - November 1, 2012, for all MBS issued on or after November 1, 2012,
 - October 1, 2010, for all MBS issued on or after October 1, 2010, and prior to November 1, 2012, or
 - February 1, 2009, for all other MBS(as applicable, the “Multifamily MBS Prospectus”);
- the Prospectus Supplements for the MBS (collectively, the “Multifamily MBS Prospectus Supplements”); and
- any information incorporated by reference in this prospectus supplement as discussed below and under the heading “Incorporation by Reference” in the Multifamily REMIC Prospectus.

The Multifamily MBS Prospectus and the Multifamily MBS Prospectus Supplements are incorporated by reference in this prospectus supplement. This means that we are disclosing information in those documents by referring you to them. Those documents are considered part of this prospectus supplement, so you should read this prospectus supplement, and any applicable supplements or amendments, together with those documents.

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).

In addition, the Disclosure Documents, together with the class factors, are available on our corporate Web site at www.fanniemae.com.

You can also obtain copies of the Multifamily REMIC Prospectus and the Multifamily MBS Prospectus by writing or calling the dealer at:

Credit Suisse Securities (USA) LLC
Prospectus Department
11 Madison Avenue
New York, NY 10010-3629
(telephone 212-325-2580).

SUMMARY

This summary contains only limited information about the certificates. Statistical information in this summary is provided as of April 1, 2013. You should purchase the certificates only after reading this prospectus supplement and each of the additional disclosure documents listed on page S-3. In particular, please see the discussion of risk factors that appears in each of those additional disclosure documents.

Assets Underlying Each Group of Classes

<u>Group</u>	<u>Assets</u>
1	Group 1 MBS
2	Group 2 MBS

Certain Modeling Assumptions Regarding the Underlying Mortgage Loans

Exhibit A-1 and Exhibit A-2 set forth certain assumed characteristics of the mortgage loans underlying each MBS group. Except as otherwise specified, the assumed characteristics have been used solely for purposes of preparing the tabular information appearing in this prospectus supplement. The assumed mortgage loan characteristics appearing in Exhibit A-1 and Exhibit A-2 are derived from the MBS pools that we expect to be included in the trust. The assumed characteristics may not reflect the actual characteristics of the individual mortgage loans included in the related pools. The actual characteristics of most of the related mortgage loans may differ, and may differ significantly, from those set forth in Exhibit A-1 and Exhibit A-2, as applicable.

Expected Characteristics of the MBS and Underlying Mortgage Loans

Exhibit A-1 and Exhibit A-2 also contain certain information about the individual MBS and related mortgage loans that we expect to be included in the trust. To learn more about the MBS in each group and the related mortgage loans, you should review the related Multifamily MBS Prospectus Supplements, which are available through the Multifamily Securities Locator Service at www.fanniemae.com.

In addition, Exhibit A-1 and Exhibit A-2 contain certain additional information regarding the mortgage loans underlying the ten largest MBS in each group that we expect to be included as of the issue date.

Prepayment Premiums

The mortgage loans provide for the payment of prepayment premiums as further described in this prospectus supplement. If any prepayment premiums are included in the distributions received on the MBS with respect to any distribution date, we will allocate these prepayment premiums among the related classes of certificates as described in this prospectus supplement.

Settlement Date

We expect to issue the certificates on April 30, 2013.

Distribution Dates

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

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.

Book-Entry and Physical Certificates

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

Fed Book-Entry

All classes other than the R and RL Classes

Physical

R and RL Classes

Exchanging Certificates Through Combination and Recombination

If you own certificates of a class designated as “exchangeable” on the cover of this prospectus supplement, you will be able to exchange them for a proportionate interest in the RCR certificates. Schedule 1 lists the available combination of the certificates eligible for exchange and the RCR certificates. You can exchange your certificates by notifying us and paying an exchange fee. We will deliver the RCR certificates upon such exchange.

We will apply principal and interest payments and any applicable prepayment premiums from exchanged REMIC certificates to the corresponding RCR certificates, on a pro rata basis, following any exchange.

Interest Rates

During each interest accrual period, the 1A1 Class will bear interest at the applicable annual interest rate listed on the cover of this prospectus supplement.

During each interest accrual period, the 1A2, X1, 2A and 1AC Classes will bear interest at the applicable annual rates described under “Description of the Certificates—Distributions of Interest—*The 1A2 Class*,” “—*The X1 Class*,” “—*The 2A Class*” and “—*The 1AC Class*,” as applicable, in this prospectus supplement.

Notional Class

The notional principal balance of the notional class will equal the percentage of the outstanding balance specified below immediately before the related distribution date:

Class

X1 100% of the 1A1 Class

Distributions of Principal

For a description of the principal payment priorities, see “Description of the Certificates—Distributions of Principal” in this prospectus supplement.

Weighted Average Lives (years)*

Group 1 Classes	CPR Prepayment Assumption									
	No Prepayments During Prepayment Premium Term**					Prepayments Without Regard to Prepayment Premium Term				
	0%	25%	50%	75%	100%	0%	25%	50%	75%	100%
1A1 and X1	5.5	5.4	5.4	5.3	5.3	5.5	0.5	0.2	0.1	0.1
1A2 and 1AC†	16.1	15.1	14.7	14.4	14.0	16.1	4.1	1.8	0.9	0.1

Group 2 Class	CPR Prepayment Assumption									
	No Prepayments During Prepayment Premium Term**					Prepayments Without Regard to Prepayment Premium Term				
	0%	25%	50%	75%	100%	0%	25%	50%	75%	100%
2A	8.8	8.8	8.8	8.7	8.4	8.8	3.1	1.4	0.7	0.1

- * Determined as specified under “Yield, Maturity and Prepayment Considerations—Weighted Average Lives and Final Distribution Dates” in the Multifamily REMIC Prospectus.
- ** Assuming no prepayment during any applicable Prepayment Premium Term. See “Additional Risk Factors” and “Description of the Certificates—Distributions of Interest—Allocation of Certain Prepayment Premiums” in this prospectus supplement.
- † The weighted average life information set forth for this Class is based solely on assumed principal distributions.

ADDITIONAL RISK FACTORS

The rate of principal payments on the certificates will be affected by the rate of principal payments on the related 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.

The mortgage loans provide for the payment of prepayment premiums. The mortgage loans generally have prepayment premiums that are in the form of yield maintenance charges. Subject to any applicable prepayment premiums, the mortgage loans may be prepaid at any time. Therefore, 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 the prepayment rates we assumed, or
- at a constant prepayment rate until maturity.

Defaults may increase the risk of prepayment. Multifamily lending is generally viewed as exposing the lender to a greater risk of loss than single family lending. Mortgage loan defaults may result in distributions of the full principal balance of the related MBS, thereby affecting prepayment rates.

Concentration of mortgaged properties in certain states experiencing increased delinquencies could lead to increased borrower defaults and prepayment of the related MBS under our guaranty. As of the issue date, the states with relatively high concentrations of mortgaged properties (by principal balance at the issue date) are:

Group 1 MBS

New York	28.7%
Missouri	13.2%
California	12.7%
Texas	11.2%
Oklahoma	7.0%
Kansas	6.1%
South Dakota	5.4%

Group 2 MBS

Texas	19.7%
California	10.3%
Wisconsin	8.1%
Ohio	7.6%
New York	6.9%
New Mexico	5.3%

Prepayment premiums may reduce the prepayment rate of the related mortgage loans. The mortgage loans generally provide for the payment of prepayment premiums in connection with voluntary prepayments occurring on or before the prepayment premium end date for such loan. In most cases, this prepayment premium is determined based on a yield maintenance formula. We will allocate to certificateholders any prepayment premiums that are actually received on the related MBS. The mortgage loans providing for prepayment premiums based on a yield maintenance formula also require an additional premium in connection with prepayments occurring after the applicable prepayment premium end date (but prior to 90 days before the loan maturity). These prepayment premiums generally will equal 1% of the outstanding principal balance of the mortgage loan and are not passed through to holders of the related MBS. Accordingly, the 1% prepayment premiums, even if collected, will **not** be allocated to certificateholders.

We will **not** pass through to certificateholders any prepayment premiums other than those that are actually received by us.

In general, mortgage loans with prepayment premiums may be less likely to prepay than mortgage loans without such premiums.

Allocation of prepayment premiums to certain classes may not fully offset the adverse effect on yields of the corresponding prepayments. If any prepayment premiums are included in the payments received on the related MBS with respect to any distribution date, we will include these amounts in the payments to be made on certain classes on that distribution date. We do not, however, guarantee that any prepayment premiums will in fact be collected from mortgagors or be

paid to holders of the related MBS or the related certificateholders. Accordingly, holders of the applicable classes will receive prepayment premiums only to the extent we receive them. Moreover, even if we pay the prepayment premiums to the holders of these classes, the additional amounts may not fully offset the reductions in yield caused by the related prepayments. We will not pass through to certificateholders any additional prepayment premiums received as a result of a prepayment of a mortgage loan after the prepayment premium end date for such loan. The prepayment premium end date for an individual loan can be found on the Schedule of Loan Information portion of the Multifamily MBS Prospectus Supplement for the MBS backed by such loan. The Multifamily MBS Prospectus Supplement for an MBS pool is available through the Multifamily Securities

Locator Service at www.fanniemae.com. In addition, you may find aggregate data about the assumed remaining prepayment premium terms of loans underlying the related MBS under the heading “Remaining Prepayment Premium Term (mos.)” in the first table of Exhibit A-1 or Exhibit A-2, as applicable, of this prospectus supplement. You may find similar data about the individual mortgage loans underlying the related MBS under the heading “Loan Prepayment Premium End Date” in the second table of Exhibit A-1 or Exhibit A-2, as applicable, of this prospectus supplement.

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

DESCRIPTION OF THE CERTIFICATES

The material under this heading describes the principal 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 Multifamily REMIC Trust specified on the cover of this prospectus supplement (the “Trust”) pursuant to a trust agreement dated as of May 1, 2010 and a supplement thereto dated as of April 1, 2013 (the “Issue Date”). We will issue the Guaranteed REMIC Pass-Through Certificates (the “REMIC Certificates”) pursuant to that trust agreement and supplement. 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 May 1, 2010 and a supplement thereto dated as of the Issue Date (together with the trust agreement and supplement 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 the Classes of REMIC Certificates and RCR Certificates.

The assets of the Trust will include two groups of Fannie Mae Guaranteed Mortgage Pass-Through Certificates (the “Group 1 MBS” and “Group 2 MBS,” and together, the “MBS”).

Each MBS represents a beneficial ownership interest in one or more first lien, multifamily mortgage loans (the “Mortgage Loans”) having the characteristics described in this prospectus supplement and in the Multifamily REMIC Prospectus, the Multifamily MBS Prospectus and the applicable Multifamily MBS Prospectus Supplement.

The Trust will include the “Lower Tier REMIC” and “Upper Tier REMIC” as “real estate mortgage investment conduits” (each, a “REMIC”) under the Internal Revenue Code of 1986, as amended (the “Code”).

The following chart contains information about the assets, the “regular interests” and the “residual interests” of each REMIC. The REMIC Certificates other than the R and RL Classes are collectively referred to as the “Regular Classes” or “Regular Certificates,” and the R and RL Classes are collectively referred to as the “Residual Classes” or “Residual Certificates.”

<u>REMIC Designation</u>	<u>Assets</u>	<u>Regular Interests</u>	<u>Residual Interest</u>
Lower Tier REMIC	MBS	Interests in the Lower Tier REMIC other than the RL Class (the “Lower Tier Regular Interests”)	RL
Upper Tier REMIC	Lower Tier Regular Interests	All Classes of REMIC Certificates other than the R and RL Classes	R

Fannie Mae Guaranty. For a description of our guaranties of the Certificates and the MBS, see the applicable discussions appearing under the heading “Fannie Mae Guaranty” in the Multifamily REMIC Prospectus and the Multifamily MBS Prospectus. Our guaranties are not backed by the full faith and credit of the United States.

We do not guarantee that any prepayment premiums will be collected or available for distribution to Certificateholders. Accordingly, Certificateholders entitled to receive prepayment premiums will receive them only to the extent actually received in respect of the related MBS.

Characteristics of Certificates. Except as specified below, we will issue the Certificates 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.”

We will issue the Residual Certificates in fully registered, certificated form. The “Holder” or “Certificateholder” of a Residual Certificate is its registered owner. A Residual 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. U.S. Bank National Association in Boston, Massachusetts will be the initial Transfer Agent. We may impose a service charge for any registration of transfer of a Residual Certificate and may require payment to cover any tax or other governmental charge. See also “—Characteristics of the Residual Classes” below.

Authorized Denominations. We will issue the Certificates in the following denominations:

<u>Classes</u>	<u>Denominations</u>
Interest Only Class	\$100,000 minimum plus whole dollar increments
All other Classes (except the R and RL Classes)	\$1,000 minimum plus whole dollar increments

The MBS

The MBS will have the characteristics described in the Multifamily MBS Prospectus and the applicable Multifamily MBS Prospectus Supplements. The MBS provide that principal and interest on the related Mortgage Loans are passed through monthly (except, as applicable, for the Mortgage Loans during their interest only periods). The Mortgage Loans underlying the MBS are conventional, fixed-rate mortgage loans purchased under our Delegated Underwriting and Servicing (“DUS”) business line, our MFlex business line and/or our Negotiated Transactions (“NT”) business line, each as described in the Multifamily MBS Prospectus. All of the Mortgage Loans are secured by first liens on multifamily residential properties, generally providing for a balloon payment at maturity.

Additionally, in the case of approximately \$80,262,000 of the Group 1 MBS and \$24,440,000 of the Group 2 MBS, measured in each case by principal amount of the related Mortgage Loans at the Issue Date, the related loan documents provide for scheduled monthly payments representing accrued interest only for periods ranging from two years to fifteen years from origination. As of the Issue Date, all of the Mortgage Loans with interest only periods underlying the MBS remain in their interest only periods. Beginning with the first monthly payment following any expiration of the applicable interest only periods, the related loan documents provide that scheduled monthly payments on the related Mortgage Loans are to increase to an amount sufficient to pay accrued interest and to amortize the Mortgage Loans in most cases on the basis of a 30-year schedule with a balloon payment due at maturity. For additional details about the interest only periods of the Mortgage Loans underlying the Group 1 MBS and Group 2 MBS, see Exhibit A-1 and Exhibit A-2, respectively, to this prospectus supplement.

Relatively high concentrations of mortgaged properties exist in certain states, as set forth under “Additional Risk Factors—*Concentration of mortgaged properties in certain states experiencing increased delinquencies could lead to increased borrower defaults and prepayments of the related MBS under our guaranty*” in this prospectus supplement.

For additional information, see “The Multifamily Mortgage Loan Pools” and “Yield, Maturity and Prepayment Considerations” in the Multifamily MBS Prospectus. Exhibit A-1 and Exhibit A-2 to this prospectus supplement present certain characteristics of the underlying Mortgage Loans in each Group as of the Issue Date, as well as certain additional information relating to the Mortgage Loans underlying the ten largest MBS in each Group (by scheduled principal balance at the Issue Date). For additional information about the underlying Mortgage Loans, see the information for the related MBS pools, which is available through the Multifamily Securities Locator Service at www.fanniemae.com.

Distributions of Interest

General. The Certificates will bear interest at the rates specified in this prospectus supplement. Interest to be paid on each Certificate on a Distribution Date will consist of one month’s interest on the outstanding balance of that Certificate immediately prior to that Distribution Date.

Delay Classes and No-Delay Classes. The “delay” Classes and “no-delay” Classes are set forth in the following table:

<u>Delay Classes</u>	<u>No-Delay Classes</u>
All interest-bearing Classes	—

See “Description of the Certificates—Distributions on Certificates—*Interest Distributions*” in the Multifamily REMIC Prospectus.

The 1A2 Class

For each Distribution Date, the 1A2 Class will bear interest during the related interest accrual period at an annual rate equal to the *product* of

- a fraction, expressed as a percentage, the numerator of which is the aggregate amount of interest distributable on the Group 1 MBS for that Distribution Date, and the denominator of which is the aggregate principal balance of the 1A1 and 1A2 Classes immediately preceding that Distribution Date,

multiplied by

- 12

On the initial Distribution Date, we expect to pay interest on the 1A2 Class at an annual rate of approximately 3.566%.

A substantial majority of the Mortgage Loans underlying the Group 1 MBS expected to be included in the Trust accrue interest on an actual/360 basis. For purposes of calculating the aggregate amount of interest distributable on the Group 1 MBS in any month, a single day's net interest accrued on those Mortgage Loans for each of the months of December and January in each year will be allocated to the following February's accrued interest, except that in a leap year the single day's net interest accrued for the preceding December will not be so allocated.

Our determination of the interest rate for the 1A2 Class for each Distribution Date 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.

The X1 Class

For each Distribution Date, the X1 Class will bear interest during the related interest accrual period at an annual rate equal to the *product* of

- a fraction, expressed as a percentage, the numerator of which is the aggregate amount of interest distributable on the Group 1 MBS for that Distribution Date *minus* the aggregate amount of interest payable on the 1A1 and 1A2 Classes on that Distribution Date, and the denominator of which is the notional principal balance of the X1 Class immediately preceding that Distribution Date,

multiplied by

- 12

(but in no event less than 0%).

On the initial Distribution Date, we expect to pay interest on the X1 Class at an annual rate of approximately 2.263%.

A substantial majority of the Mortgage Loans underlying the Group 1 MBS expected to be included in the Trust accrue interest on an actual/360 basis. For purposes of calculating the aggregate amount of interest distributable on the Group 1 MBS in any month, a single day's net interest accrued on those Mortgage Loans for each of the months of December and January in each year will be allocated to the following February's accrued interest, except that in a leap year the single day's net interest accrued for the preceding December will not be so allocated.

Our determination of the interest rate for the X1 Class for each Distribution Date 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.

The 2A Class

For each Distribution Date, the 2A Class will bear interest during the related interest accrual period at an annual rate equal to the *product* of

- a fraction, expressed as a percentage, the numerator of which is the aggregate amount of interest distributable on the Group 2 MBS for that Distribution Date, and the denominator of which is the principal balance of the 2A Class immediately preceding that Distribution Date,

multiplied by

- 12

On the initial Distribution Date, we expect to pay interest on the 2A Class at an annual rate of approximately 2.486%.

All of the Mortgage Loans underlying the Group 2 MBS expected to be included in the Trust accrue interest on an actual/360 basis. For purposes of calculating the aggregate amount of interest distributable on the Group 2 MBS in any month, a single day's net interest accrued on those Mortgage Loans for each of the months of December and January in each year will be allocated to the following February's accrued interest, except that in a leap year the single day's net interest accrued for the preceding December will not be so allocated.

Our determination of the interest rate for the 2A Class for each Distribution Date 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.

The 1AC Class

On each Distribution Date, we will pay interest on the 1AC Class at an annual rate equal to the *product* of

- a fraction, expressed as a percentage, the numerator of which is the aggregate amount of interest accrued during the related Interest Accrual Period on the 1A2 and X1 Classes, and the denominator of which is the principal balance of the 1AC Class immediately preceding that Distribution Date,

multiplied by

- 12.

On the initial Distribution Date, we expect to pay interest on the 1AC Class at an annual rate of approximately 4.316%.

Our determination of the interest rate for the 1AC Class for each Distribution Date 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.

Allocation of Certain Prepayment Premiums

All of the Mortgage Loans provide for the payment of certain prepayment premiums, generally in the form of yield maintenance charges, until the applicable Prepayment Premium End Date. For the Mortgage Loans underlying the Group 1 MBS, the applicable Prepayment Premium End Dates generally range from 5 years to 180 days prior to loan maturity. For the Mortgage Loans underlying the Group 2 MBS, the applicable Prepayment Premium End Dates generally are 180 days prior to loan maturity. See "Information About This Prospectus And Prospectus Supplements" in the Multifamily MBS Prospectus. The Mortgage Loans having prepayment premiums may also provide for the payment of additional prepayment premiums (generally equal to 1% of the outstanding principal balance of the related Mortgage Loan) in connection with prepayments received after the applicable Prepayment Premium End Date. **We will not include these additional prepayment premiums in payments to Certificateholders.** From and after 90 days before loan maturity, the Mortgage Loans generally may be prepaid without any prepayment premium.

On the Distribution Date in each month, we will make any payments of prepayment premiums on the Classes of REMIC Certificates as described below. Following any exchange of REMIC Certificates for RCR Certificates, we will apply any applicable prepayment premiums from the exchanged REMIC Certificates to the corresponding RCR Certificates on a pro rata basis.

On each Distribution Date, we will pay any prepayment premiums that are included in the Group 1 MBS distributions on that date to the 1A1, X1 and 1A2 Classes as follows:

- to the 1A1 Class, an amount equal to 30% of the related prepayment premiums *multiplied by* the percentage equivalent of a fraction, the numerator of which is the principal payable to that Class on that date and the denominator of which is the Group 1 Principal Distribution Amount for that date;

- to the X1 Class, an amount equal to 70% of the related prepayment premiums *multiplied by* the percentage equivalent of a fraction, the numerator of which is the principal payable to the 1A1 Class on that date and the denominator of which is the Group 1 Principal Distribution Amount for that date; and
- to the 1A2 Class, an amount equal to 100% of the related prepayment premiums *multiplied by* the percentage equivalent of a fraction, the numerator of which is the principal payable to that Class on that date and the denominator of which is the Group 1 Principal Distribution Amount for that date.

On each Distribution Date, we will pay any prepayment premiums that are included in the Group 2 MBS distributions on that date to the 2A Class.

Distributions of Principal

On the Distribution Date in each month, we will make payments of principal on the Classes of REMIC Certificates as described below. Following any exchange of REMIC Certificates for RCR Certificates, we will apply principal payments from the exchanged REMIC Certificates to the corresponding RCR Certificates on a pro rata basis.

- *Group 1*

The Group 1 Principal Distribution Amount to 1A1 and 1A2, in that order, until retired. } Sequential Pay Classes

The “Group 1 Principal Distribution Amount” for any Distribution Date is the aggregate principal then paid on the Group 1 MBS.

- *Group 2*

The Group 2 Principal Distribution Amount to 2A until retired. } Pass-Through Class

The “Group 2 Principal Distribution Amount” for any Distribution Date is the aggregate principal then paid on the Group 2 MBS.

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 (the “Pricing Assumptions”):

- the Mortgage Loans underlying the MBS in each group have the characteristics specified in the chart entitled “Assumed Characteristics of the Mortgage Loans Underlying the Group 1 MBS” and “Assumed Characteristics of the Mortgage Loans Underlying the Group 2 MBS” in Exhibit A-1 and A-2, respectively, to this prospectus supplement;
- we pay all payments (including prepayments) on the Mortgage Loans on the Distribution Date relating to the month in which we receive them;
- either the Mortgage Loans underlying the MBS in each group prepay at the percentages of CPR specified in the related tables or no prepayments occur during the related prepayment premium terms, as indicated in the applicable tables*;
- each Distribution Date occurs on the 25th day of a month;
- no prepayment premiums are received on the MBS; and
- the settlement date for the sale of the Certificates is April 30, 2013.

*Balloon payments at maturity are treated as scheduled payments and not as prepayments.

Prepayment Assumptions. The prepayment model used in this prospectus supplement is CPR. For a description of CPR, see “Yield, Maturity and Prepayment Considerations—Prepayment Models” in the Multifamily REMIC Prospectus. It is highly unlikely that prepayments will occur at any *constant* CPR rate or at any other *constant* rate. In addition, it is highly unlikely that no prepayment premiums will be received on the MBS.

Additional Yield Considerations for the X1 Class

The yield to investors in the X1 Class will be very sensitive to the rate of principal payments (including prepayments) of the related Mortgage Loans and to the weighted average interest rate of the related Mortgage Loans. It is possible that the rate of principal payments (including prepayments) of the related Mortgage Loans will vary, and may vary considerably, from pool to pool. Under certain high prepayment scenarios in particular, it is possible that investors in the X1 Class would lose money on their initial investments.

Weighted Average Lives of the Certificates

For a description of how the weighted average life of a Certificate is determined, see “Yield, Maturity and Prepayment Considerations—Weighted Average Lives and Final Distribution Dates” in the Multifamily 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 distributions, and
- the priority sequence of payments of principal of the Group 1 Classes.

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 following tables indicate the percentages of original principal balances of the specified Classes that would be outstanding after each date shown at the constant percentages of CPR and the corresponding weighted average lives of those Classes. The tables have been prepared on the basis of the Pricing Assumptions.

It is unlikely that the underlying Mortgage Loans will have the characteristics assumed, or that the Mortgage Loans will prepay at any *constant* CPR level.

Percent of Original Principal Balances Outstanding for the 1A1 Class

Date	CPR Prepayment Assumption					CPR Prepayment Assumption				
	No Prepayments During Prepayment Premium Term††					Prepayments Without Regard to Prepayment Premium Term				
	0%	25%	50%	75%	100%	0%	25%	50%	75%	100%
Initial Percent	100	100	100	100	100	100	100	100	100	100
April 2014	94	94	94	94	94	94	0	0	0	0
April 2015	87	87	87	87	87	87	0	0	0	0
April 2016	79	79	79	79	79	79	0	0	0	0
April 2017	63	63	63	63	63	63	0	0	0	0
April 2018	52	52	52	52	52	52	0	0	0	0
April 2019	43	43	43	42	41	43	0	0	0	0
April 2020	34	33	32	32	29	34	0	0	0	0
April 2021	24	23	21	20	20	24	0	0	0	0
April 2022	14	12	11	10	10	14	0	0	0	0
April 2023	3	0	0	0	0	3	0	0	0	0
April 2024	0	0	0	0	0	0	0	0	0	0
April 2025	0	0	0	0	0	0	0	0	0	0
April 2026	0	0	0	0	0	0	0	0	0	0
April 2027	0	0	0	0	0	0	0	0	0	0
April 2028	0	0	0	0	0	0	0	0	0	0
April 2029	0	0	0	0	0	0	0	0	0	0
April 2030	0	0	0	0	0	0	0	0	0	0
April 2031	0	0	0	0	0	0	0	0	0	0
April 2032	0	0	0	0	0	0	0	0	0	0
April 2033	0	0	0	0	0	0	0	0	0	0
April 2034	0	0	0	0	0	0	0	0	0	0
April 2035	0	0	0	0	0	0	0	0	0	0
April 2036	0	0	0	0	0	0	0	0	0	0
April 2037	0	0	0	0	0	0	0	0	0	0
April 2038	0	0	0	0	0	0	0	0	0	0
April 2039	0	0	0	0	0	0	0	0	0	0
April 2040	0	0	0	0	0	0	0	0	0	0
April 2041	0	0	0	0	0	0	0	0	0	0
April 2042	0	0	0	0	0	0	0	0	0	0
April 2043	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	5.5	5.4	5.4	5.3	5.3	5.5	0.5	0.2	0.1	0.1

Percent of Original Principal Balances Outstanding for the 1A2 Class

Date	CPR Prepayment Assumption					CPR Prepayment Assumption				
	No Prepayments During Prepayment Premium Term††					Prepayments Without Regard to Prepayment Premium Term				
	0%	25%	50%	75%	100%	0%	25%	50%	75%	100%
Initial Percent	100	100	100	100	100	100	100	100	100	100
April 2014	100	100	100	100	100	100	98	66	33	0
April 2015	100	100	100	100	100	100	72	32	8	0
April 2016	100	100	100	100	100	100	53	16	2	0
April 2017	100	100	100	100	100	100	38	8	*	0
April 2018	100	100	100	100	100	100	28	4	*	0
April 2019	100	100	100	100	100	100	20	2	*	0
April 2020	100	100	100	100	100	100	15	1	*	0
April 2021	100	100	100	100	100	100	11	*	*	0
April 2022	100	100	100	100	100	100	8	*	*	0
April 2023	100	100	99	98	98	100	6	*	*	0
April 2024	97	96	95	95	95	97	4	*	*	0
April 2025	93	92	92	92	92	93	3	*	*	0
April 2026	88	86	86	85	83	88	2	*	*	0
April 2027	83	82	81	80	80	83	1	*	0	0
April 2028	38	32	27	21	2	38	1	*	0	0
April 2029	35	23	14	7	2	35	*	*	0	0
April 2030	33	17	8	3	2	33	*	*	0	0
April 2031	30	12	5	2	2	30	*	*	0	0
April 2032	28	9	3	2	2	28	*	*	0	0
April 2033	4	1	*	*	0	4	*	*	0	0
April 2034	3	*	*	*	0	3	*	*	0	0
April 2035	3	*	*	*	0	3	*	0	0	0
April 2036	3	*	*	*	0	3	*	0	0	0
April 2037	2	*	*	*	0	2	*	0	0	0
April 2038	2	*	*	0	0	2	*	0	0	0
April 2039	2	*	*	0	0	2	*	0	0	0
April 2040	1	*	*	0	0	1	*	0	0	0
April 2041	1	*	*	0	0	1	*	0	0	0
April 2042	*	*	*	0	0	*	*	0	0	0
April 2043	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	16.1	15.1	14.7	14.4	14.0	16.1	4.1	1.8	0.9	0.1

* Indicates an outstanding balance greater than 0% and less than 0.5% of the original principal balance.
 ** Determined as specified under “Yield, Maturity and Prepayment Considerations—Weighted Average Lives and Final Distribution Dates” in the Multifamily REMIC Prospectus.
 †† Assumes no prepayment during any applicable Prepayment Premium Term. See “Additional Risk Factors” and “Description of the Certificates—Distributions of Interest—Allocation of Certain Prepayment Premiums” in this prospectus supplement.

Percent of Original Principal Balances Outstanding for the X1† Class

Date	CPR Prepayment Assumption					CPR Prepayment Assumption				
	No Prepayments During Prepayment Premium Term††					Prepayments Without Regard to Prepayment Premium Term				
	0%	25%	50%	75%	100%	0%	25%	50%	75%	100%
Initial Percent	100	100	100	100	100	100	100	100	100	100
April 2014	94	94	94	94	94	94	0	0	0	0
April 2015	87	87	87	87	87	87	0	0	0	0
April 2016	79	79	79	79	79	79	0	0	0	0
April 2017	63	63	63	63	63	63	0	0	0	0
April 2018	52	52	52	52	52	52	0	0	0	0
April 2019	43	43	43	42	41	43	0	0	0	0
April 2020	34	33	32	32	29	34	0	0	0	0
April 2021	24	23	21	20	20	24	0	0	0	0
April 2022	14	12	11	10	10	14	0	0	0	0
April 2023	3	0	0	0	0	3	0	0	0	0
April 2024	0	0	0	0	0	0	0	0	0	0
April 2025	0	0	0	0	0	0	0	0	0	0
April 2026	0	0	0	0	0	0	0	0	0	0
April 2027	0	0	0	0	0	0	0	0	0	0
April 2028	0	0	0	0	0	0	0	0	0	0
April 2029	0	0	0	0	0	0	0	0	0	0
April 2030	0	0	0	0	0	0	0	0	0	0
April 2031	0	0	0	0	0	0	0	0	0	0
April 2032	0	0	0	0	0	0	0	0	0	0
April 2033	0	0	0	0	0	0	0	0	0	0
April 2034	0	0	0	0	0	0	0	0	0	0
April 2035	0	0	0	0	0	0	0	0	0	0
April 2036	0	0	0	0	0	0	0	0	0	0
April 2037	0	0	0	0	0	0	0	0	0	0
April 2038	0	0	0	0	0	0	0	0	0	0
April 2039	0	0	0	0	0	0	0	0	0	0
April 2040	0	0	0	0	0	0	0	0	0	0
April 2041	0	0	0	0	0	0	0	0	0	0
April 2042	0	0	0	0	0	0	0	0	0	0
April 2043	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	5.5	5.4	5.4	5.3	5.3	5.5	0.5	0.2	0.1	0.1

Percent of Original Principal Balances Outstanding for the 1AC††† Class

Date	CPR Prepayment Assumption					CPR Prepayment Assumption				
	No Prepayments During Prepayment Premium Term††					Prepayments Without Regard to Prepayment Premium Term				
	0%	25%	50%	75%	100%	0%	25%	50%	75%	100%
Initial Percent	100	100	100	100	100	100	100	100	100	100
April 2014	100	100	100	100	100	100	98	66	33	0
April 2015	100	100	100	100	100	100	72	32	8	0
April 2016	100	100	100	100	100	100	53	16	2	0
April 2017	100	100	100	100	100	100	38	8	*	0
April 2018	100	100	100	100	100	100	28	4	*	0
April 2019	100	100	100	100	100	100	20	2	*	0
April 2020	100	100	100	100	100	100	15	1	*	0
April 2021	100	100	100	100	100	100	11	*	*	0
April 2022	100	100	100	100	100	100	8	*	*	0
April 2023	100	100	99	98	98	100	6	*	*	0
April 2024	97	96	95	95	95	97	4	*	*	0
April 2025	93	92	92	92	92	93	3	*	*	0
April 2026	88	86	86	85	83	88	2	*	*	0
April 2027	83	82	81	80	80	83	1	*	0	0
April 2028	38	32	27	21	2	38	1	*	0	0
April 2029	35	23	14	7	2	35	*	*	0	0
April 2030	33	17	8	3	2	33	*	*	0	0
April 2031	30	12	5	2	2	30	*	*	0	0
April 2032	28	9	3	2	0	28	*	*	0	0
April 2033	4	1	*	*	0	4	*	*	0	0
April 2034	3	*	*	*	0	3	*	*	0	0
April 2035	3	*	*	*	0	3	*	0	0	0
April 2036	3	*	*	*	0	3	*	0	0	0
April 2037	2	*	*	*	0	2	*	0	0	0
April 2038	2	*	*	0	0	2	*	0	0	0
April 2039	2	*	*	0	0	2	*	0	0	0
April 2040	1	*	*	0	0	1	*	0	0	0
April 2041	1	*	*	0	0	1	*	0	0	0
April 2042	*	*	*	0	0	*	*	0	0	0
April 2043	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)**	16.1	15.1	14.7	14.4	14.0	16.1	4.1	1.8	0.9	0.1

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

** Determined as specified under “Yield, Maturity and Prepayment Considerations—Weighted Average Lives and Final Distribution Dates” in the Multifamily REMIC Prospectus.

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

†† Assumes no prepayment during any applicable Prepayment Premium Term. See “Additional Risk Factors” and “Description of the Certificates—Distributions of Interest—Allocation of Certain Prepayment Premiums” in this prospectus supplement.

††† The weighted average life information set forth for this Class is based solely on assumed principal distributions.

Percent of Original Principal Balances Outstanding for the 2A Class

Date	CPR Prepayment Assumption					CPR Prepayment Assumption				
	No Prepayments During Prepayment Premium Term††					Prepayments Without Regard to Prepayment Premium Term				
	0%	25%	50%	75%	100%	0%	25%	50%	75%	100%
Initial Percent	100	100	100	100	100	100	100	100	100	100
April 2014	98	98	98	98	98	98	74	49	25	0
April 2015	97	97	97	97	97	97	54	24	6	0
April 2016	95	95	95	95	95	95	40	12	1	0
April 2017	93	93	93	93	93	93	29	6	*	0
April 2018	90	90	90	90	90	90	21	3	*	0
April 2019	88	88	88	88	88	88	16	1	*	0
April 2020	86	86	86	86	86	86	11	1	*	0
April 2021	83	83	83	83	83	83	8	*	*	0
April 2022	81	81	81	81	81	81	6	*	*	0
April 2023	0	0	0	0	0	0	0	0	0	0
April 2024	0	0	0	0	0	0	0	0	0	0
April 2025	0	0	0	0	0	0	0	0	0	0
April 2026	0	0	0	0	0	0	0	0	0	0
April 2027	0	0	0	0	0	0	0	0	0	0
April 2028	0	0	0	0	0	0	0	0	0	0
April 2029	0	0	0	0	0	0	0	0	0	0
April 2030	0	0	0	0	0	0	0	0	0	0
April 2031	0	0	0	0	0	0	0	0	0	0
April 2032	0	0	0	0	0	0	0	0	0	0
April 2033	0	0	0	0	0	0	0	0	0	0
April 2034	0	0	0	0	0	0	0	0	0	0
April 2035	0	0	0	0	0	0	0	0	0	0
April 2036	0	0	0	0	0	0	0	0	0	0
April 2037	0	0	0	0	0	0	0	0	0	0
April 2038	0	0	0	0	0	0	0	0	0	0
April 2039	0	0	0	0	0	0	0	0	0	0
April 2040	0	0	0	0	0	0	0	0	0	0
April 2041	0	0	0	0	0	0	0	0	0	0
April 2042	0	0	0	0	0	0	0	0	0	0
April 2043	0	0	0	0	0	0	0	0	0	0
Weighted Average										
Life (years)**	8.8	8.8	8.8	8.7	8.4	8.8	3.1	1.4	0.7	0.1

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

** Determined as specified under “Yield, Maturity and Prepayment Considerations—Weighted Average Lives and Final Distribution Dates” in the Multifamily REMIC Prospectus.

†† Assumes no prepayment during any applicable Prepayment Premium Term. See “Additional Risk Factors” and “Description of the Certificates—Distributions of Interest—Allocation of Certain Prepayment Premiums” in this prospectus supplement.

Characteristics of the Residual Classes

A Residual Certificate will be subject to certain transfer restrictions. See “Description of the Certificates—Special Characteristics of the Residual Certificates” and “Material Federal Income Tax Consequences—Taxation of Beneficial Owners of Residual Certificates” in the Multifamily REMIC Prospectus.

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. A Residual Certificate will constitute a noneconomic residual interest under the Regulations. Having a significant purpose to impede the assessment or collection of tax means that the transferor of a Residual Certificate had “improper knowledge” at the time of the transfer. See “Description of the Certificates—Special Characteristics of the Residual Certificates” in the Multifamily REMIC Prospectus. You should consult your own tax advisor regarding the application of the Regulations to a transfer of a Residual Certificate.

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 “Material Federal Income Tax Consequences” in the Multifamily 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 Multifamily 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.

U.S. Treasury Circular 230 Notice

The tax discussions contained in the Multifamily REMIC Prospectus (including the sections entitled “Material Federal Income Tax Consequences” and “ERISA Considerations”) and this prospectus supplement were not intended or written to be used, and cannot be used, for the purpose of avoiding United States federal tax penalties. These discussions were written to support the promotion or marketing of the transactions or matters addressed in this prospectus supplement. You should seek advice based on your particular circumstances from an independent tax advisor.

REMIC Elections and Special Tax Attributes

We will make a REMIC election with respect to each REMIC set forth in the table under “Description of the Certificates—General—*Structure*.” The Regular Classes will be designated as “regular interests” and the Residual Classes will be designated as the “residual interests” in the REMICs as set forth in that table. Thus, 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 Residual Classes, as “qualified mortgages” for other REMICs. See “Material Federal Income Tax Consequences—REMIC Election and Special Tax Attributes” in the Multifamily REMIC Prospectus.

Taxation of Beneficial Owners of Regular Certificates

The Notional Classes 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 “Material Federal Income Tax Consequences—Taxation of Beneficial Owners of Regular Certificates—*Treatment of Original Issue Discount*” in the Multifamily REMIC Prospectus. In addition, certain Classes of REMIC Certificates may be treated as having been issued at a premium. See “Material Federal Income Tax Consequences—Taxation of Beneficial Owners of Regular Certificates—*Regular Certificates Purchased at a Premium*” in the Multifamily REMIC Prospectus.

The Prepayment Assumption that will be used in determining the rate of accrual of OID will be applied on a pool-by-pool basis. See “Material Federal Income Tax Consequences—Taxation of Beneficial Owners of Regular Certificates—*Daily Portions of Original Issue Discount*” in the Multifamily REMIC Prospectus. The Prepayment Assumption that will be used for each pool will be 0% CPR until the Prepayment Premium End Date for each such pool and 100% CPR thereafter. The Prepayment Premium End Date for each pool can be determined through the Multifamily Securities Locator Service at www.fanniemae.com. Because the Prepayment Premium End Date for each pool is not the same, during the period beginning on the earliest Prepayment Premium End Date of the pools and ending on the latest Prepayment Premium End Date of the pools, the effective Prepayment Assumption will increase, from 0% CPR to 100% CPR, as each pool reaches its Prepayment Premium End Date. No representation is made as to whether the Mortgage Loans underlying the MBS will prepay at the rate reflected in the Prepayment Assumption or any other rate. See “Description of the Certificates—Weighted Average Lives of the Certificates” in this prospectus supplement and “Yield, Maturity and Prepayment Considerations—Weighted Average Lives and Final Distribution Dates” in the Multifamily REMIC Prospectus.

Taxation of Beneficial Owners of Residual Certificates

The Holder of a Residual Certificate will be considered to be the holder of the “residual interest” in the related REMIC. Such Holder generally will be required to report its daily portion of the taxable income or net loss of the REMIC to which that Certificate relates. In certain periods, a Holder of a Residual Certificate may be required to recognize taxable income without being entitled to receive a corresponding amount of cash. Pursuant to the Trust Agreement, we will be obligated to provide to the Holder of a Residual Certificate (i) information necessary to enable it to prepare its federal income tax returns and (ii) any reports regarding the Residual Class that may be required under the Code. See “Material Federal Income Tax Consequences—Taxation of Beneficial Owners of Residual Certificates” in the Multifamily REMIC Prospectus.

Taxation of Beneficial Owners of RCR Certificates

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 Regular Certificates that are exchanged for RCR Certificates set forth in Schedule 1 (including any exchanges effective on the Settlement Date) will be the assets of the trust, and the RCR Certificates will represent an ownership interest of the underlying Regular Certificates. For a general discussion of the federal income tax treatment of beneficial owners of Regular Certificates, see “Material Federal Income Tax Consequences” in the Multifamily REMIC Prospectus.

Generally, the ownership interest represented by an RCR Certificate will be one of two types. A certificate of a Combination RCR Class (a “Combination RCR Certificate”) will represent beneficial ownership of undivided interests in one or more underlying Regular Certificates. A certificate of a Strip RCR Class (a “Strip RCR Certificate”) will represent the right to receive a disproportionate part of the principal or interest payments on one or more underlying Regular Certificates. All of the RCR Certificates are Combination RCR Certificates. See “Material Federal Income Tax Consequences—Taxation of Beneficial Owners of RCR Certificates” in the Multifamily REMIC Prospectus for a general discussion of the federal income tax treatment of beneficial owners of RCR Certificates.

PLAN OF DISTRIBUTION

We are obligated to deliver the Certificates to Credit Suisse Securities (USA) LLC (the “Dealer”) in exchange for the MBS. 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.

LEGAL MATTERS

Sidley Austin LLP will provide legal representation for Fannie Mae. Bingham McCutchen LLP will provide legal representation for Credit Suisse Securities (USA) LLC.

Schedule 1

Available Recombination(1)

REMIC Certificates		RCR Certificates						Final Distribution Date
Classes	Original Balances	RCR Class	Original Balance	Principal Type(2)	Interest Rate	Interest Type(2)	CUSIP Number	
1A2	\$239,187,635	1AC	\$239,187,635	SEQ	(3)	WAC	3136AC7M7	February 2043
X1	79,240,000							

- (1) REMIC Certificates and RCR Certificates may be exchanged only in the proportions of *original* principal or notional principal balances for the related Classes shown in this Schedule 1 (disregarding any retired Classes). For example, if a particular Recombination includes two REMIC Classes and one RCR Class whose *original* principal balances shown in the schedule reflect a 1:1:2 relationship, the same 1:1:2 relationship among the *original* principal balances of those REMIC and RCR Classes must be maintained in any exchange. This is true even if, as a result of the applicable payment priority sequence, the relationship between their *current* principal balances has changed over time. Moreover, if as a result of a proposed exchange, a Certificateholder would hold a REMIC Certificate or RCR Certificate of a Class in an amount less than the applicable minimum denomination for that Class, the Certificateholder will be unable to effect the proposed exchange. See “Description of the Certificates—General—*Authorized Denominations*” in this prospectus supplement.
- (2) See “Description of the Certificates—Class Definitions and Abbreviations” in the Multifamily REMIC Prospectus.
- (3) For a description of this interest rate, see “Description of the Certificates—Distributions of Interest” in this prospectus supplement.

Exhibit A-1

**Assumed Characteristics of the
Mortgage Loans Underlying the Group 1 MBS
As of April 1, 2013***

	Approximate Principal Balance	Net Mortgage Interest Rate (%)	Mortgage Interest Rate (%)	Original Amortization Term (mos.)**	Remaining Term to Maturity (mos.)	Loan Age (mos.)	Remaining Prepayment Premium Term (mos.)	Scheduled Monthly Principal and Interest**	Interest Accrual Method	Remaining Interest Only Period (mos.)
	\$42,000,000.00	2.930%	4.170%	360	175	5	168	\$204,652.47	Actual/360	19
	34,804,863.45	3.150	4.100	360	236	4	175	169,119.43	Actual/360	N/A
	22,500,000.00	3.260	4.370	0	178	2	171	N/A	Actual/360	178
	22,313,242.11	3.330	4.630	360	237	3	176	115,234.29	Actual/360	N/A
	21,666,136.20	6.190	6.990	274	147	127	112	219,792.34	30/360	N/A
	19,389,035.06	2.820	3.990	360	176	4	169	92,983.60	Actual/360	N/A
	17,899,644.06	3.150	4.100	360	236	4	175	86,975.71	Actual/360	N/A
	17,134,803.56	3.370	4.840	360	235	5	174	90,869.06	Actual/360	N/A
	12,342,000.00	3.020	4.550	360	175	5	168	62,902.30	Actual/360	19
	11,406,086.79	2.920	4.320	360	177	3	170	56,812.21	Actual/360	N/A
	8,591,044.67	2.950	4.540	360	177	3	170	43,906.84	Actual/360	N/A
	8,254,581.65	3.290	4.200	360	236	4	175	40,588.43	Actual/360	N/A
	8,219,633.72	3.230	4.850	360	235	5	228	43,640.11	Actual/360	N/A
	7,953,797.12	2.710	3.910	360	176	4	169	37,779.30	Actual/360	N/A
	7,728,537.96	4.950	6.090	360	156	24	149	47,883.11	Actual/360	N/A
	5,956,306.45	3.460	5.050	360	358	2	177	32,238.49	Actual/360	N/A
	5,675,366.33	5.650	6.890	360	336	24	149	38,160.02	30/360	N/A
	4,972,536.85	3.040	4.180	360	212	4	175	24,392.53	Actual/360	N/A
	4,832,954.81	6.210	6.700	360	45	135	38	37,103.48	Actual/360	N/A
	4,397,302.78	2.980	4.310	360	176	4	169	21,904.23	Actual/360	N/A
	3,881,290.18	2.880	4.770	360	177	3	170	20,370.37	Actual/360	N/A
	3,420,000.00	2.900	4.360	360	176	4	169	17,045.31	Actual/360	20
	3,226,148.28	4.620	5.520	360	159	21	152	18,778.47	Actual/360	N/A
	3,188,774.65	5.400	7.460	360	190	26	153	22,635.52	Actual/360	N/A
	3,051,836.55	3.700	5.450	360	353	7	172	17,363.17	Actual/360	N/A
	2,976,970.59	5.740	6.440	300	188	112	67	25,183.21	30/360	N/A
	2,677,513.21	5.100	5.850	300	58	122	51	22,230.72	Actual/360	N/A
	2,431,414.89	5.120	6.020	360	195	97	82	16,667.56	30/360	N/A
	1,956,708.47	3.650	5.540	360	356	4	175	11,206.42	Actual/360	N/A
	1,796,881.76	6.630	8.090	360	45	135	38	15,541.01	30/360	N/A
	1,782,222.99	3.020	4.780	360	176	4	169	9,375.12	Actual/360	N/A

* The assumed characteristics of the underlying Mortgage Loans are derived from certain MBS pools that we expect to be included in the Trust. The assumed characteristics may not reflect the actual characteristics of the individual loans included in the related pools.

** Mortgage Loans that are interest only for their entire terms and have no scheduled interest and principal payment amounts prior to maturity are designated "0" under Original Amortization Term and "N/A" under Scheduled Monthly Principal and Interest in the table.

**Certain Characteristics of the
Expected Group 1 MBS and the Related Mortgage Loans
As of April 1, 2013**

Expected Pool Number	Original MBS Balance*	MBS Balance in the Lower Tier REMIC	MBS Issue Date	MBS Maturity Date	Loan Note Rate (%)	MBS Pass- Thru Rate (%)	Interest Accrual Method	Loan Original Amor- tization Term (mos.) [†]	Loan Original Term to Maturity (mos.)	Loan Remaining Term to Maturity (mos.)	Loan Age (mos.)	Loan Original Interest Only Period (mos.)	Loan Remaining Interest Only Period (mos.)	Loan Original Prepayment Term (mos.)	Loan Prepayment End Date
AM1307	\$42,000,000.00	\$42,000,000.00	12/01/12	11/01/27	4.170%	2.930%	Actual/360	360	180	175	5	24	19	174	4/30/2027
AM1638	35,000,000.00	34,804,863.45	12/01/12	12/01/32	4.100	3.150	Actual/360	360	240	236	4	N/A	N/A	180	11/30/2027
AM2493	22,500,000.00	22,500,000.00	02/01/13	02/01/28	4.370	3.260	Actual/360	0	180	178	2	180	178	174	7/31/2027
AM2093	22,400,000.00	22,313,242.11	01/01/13	01/01/33	4.630	3.330	Actual/360	360	240	237	3	N/A	N/A	180	12/31/2027
385486	30,048,863.00	21,666,136.20	09/01/02	07/01/25	6.990	6.190	30/360	274	274	147	127	N/A	N/A	240	8/14/2022
AM1841	19,500,000.00	19,389,035.06	12/01/12	12/01/27	3.990	2.820	Actual/360	360	180	176	4	N/A	N/A	174	5/31/2027
AM1640	18,000,000.00	17,899,644.06	12/01/12	12/01/32	4.100	3.150	Actual/360	360	240	236	4	N/A	N/A	180	11/30/2027
AM1416	17,218,665.00	17,134,803.56	12/01/12	11/01/32	4.840	3.370	Actual/360	360	240	235	5	N/A	N/A	180	10/31/2027
AM1321	12,342,000.00	12,342,000.00	12/01/12	11/01/27	4.550	3.020	Actual/360	360	180	175	5	24	19	174	4/30/2027
AM1584	11,453,000.00	11,406,086.79	01/01/13	01/01/28	4.320	2.920	Actual/360	360	180	177	3	N/A	N/A	174	6/30/2027
AM2017	8,625,000.00	8,591,044.67	01/01/13	01/01/28	4.540	2.950	Actual/360	360	180	177	3	N/A	N/A	174	6/30/2027
AM1887	8,300,000.00	8,254,581.65	12/01/12	12/01/32	4.200	3.290	Actual/360	360	240	236	4	N/A	N/A	180	11/30/2027
AM1109	8,270,000.00	8,219,633.72	11/01/12	11/01/32	4.850	3.230	Actual/360	360	240	235	5	N/A	N/A	234	4/30/2032
AM1785	8,000,000.00	7,953,797.12	12/01/12	12/01/27	3.910	2.710	Actual/360	360	180	176	4	N/A	N/A	174	5/31/2027
467880	7,910,000.00	7,728,537.96	04/01/11	04/01/26	6.090	4.950	Actual/360	360	180	156	24	N/A	N/A	174	9/30/2025
AM2340	5,971,400.00	5,956,306.45	02/01/13	02/01/43	5.050	3.460	Actual/360	360	360	358	2	N/A	N/A	180	1/31/2028
467925	5,795,141.00	5,675,366.33	05/01/11	04/01/41	6.890	5.650	30/360	360	360	336	24	N/A	N/A	174	9/30/2025
AM1750	5,000,000.00	4,972,536.85	12/01/12	12/01/30	4.180	3.040	Actual/360	360	216	212	4	N/A	N/A	180	11/30/2027
384543	5,750,000.00	4,832,954.81	12/01/01	01/01/17	6.700	6.210	Actual/360	360	180	45	135	N/A	N/A	174	6/12/2016
AM1565	4,421,000.00	4,397,302.78	12/01/12	12/01/27	4.310	2.980	Actual/360	360	180	176	4	N/A	N/A	174	5/31/2027
AM1938	3,896,000.00	3,881,290.18	01/01/13	01/01/28	4.770	2.880	Actual/360	360	180	177	3	N/A	N/A	174	6/30/2027
AM1522	3,420,000.00	3,420,000.00	12/01/12	12/01/27	4.360	2.900	Actual/360	360	180	176	4	24	20	174	5/31/2027
468655	3,300,000.00	3,226,148.28	07/01/11	07/01/26	5.520	4.620	Actual/360	360	180	159	21	N/A	N/A	174	12/31/2025
467398	3,250,000.00	3,188,774.65	02/01/11	02/01/29	7.460	5.400	Actual/360	360	216	190	26	N/A	N/A	180	1/31/2026
AM0587	3,075,000.00	3,051,836.55	09/01/12	09/01/42	5.450	3.700	Actual/360	360	360	353	7	N/A	N/A	180	8/31/2027
386720	3,750,500.00	2,976,970.59	12/01/03	12/01/28	6.440	5.740	30/360	300	300	188	112	N/A	N/A	180	11/30/2018
385906	3,493,694.00	2,677,513.21	03/01/03	02/01/18	5.850	5.100	Actual/360	300	180	58	122	N/A	N/A	174	7/27/2017
387289	2,771,305.00	2,431,414.89	04/01/05	07/01/29	6.020	5.120	30/360	360	292	195	97	N/A	N/A	180	2/29/2020
AM1751	1,965,000.00	1,956,708.47	12/01/12	12/01/42	5.540	3.650	Actual/360	360	360	356	4	N/A	N/A	180	11/30/2027
384709	2,098,616.00	1,796,881.76	02/01/02	01/01/17	8.090	6.630	30/360	360	180	45	135	N/A	N/A	174	6/27/2016
AM1695	1,791,000.00	1,782,222.99	12/01/12	12/01/27	4.780	3.020	Actual/360	360	180	176	4	N/A	N/A	174	5/31/2027

* This may represent all or a portion of the principal balance of the related pool at MBS issuance.

† Mortgage Loans that are interest only for their entire terms and have no scheduled interest and principal payment amounts prior to maturity are designated “0” under Loan Original Amortization Term in the above table.

**Property Characteristics of the
Expected Group 1 MBS and the Related Mortgage Loans
As of April 1, 2013**

Expected Pool Number	Property City	Property State	ZIP Code	Property Type	Number of Units	Year Built	Original LTV (%)	Most Recently Reported DSCR	Mortgage Loan Originator
AM1307	St. Louis	MO	63146	Multifamily	1047	1969	78.8%	1.48	ARBOR COMMERCIAL FUNDING LLC
AM1638	Commack	NY	11725	Multifamily	256	1968	53.4	1.57	CENTERLINE MORTGAGE CAPITAL INC.
AM2493	New York	NY	10019	Cooperative	89	1883	28.1	3.66	WELLS FARGO BANK, N.A.
AM2093	Edmond	OK	73003	Multifamily	318	2011	74.7	1.49	M & T REALTY CAPITAL CORPORATION
385486	Costa Mesa	CA	92626	Standard Multifamily	568	1985	75.0	2.21	CWCAPITAL
AM1841	Wichita	KS	67212	Multifamily	408	2000	75.0	1.61	BERKELEY POINT CAPITAL LLC
AM1640	Babylon	NY	11702	Multifamily	158	1966	54.5	1.58	CENTERLINE MORTGAGE CAPITAL INC.
AM1416	Sioux Falls	SD	57108	Multifamily	191	2004	79.9	1.26	AMERISPHERE MULTIFAMILY FINANCE, L.L.C.
AM1321	Albuquerque	NM	87120	Multifamily	288	1999	80.0	1.28	ALLIANT CAPITAL LLC
AM1584	Atascocita	TX	77346	Multifamily	208	1998	65.0	1.43	ARBOR COMMERCIAL FUNDING LLC
AM2017	Little Rock	AR	72201	Multifamily	145	2001	67.7	1.42	BEECH STREET CAPITAL, LLC
AM1887	Bohemia	NY	11716	Multifamily	352	1970	45.0	2.18	HSBC BANK USA, NA
AM1109	Amarillo	TX	79109	Multifamily	224	1984	79.9	1.42	ARBOR COMMERCIAL FUNDING LLC
AM1785	Lubbock	TX	79424	Multifamily	276	2012	72.7	1.35	BERKELEY POINT CAPITAL LLC
467880	Stockton	CA	95207	Standard Multifamily	232	1984	74.4	1.21	CBRE MULTIFAMILY CAPITAL, INC.
AM2340	Cuyahoga Falls	OH	44221	Multifamily	64	2012	74.6	1.35	RED MORTGAGE CAPITAL, LLC
467925	Calumet City	IL	60409	Cooperative	270	1973	35.1	1.51	ARBOR COMMERCIAL FUNDING LLC
AM1750	Washington	DC	20001	Multifamily	133	1987	38.0	2.14	RED MORTGAGE CAPITAL, LLC
384543	Yonkers	NY	10710	Cooperative	276	1967	27.0	0.96	GREEN PARK FINANCIAL LIMITED PARTNERSHIP
AM1565	Lafayette	CA	94549	Multifamily	39	1973	59.7	1.35	WALKER & DUNLOP, LLC
AM1938	Sanger	CA	93657	Multifamily	144	1986	80.0	1.28	CENTERLINE MORTGAGE CAPITAL INC.
AM1522	Toledo	OH	43604	Multifamily	156	1927	54.7	1.94	BERKADIA COMMERCIAL MORTGAGE LLC
468655	The Colony	TX	75056	Multifamily	145	2009	41.3	1.76	OAK GROVE COMMERCIAL MORTGAGE, LLC
467398	Brooklyn	NY	11236	Senior	111	1978	34.3	3.29	GREYSTONE SERVICING CORPORATION INC.
AM0587	El Paso	TX	79902	Multifamily	101	1965	75.0	1.39	CENTERLINE MORTGAGE CAPITAL INC.
386720	Niles	OH	44446	Standard Multifamily	114	1992	70.0	2.08	RED MORTGAGE CAPITAL, LLC.
385906	Chico	CA	95973	Standard Multifamily	100	1991	70.0	1.36	PNC ARCS LLC
387289	Miami	FL	33130	Standard Multifamily	160	2004	89.0	3.26	AMERISPHERE MULTIFAMILY FINANCE, L.L.C.
AM1751	Grand Island	NE	68801	Multifamily	108	1973	75.0	1.47	CENTERLINE MORTGAGE CAPITAL INC.
384709	Odessa	TX	79761	Standard Multifamily	128	2000	90.0	1.34	MMA MORTGAGE INVESTMENT CORPORATION
AM1695	Bountiful	UT	84010	Multifamily	23	1946	66.9	1.25	CENTERLINE MORTGAGE CAPITAL INC.

**Additional Loan Characteristics of the Ten Largest Group 1 MBS
As of April 1, 2013**

<u>Expected Pool Number</u>	<u>Property Name</u>	<u>Property Street Address</u>	<u>Property City</u>	<u>Property State</u>	<u>Zip Code</u>	<u>MBS Balance in the Lower Tier REMIC</u>	<u>MBS Balance as Percent of Total Aggregate Group 1 MBS Balance</u>	<u>Most Recent DSCR</u>	<u>Original LTV (%)</u>
AM1307	West Pointe Apartments	2037 Chablis Drive	St. Louis	MO	63146	\$42,000,000.00	13.19%	1.48	78.8%
AM1638	Fairfield Village at Commack	50 Fairfield Way	Commack	NY	11725	34,804,863.45	10.93	1.57	53.4
AM2493	The Osborne	205 West 57th Street	New York	NY	10019	22,500,000.00	7.07	3.66	28.1
AM2093	The Greens at Coffee Creek Apartments	401 West Covell Road	Edmond	OK	73003	22,313,242.11	7.01	1.49	74.7
385486	Harbor Village Apartments	2500 Merrimac Way	Costa Mesa	CA	92626	21,666,136.20	6.80	2.21	75.0
AM1841	Newport Apartments	770 N. Silver Springs Boulevard	Wichita	KS	67212	19,389,035.06	6.09	1.61	75.0
AM1640	Fairfield Park at Babylon Village	100 Friendly Court	Babylon	NY	11702	17,899,644.06	5.62	1.58	54.5
AM1416	Donegal Pointe and Donegal Centre	4301 West 57th Street	Sioux Falls	SD	57108	17,134,803.56	5.38	1.26	79.9
AM1321	Villa Hermosa Apartments	2600 Americare Court NW	Albuquerque	NM	87120	12,342,000.00	3.88	1.28	80.0
AM1584	Verandah at Lake Pointe	8300 FM 1960 East	Atascocita	TX	77346	11,406,086.79	3.58	1.43	65.0

Exhibit A-2

**Assumed Characteristics of the
Mortgage Loans Underlying the Group 2 MBS
As of April 1, 2013***

	<u>Approximate Principal Balance</u>	<u>Net Mortgage Interest Rate (%)</u>	<u>Mortgage Interest Rate (%)</u>	<u>Original Amortization Term (mos.)</u>	<u>Remaining Term to Maturity (mos.)</u>	<u>Loan Age (mos.)</u>	<u>Remaining Prepayment Premium Term (mos.)</u>	<u>Scheduled Monthly Principal and Interest</u>	<u>Interest Accrual Method</u>	<u>Remaining Interest Only Period (mos.)</u>
A-6	\$39,091,618.45	2.330%	3.770%	300	115	5	108	\$203,444.59	Actual/360	N/A
	16,000,000.00	2.610	4.140	360	119	1	112	77,683.46	Actual/360	23
	15,327,995.40	2.450	3.880	360	118	2	111	72,342.93	Actual/360	N/A
	14,133,111.32	2.500	4.090	360	118	2	111	68,411.17	Actual/360	N/A
	11,665,144.18	2.450	4.040	360	118	2	111	56,127.73	Actual/360	N/A
	8,440,000.00	2.450	4.040	360	119	1	112	40,488.72	Actual/360	23
	8,389,443.32	2.370	3.980	360	115	5	108	40,244.22	Actual/360	N/A
	8,177,365.70	2.620	4.510	360	118	2	111	41,596.93	Actual/360	N/A
	8,157,369.92	2.510	4.100	360	119	1	112	39,467.64	Actual/360	N/A
	6,920,173.35	2.410	3.960	360	116	4	109	33,067.80	Actual/360	N/A
	5,832,300.75	2.340	4.100	360	116	4	109	28,339.58	Actual/360	N/A
	5,618,406.48	2.400	3.930	360	119	1	112	26,632.84	Actual/360	N/A
	5,216,246.61	2.440	4.130	360	119	1	112	25,328.43	Actual/360	N/A
	4,765,977.41	2.450	4.040	360	115	5	108	23,026.76	Actual/360	N/A
	4,375,729.03	2.170	4.100	240	118	2	111	26,895.55	Actual/360	N/A
	3,875,112.44	2.560	4.250	360	119	1	112	19,087.27	Actual/360	N/A
	3,755,253.26	2.615	4.240	360	119	1	112	18,474.93	Actual/360	N/A
	3,345,752.33	2.630	4.220	360	119	1	112	16,421.20	Actual/360	N/A
	3,259,924.31	2.660	4.290	360	119	1	112	16,133.44	Actual/360	N/A
	3,136,863.81	2.530	4.220	360	117	3	110	15,440.83	Actual/360	N/A
	2,732,658.17	2.700	4.390	360	119	1	112	13,684.66	Actual/360	N/A
	2,726,470.08	2.540	4.130	360	119	1	112	13,238.87	Actual/360	N/A
	2,696,394.39	2.610	3.980	360	119	1	112	12,859.10	Actual/360	N/A
	2,661,606.12	2.710	4.200	360	119	1	112	13,032.31	Actual/360	N/A
	2,542,119.77	2.460	4.120	360	115	5	108	12,399.60	Actual/360	N/A
	2,496,788.43	2.670	4.160	360	119	1	112	12,167.13	Actual/360	N/A
	1,988,661.12	2.350	4.010	360	116	4	109	9,559.84	Actual/360	N/A
	1,947,670.69	2.840	4.490	360	119	1	112	9,868.78	Actual/360	N/A
	1,887,020.76	2.610	4.240	360	115	5	108	9,335.74	Actual/360	N/A
	1,848,541.07	2.580	3.780	480	119	1	112	7,480.68	Actual/360	N/A
	1,847,834.37	2.790	4.580	360	119	1	112	9,461.82	Actual/360	N/A
	1,793,150.48	2.700	4.390	300	118	2	111	9,892.93	Actual/360	N/A
	1,747,904.90	2.690	4.480	360	119	1	112	8,846.21	Actual/360	N/A
	1,648,024.62	2.790	4.480	360	119	1	112	8,340.71	Actual/360	N/A

<u>Approximate Principal Balance</u>	<u>Net Mortgage Interest Rate (%)</u>	<u>Mortgage Interest Rate (%)</u>	<u>Original Amortization Term (mos.)</u>	<u>Remaining Term to Maturity (mos.)</u>	<u>Loan Age (mos.)</u>	<u>Remaining Prepayment Premium Term (mos.)</u>	<u>Scheduled Monthly Principal and Interest</u>	<u>Interest Accrual Method</u>	<u>Remaining Interest Only Period (mos.)</u>
\$ 1,489,772.22	2.550%	4.250%	360	115	5	108	\$ 7,379.10	Actual/360	N/A
1,443,270.05	2.790	4.480	360	119	1	112	7,304.44	Actual/360	N/A
1,325,450.10	2.800	4.590	360	119	1	112	6,794.86	Actual/360	N/A
1,306,156.96	2.290	3.850	360	117	3	110	6,150.76	Actual/360	N/A
892,296.77	2.380	4.270	360	117	3	110	4,418.28	Actual/360	N/A
863,879.12	2.850	4.120	360	119	1	112	4,189.71	Actual/360	N/A
839,064.81	2.830	4.800	360	119	1	112	4,407.19	Actual/360	N/A
742,630.23	3.170	4.250	480	107	13	100	3,252.15	Actual/360	N/A
731,989.34	2.550	4.320	360	117	3	110	3,645.94	Actual/360	N/A
658,267.96	2.720	4.820	360	118	2	111	3,470.77	Actual/360	N/A
590,258.79	2.680	4.270	360	119	1	112	2,914.29	Actual/360	N/A

* The assumed characteristics of the underlying Mortgage Loans are derived from certain MBS pools that we expect to be included in the Trust. The assumed characteristics may not reflect the actual characteristics of the individual loans included in the related pools.

**Certain Characteristics of the
Expected Group 2 MBS and the Related Mortgage Loans
As of April 1, 2013**

<u>Expected Pool Number</u>	<u>Original MBS Balance*</u>	<u>MBS Balance in the Lower Tier REMIC</u>	<u>MBS Issue Date</u>	<u>MBS Maturity Date</u>	<u>Loan Note Rate (%)</u>	<u>MBS Pass- Thru Rate (%)</u>	<u>Interest Accrual Method</u>	<u>Loan Original Amor- tization Term (mos.)</u>	<u>Loan Original Term to Maturity (mos.)</u>	<u>Loan Remaining Term to Maturity (mos.)</u>	<u>Loan Age (mos.)</u>	<u>Loan Original Interest Only Period (mos.)</u>	<u>Loan Remaining Interest Only Period (mos.)</u>	<u>Loan Original Prepayment Premium Term (mos.)</u>	<u>Loan Prepayment Premium End Date</u>
AM1270	\$39,407,515.00	\$39,091,618.45	12/01/12	11/01/22	3.770%	2.330%	Actual/360	300	120	115	5	N/A	N/A	114	4/30/2022
AM2703	16,000,000.00	16,000,000.00	03/01/13	03/01/23	4.140	2.610	Actual/360	360	120	119	1	24	23	114	8/31/2022
AM2548	15,375,000.00	15,327,995.40	02/01/13	02/01/23	3.880	2.450	Actual/360	360	120	118	2	N/A	N/A	114	7/31/2022
AM2554	14,175,000.00	14,133,111.32	02/01/13	02/01/23	4.090	2.500	Actual/360	360	120	118	2	N/A	N/A	114	7/31/2022
AM2370	11,700,000.00	11,665,144.18	02/01/13	02/01/23	4.040	2.450	Actual/360	360	120	118	2	N/A	N/A	114	7/31/2022
AM2604	8,440,000.00	8,440,000.00	03/01/13	03/01/23	4.040	2.450	Actual/360	360	120	119	1	24	23	114	8/31/2022
AM1298	8,437,781.00	8,389,443.32	12/01/12	11/01/22	3.980	2.370	Actual/360	360	120	115	5	N/A	N/A	114	4/30/2022
AM2579	8,200,000.00	8,177,365.70	02/01/13	02/01/23	4.510	2.620	Actual/360	360	120	118	2	N/A	N/A	114	7/31/2022
AM2805	8,168,000.00	8,157,369.92	03/01/13	03/01/23	4.100	2.510	Actual/360	360	120	119	1	N/A	N/A	114	8/31/2022
AM1489	6,960,000.00	6,920,173.35	12/01/12	12/01/22	3.960	2.410	Actual/360	360	120	116	4	N/A	N/A	114	5/31/2022
AM1576	5,865,000.00	5,832,300.75	12/01/12	12/01/22	4.100	2.340	Actual/360	360	120	116	4	N/A	N/A	114	5/31/2022
AM2699	5,626,000.00	5,618,406.48	03/01/13	03/01/23	3.930	2.400	Actual/360	360	120	119	1	N/A	N/A	114	8/31/2022
AM2850	5,223,000.00	5,216,246.61	03/01/13	03/01/23	4.130	2.440	Actual/360	360	120	119	1	N/A	N/A	114	8/31/2022
AM1404	4,793,133.00	4,765,977.41	12/01/12	11/01/22	4.040	2.450	Actual/360	360	120	115	5	N/A	N/A	114	4/30/2022
AM2469	4,400,000.00	4,375,729.03	02/01/13	02/01/23	4.100	2.170	Actual/360	240	120	118	2	N/A	N/A	114	7/31/2022
AM2626	3,880,000.00	3,875,112.44	03/01/13	03/01/23	4.250	2.560	Actual/360	360	120	119	1	N/A	N/A	114	8/31/2022
AM2693	3,760,000.00	3,755,253.26	03/01/13	03/01/23	4.240	2.615	Actual/360	360	120	119	1	N/A	N/A	114	8/31/2022
AM2649	3,350,000.00	3,345,752.33	03/01/13	03/01/23	4.220	2.630	Actual/360	360	120	119	1	N/A	N/A	114	8/31/2022
AM2595	3,264,000.00	3,259,924.31	03/01/13	03/01/23	4.290	2.660	Actual/360	360	120	119	1	N/A	N/A	114	8/31/2022
AM2301	3,150,000.00	3,136,863.81	01/01/13	01/01/23	4.220	2.530	Actual/360	360	120	117	3	N/A	N/A	114	6/30/2022

Expected Pool Number	Original MBS Balance*	MBS Balance in the Lower Tier REMIC	MBS Issue Date	MBS Maturity Date	Loan Note Rate (%)	MBS Pass- Thru Rate (%)	Interest Accrual Method	Loan Original Amor- tization Term (mos.)	Loan Original Term to Maturity (mos.)	Loan Remaining Term to Maturity (mos.)	Loan Age (mos.)	Loan Original Interest Only Period (mos.)	Loan Remaining Interest Only Period (mos.)	Loan Original Prepayment Premium Term (mos.)	Loan Prepayment Premium End Date
AM2596	\$ 2,736,000.00	\$ 2,732,658.17	03/01/13	03/01/23	4.390%	2.700%	Actual/360	360	120	119	1	N/A	N/A	114	8/31/2022
AM2787	2,730,000.00	2,726,470.08	03/01/13	03/01/23	4.130	2.540	Actual/360	360	120	119	1	N/A	N/A	114	8/31/2022
AM2879	2,700,000.00	2,696,394.39	03/01/13	03/01/23	3.980	2.610	Actual/360	360	120	119	1	N/A	N/A	114	8/31/2022
AM2616	2,665,000.00	2,661,606.12	03/01/13	03/01/23	4.200	2.710	Actual/360	360	120	119	1	N/A	N/A	114	8/31/2022
AM1174	2,556,389.00	2,542,119.77	12/01/12	11/01/22	4.120	2.460	Actual/360	360	120	115	5	N/A	N/A	114	4/30/2022
AM2854	2,500,000.00	2,496,788.43	03/01/13	03/01/23	4.160	2.670	Actual/360	360	120	119	1	N/A	N/A	114	8/31/2022
AM1524†	2,000,000.00	1,988,661.12	12/01/12	12/01/22	4.010	2.350	Actual/360	360	120	116	4	N/A	N/A	114	5/31/2022
AM2756	1,950,000.00	1,947,670.69	03/01/13	03/01/23	4.490	2.840	Actual/360	360	120	119	1	N/A	N/A	114	8/31/2022
AM1255	1,897,377.00	1,887,020.76	12/01/12	11/01/22	4.240	2.610	Actual/360	360	120	115	5	N/A	N/A	114	4/30/2022
AM2965	1,850,000.00	1,848,541.07	03/01/13	03/01/23	3.780	2.580	Actual/360	480	120	119	1	N/A	N/A	114	8/31/2022
AM2862	1,850,000.00	1,847,834.37	03/01/13	03/01/23	4.580	2.790	Actual/360	360	120	119	1	N/A	N/A	114	8/31/2022
AM2441	1,800,000.00	1,793,150.48	02/01/13	02/01/23	4.390	2.700	Actual/360	300	120	118	2	N/A	N/A	114	7/31/2022
AM2898	1,750,000.00	1,747,904.90	03/01/13	03/01/23	4.480	2.690	Actual/360	360	120	119	1	N/A	N/A	114	8/31/2022
AM2740	1,650,000.00	1,648,024.62	03/01/13	03/01/23	4.480	2.790	Actual/360	360	120	119	1	N/A	N/A	114	8/31/2022
AM1283	1,497,933.00	1,489,772.22	12/01/12	11/01/22	4.250	2.550	Actual/360	360	120	115	5	N/A	N/A	114	4/30/2022
AM2742	1,445,000.00	1,443,270.05	03/01/13	03/01/23	4.480	2.790	Actual/360	360	120	119	1	N/A	N/A	114	8/31/2022
AM2690	1,327,000.00	1,325,450.10	03/01/13	03/01/23	4.590	2.800	Actual/360	360	120	119	1	N/A	N/A	114	8/31/2022
AM1795	1,312,000.00	1,306,156.96	01/01/13	01/01/23	3.850	2.290	Actual/360	360	120	117	3	N/A	N/A	114	6/30/2022
AM2042	896,000.00	892,296.77	12/01/12	01/01/23	4.270	2.380	Actual/360	360	120	117	3	N/A	N/A	114	6/30/2022
AM2635	865,000.00	863,879.12	03/01/13	03/01/23	4.120	2.850	Actual/360	360	120	119	1	N/A	N/A	114	8/31/2022
AM2672	840,000.00	839,064.81	03/01/13	03/01/23	4.800	2.830	Actual/360	360	120	119	1	N/A	N/A	114	8/31/2022
470705	750,000.00	742,630.23	03/01/12	03/01/22	4.250	3.170	Actual/360	480	120	107	13	N/A	N/A	114	8/31/2021
AM1943	735,000.00	731,989.34	01/01/13	01/01/23	4.320	2.550	Actual/360	360	120	117	3	N/A	N/A	114	6/30/2022
AM2421	660,000.00	658,267.96	02/01/13	02/01/23	4.820	2.720	Actual/360	360	120	118	2	N/A	N/A	114	7/31/2022
AM2573	591,000.00	590,258.79	03/01/13	03/01/23	4.270	2.680	Actual/360	360	120	119	1	N/A	N/A	114	8/31/2022

* This may represent all or a portion of the principal balance of the related pool at MBS issuance.

† In this case, two Mortgage Loans with generally similar payment terms back a single MBS.

**Property Characteristics of the
Expected Group 2 MBS and the Related Mortgage Loans
As of April 1, 2012**

A-9	Expected		Property	ZIP	Property	Number	Year	Original	Most	Mortgage
	Pool	City								
	Number		State	Code	Type	of	Built	LTV	Recently	Loan
						Units		(%)	Reported	Originator
									DSCR	
	AM1270	Houston	TX	77061	Multifamily	2470	1977	69.6%	1.62	ARBOR COMMERCIAL FUNDING LLC
	AM2703	Madison	WI	53593	Multifamily	194	2004	73.1	1.32	WALKER & DUNLOP, LLC
	AM2548	Fresno	CA	93711	Multifamily	255	1990	75.0	1.47	WALKER & DUNLOP, LLC
	AM2554	Dublin	OH	43016	Multifamily	305	1985	75.0	1.61	WALKER & DUNLOP, LLC
	AM2370	Albuquerque	NM	87111	Multifamily	243	1985	79.9	1.45	WALKER & DUNLOP, LLC
	AM2604	Salt Lake City	UT	84101	Multifamily	60	2008	78.1	1.30	WELLS FARGO BANK, N.A.
	AM1298	Bronx	NY	10470	Multifamily	56	2012	72.1	1.35	ARBOR COMMERCIAL FUNDING LLC
	AM2579	Salem	OR	97301	Manufactured Housing	164	1978	72.2	1.42	BERKADIA COMMERCIAL MORTGAGE LLC
	AM2805	Seattle	WA	98125	Multifamily	84	2003	66.7	1.25	WELLS FARGO BANK, N.A.
	AM1489	Manchester	CT	06040	Multifamily	106	1967	80.0	1.46	ARBOR COMMERCIAL FUNDING LLC
	AM1576	East Lansing	MI	48823	Dedicated Student	50	2012	70.0	1.52	ARBOR COMMERCIAL FUNDING LLC
	AM2699	Bentonville	AR	72712	Multifamily	356	2006	74.5	1.47	BEECH STREET CAPITAL, LLC
	AM2850	Philadelphia	PA	19106	Multifamily	45	2001	79.1	1.37	RED MORTGAGE CAPITAL, LLC
	AM1404	Denver	CO	80219	Multifamily	126	1973	74.9	1.50	ARBOR COMMERCIAL FUNDING LLC
	AM2469	Bangor	ME	04401	Seniors	92	2009	67.1	1.66	WELLS FARGO BANK, N.A.
	AM2626	Pleasant Hills	PA	15236	Multifamily	148	1954	77.8	1.93	BERKADIA COMMERCIAL MORTGAGE LLC
	AM2693	Seguin	TX	78155	Multifamily	128	1973	79.6	1.43	CENTERLINE MORTGAGE CAPITAL INC.
	AM2649	Brooklyn	NY	11211	Multifamily	12	1907	74.5	1.50	ARBOR COMMERCIAL FUNDING LLC
	AM2595	Fresno	CA	93722	Multifamily	76	1981	72.4	1.40	M & T REALTY CAPITAL CORPORATION
	AM2301	Augusta	GA	30909	Multifamily	74	1986	75.0	1.60	DOUGHERTY MORTGAGE, LLC
	AM2596	Fresno	CA	93705	Multifamily	82	1985	72.4	1.43	M & T REALTY CAPITAL CORPORATION
	AM2787	Wooster	OH	44691	Multifamily	118	1997	75.0	1.66	ENTERPRISE MORTGAGE INVESTMENTS, LLC
	AM2879	Clinton	MS	39056	Multifamily	144	1973	50.5	2.42	ARBOR COMMERCIAL FUNDING LLC
	AM2616	Colorado Springs	CO	80903	Multifamily	33	1960	65.0	1.41	GREYSTONE SERVICING CORPORATION INC.
	AM1174	Madison	TN	37115	Multifamily	88	1969	79.9	1.51	ARBOR COMMERCIAL FUNDING LLC
	AM2854	Mesa	AZ	85213	Manufactured Housing	165	1960	40.7	2.55	WELLS FARGO BANK, N.A.
	AM1524	Fargo	ND	58103	Multifamily	75	1995	75.0	1.50	AMERISPHERE MULTIFAMILY FINANCE, L.L.C.
	AM1524	Fargo	ND	58103	Multifamily	66	1992	75.0	1.55	AMERISPHERE MULTIFAMILY FINANCE, L.L.C.
	AM2756	Oklahoma City	OK	73162	Multifamily	72	1985	62.9	1.77	ARBOR COMMERCIAL FUNDING LLC
	AM1255	Chicago	IL	60642	Multifamily	6	2011	75.3	1.40	PNC BANK, NATIONAL ASSOCIATION
	AM2965	Bronx	NY	10463	Cooperative	77	1955	30.9	4.60	NCB, FSB
	AM2862	Onalaska	WI	54650	Multifamily	28	1992	74.0	1.35	CENTERLINE MORTGAGE CAPITAL INC.
	AM2441	Provo	UT	84606	Multifamily	32	1978	74.7	1.38	ALLIANT CAPITAL LLC
	AM2898	Seymour	CT	06483	Multifamily	37	1974	74.5	1.62	ARBOR COMMERCIAL FUNDING LLC
	AM2740	Pensacola	FL	32506	Military	99	1971	53.2	1.47	ARBOR COMMERCIAL FUNDING LLC
	AM1283	Greenville	SC	29617	Multifamily	100	1974	73.1	1.62	CENTERLINE MORTGAGE CAPITAL INC.
	AM2742	Pensacola	FL	32504	Military	66	1975	57.8	1.54	ARBOR COMMERCIAL FUNDING LLC
	AM2690	Chicago	IL	60647	Multifamily	14	1907	75.0	1.46	ALLIANT CAPITAL LLC
	AM1795	Baltimore	MD	21215	Multifamily	182	1953	75.0	1.48	BEECH STREET CAPITAL, LLC
	AM2042	Thomson	GA	30824	Multifamily	60	2005	80.0	1.62	P/R MORTGAGE & INVESTMENT CORP.
	AM2635	(North Hollywood) Los Angeles	CA	91602	Multifamily	9	1990	39.8	1.94	WALKER & DUNLOP, LLC
	AM2672	Brooklyn	NY	11206	Multifamily	6	1931	80.0	1.36	CENTERLINE MORTGAGE CAPITAL INC.
	470705	Scarsdale	NY	10583	Cooperative	89	1928	28.8	4.68	NCB, FSB
	AM1943	St. Paul	MN	55117	Multifamily	17	1962	75.0	1.57	ARBOR COMMERCIAL FUNDING LLC
	AM2421	Los Angeles	CA	90007	Multifamily	9	1963	75.0	1.49	CENTERLINE MORTGAGE CAPITAL INC.
	AM2573	Austin	TX	78753	Multifamily	90	1985	62.0	1.56	GREYSTONE SERVICING CORPORATION INC.

**Additional Loan Characteristics of the Group 2 MBS
As of April 1, 2012**

Expected Pool Number	Property Name	Property Street Address	Property City	Property State	Zip Code	MBS Balance in the Lower Tier REMIC	MBS Balance as Percent of Total Aggregate Group 2 MBS Balance	Most Recent DSCR	Original LTV (%)
AM1270	Broadway Square Apartments	8751 Broadway Blvd.	Houston	TX	77061	\$39,091,618.45	17.69%	1.62	69.6%
AM2703	Hawks Landing Apartments	25 Hawks Landing Circle	Madison	WI	53593	16,000,000.00	7.24	1.32	73.1
AM2548	Windscape Apartments	353 and 373 West Nees Avenue	Fresno	CA	93711	15,327,995.40	6.94	1.47	75.0
AM2554	Abington Village Apartments	2500 Hard Road	Dublin	OH	43016	14,133,111.32	6.40	1.61	75.0
AM2370	Mesa Verde Apartments	4610 Eubank Boulevard	Albuquerque	NM	87111	11,665,144.18	5.28	1.45	79.9
AM2604	Axis at 739 Apartments	739 S. 300 West	Salt Lake City	UT	84101	8,440,000.00	3.82	1.30	78.1
AM1298	White Plains Road Apartments	4453 White Plains Road	Bronx	NY	10470	8,389,443.32	3.80	1.35	72.1
AM2579	Salem Greene Estates	4730 Auburn Road Northeast	Salem	OR	97301	8,177,365.70	3.70	1.42	72.2
AM2805	Promenade at the Park	3215 NE 143rd Street	Seattle	WA	98125	8,157,369.92	3.69	1.25	66.7
AM1489	Huntington Commons	126 Sycamore Lane	Manchester	CT	06040	6,920,173.35	3.13	1.46	80.0

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. We take no responsibility for 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.

Neither the Securities and Exchange Commission nor any state securities commission has approved or disapproved the Certificates or determined if this Prospectus Supplement is truthful and complete. Any representation to the contrary is a criminal offense.

\$539,359,304



**Guaranteed REMIC
Pass-Through Certificates**

**Fannie Mae Multifamily
REMIC Trust 2013-M6**

PROSPECTUS SUPPLEMENT

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Credit Suisse

April 24, 2013
