



Fact Sheet – Non-Performing Loan Sale FNMA 2021-NPL2

September 9, 2021

This fact sheet is intended to provide additional information about Fannie Mae's current sale of non-performing loans (NPL).

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 2021-NPL2 Pool Characteristics (Pools 1-4)

- Announced via press release by Fannie Mae on September 9, 2021, available [here](#).
- Approximately 11,400 non-performing loans.
- Approximately \$1.7 billion in unpaid principal balance (UPB).
 - Offered in four pools: Pool 1 is approximately \$360.8 million in UPB; Pool 2 is approximately \$771.4 million in UPB; Pool 3 is approximately \$224.7 million in UPB; and Pool 4 is approximately \$369.8 million in UPB.
- Loans are serviced by Bank of America, NA and subserviced by Shellpoint Mortgage Servicing (New Rez, LLC) as sub-servicer for New Residential Mortgage LLC.
- Pools 1, 2, and 3 contain loans for which the mortgage insurance (MI) has been commuted and will be sold without MI.
- Pool 4 is comprised of loans with mortgage insurance in place and will be sold with MI.
- Marketed with BofA Securities, Inc. as advisor.

FNMA 2021-NPL2 Timeline (Pools 1-4)

- September 9, 2021: Marketing begins
- September 13, 2021: Data room open for bidders
- October 5, 2021: Bids due
- Early-October 2021: Bid awarded
- Mid-November 2021: Due diligence ends
- Mid-to-late November 2021: Sale closes

Community Impact Pool (CIP): FNMA 2021-CIP2 Pool Characteristics

- Announced via press release by Fannie Mae on September 9, 2021, available [here](#).
- Consists of 140 non-performing loans.
- Approximately \$45.2 million in UPB.
- Loans are geographically focused in the New York area.
- The CIP Pool is comprised of loans from Shellpoint Mortgage Servicing (New Rez, LLC) as sub-servicer for New Residential Mortgage LLC.
- The loans in the CIP Pool do not have MI.
- Marketed with BofA Securities, Inc. and First Financial Network, Inc. as advisors.

FNMA 2021-CIP2 Timeline

- September 9, 2021: Marketing begins
- September 13, 2021: Data room open for bidders
- October 19, 2021: Bids due
- Mid-to-late October 2021: Bid awarded
- Early-December 2021: Due diligence ends

- Early-December 2021: 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.*