



Fact Sheet – Non-Performing Loan Sale FNMA 2022-NPL1

May 12, 2022

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 2022-NPL1 Pool Characteristics (Pools 1-2)

- Announced via press release by Fannie Mae on May 12, 2022, available [here](#).
- Approximately 3,320 non-performing loans.
- Approximately \$489.6 million in unpaid principal balance (UPB).
 - Offered in two pools: Pool 1 is approximately \$256.6 million in UPB and Pool 2 is approximately \$233.0 million in UPB.
- Loans are serviced by Mr. Cooper.
- Pools 2 contains loans in which the mortgage insurance (MI) has been commuted and will be sold without MI.
- Pool 1 is comprised of loans with mortgage insurance in place and will be sold with MI.
- Marketed with BofA Securities, Inc. as advisor.

FNMA 2022-NPL1 Timeline (Pools 1-2)

- May 12, 2022: Marketing begins
- May 16, 2022: Data room open for bidders
- June 7, 2022: Bids due
- Early-June 2022: Bid awarded
- Mid-to-late July 2022: Due diligence ends
- Late July 2022: Sale closes

Community Impact Pool (CIP): FNMA 2022-CIP1 Pool Characteristics

- Announced via press release by Fannie Mae on May 12, 2022, available [here](#).
- Consists of 120 non-performing loans.
- Approximately \$36.3 million in UPB.
- Loans are geographically focused in the New York area.
- The CIP Pool is comprised of loans from Mr. Cooper.
- The loans in the CIP Pool do not have MI.
- Marketed with BofA Securities, Inc. and First Financial Network, Inc. as advisors.

FNMA 2022-CIP1 Timeline

- May 12, 2022: Marketing begins
- May 16, 2022: Data room open for bidders
- June 21, 2022: Bids due
- Mid-to-late June 2022: Bid awarded
- Mid-August 2022: Due diligence ends
- Mid-August 2022: 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.*