



Fact Sheet – Non-Performing Loan Sale FNMA 2022-NPL2

September 8, 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-NPL2 Pool Characteristics (Pools 1-4)

- Announced via press release by Fannie Mae on September 8, 2022, available [here](#).
- Approximately 5,780 non-performing loans.
- Approximately \$959.1 million in unpaid principal balance (UPB).
 - Offered in four pools: Pool 1 is approximately \$136.5 million in UPB; Pool 2 is approximately \$257.9 million in UPB; Pool 3 is approximately \$257.6 million in UPB and Pool 4 is approximately \$307.0 million in UPB.
- Loans are serviced by Wells Fargo and Mr. Cooper in its capacity as servicer or subservicer for either Fannie Mae or Community Loan Servicing.
- Pools 1, 2 and 3 contain loans in 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 2022-NPL2 Timeline (Pools 1-4)

- September 8, 2022: Marketing begins
- September 12, 2022: Data room open for bidders
- October 4, 2022: Bids due
- Early-October 2022: Bid awarded
- Mid-November 2022: Due diligence ends
- Mid-to-late November 2022: Sale closes

Community Impact Pool (CIP): FNMA 2022-CIP2 Pool Characteristics

- Announced via press release by Fannie Mae on September 8, 2022, available [here](#).
- Consists of 70 non-performing loans.
- Approximately \$16.3 million in UPB.
- Loans are geographically focused in the Miami-Dade area.
- The CIP Pool is comprised of loans from Wells Fargo.
- The loans in the CIP Pool do not have MI.
- Marketed with BofA Securities, Inc. and First Financial Network, Inc. as advisors.

FNMA 2022-CIP2 Timeline

- September 8, 2022: Marketing begins
- September 12, 2022: Data room open for bidders
- October 18, 2022: Bids due
- Mid-October 2022: Bid awarded
- Early-December 2022: Due diligence ends
- Early-December 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.*