



Fact Sheet – Non-Performing Loan Sale FNMA 2018-NPL3 and FNMA 2018-CIP3 Community Impact Pool

September 13, 2018

This fact sheet is intended to provide additional information about Fannie Mae's current sale of non-performing loans (NPL), as well as its fourteenth Community Impact Pool geared to engage participation for Non-profits, Minority- and women-owned businesses and community groups.

Non-Performing Loan Sales by Fannie Mae

- Announced via press release by Fannie Mae on April 2, 2015, available [here](#).
- Fannie Mae NPL page for interested parties available [here](#).
- Federal Housing Finance Agency (FHFA) guidelines for NPL sales available [here](#).

FNMA 2018-NPL3 Pool Characteristics

- Announced via press release by Fannie Mae on September 13, 2018, available [here](#).
- Approximately 10,700 non-performing loans.
- Approximately \$1.95 billion in unpaid principal balance (UPB).
- Offered in five pools: Pool 1 is approximately \$341.6 million in UPB, Pool 2 is approximately \$782.1 million in UPB, Pool 3 is approximately \$528.2 million in UPB, Pool 4 is approximately \$244.6 million in UPB and Pool 5 is approximately \$52.7 million in UPB.
- Pools 1, 2 and 3 contain loans where the mortgage insurance has been commuted and will be sold without mortgage insurance (MI).
- Pool 4 is comprised of loans with mortgage insurance in place and will be sold with MI.
- Pool 5 is comprised of loans with known defects and there is no mortgage insurance on these loans.
- The pools are comprised by loans serviced by Seterus.
- Marketed with Bank of America Merrill Lynch and First Financial Network, Inc. as advisors.

FNMA 2018-NPL3 Timeline

- September 13, 2018: Marketing begins
- September 17, 2018: Data room open for bidders
- October 4, 2018: Bids due
- Early-October, 2018: Bid awarded
- Mid-November, 2018: Due diligence ends
- Mid-to late November, 2018: Sale closes



FNMA 2018-CIP3 Pool Characteristics

- Announced via press release by Fannie Mae on September 13, 2018, available [here](#).
- Approximately 80 non-performing loans.
- Approximately \$28.7 million in unpaid principal balance (UPB).
- Loans are geographically focused in New York City.
- The CIP Pool is comprised by loans serviced by Seterus
- The loans in the CIP Pool do not have mortgage insurance on them.
- Marketed with Bank of America Merrill Lynch and as First Financial Network, Inc. advisors.

FNMA 2018-CIP3 Timeline

- September 13, 2018: Marketing begins
- September 17, 2018: Data room open for bidders
- October 23, 2018: Bids due
- Mid-to late October, 2018: Bid awarded
- Mid-December, 2018: Due diligence ends
- Mid-to late December, 2018: Sale closes

NOTE: *This timeline is approximate and for planning purposes only. These guidelines are subject to change at any time and for any reason at the sole discretion of Fannie Mae.*