



Fact Sheet – Non-Performing Loan Sale FNMA 2023-NPL1

August 10, 2023

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 2023-NPL1 Pool Characteristics (Pool 1)

- Announced via press release by Fannie Mae on August 10, 2023, available [here](#).
- Approximately 1,460 non-performing loans.
- Approximately \$236.5 million in unpaid principal balance (UPB).
 - Offered in one pool: Pool 1 is approximately \$236.5 million in UPB.
- Mortgage Loans in the Offered Pool are serviced either by New Residential Mortgage, LLC ("NRM"), NewRez LLC d/b/a Shellpoint ("Shellpoint"), in its individual servicing capacity and as subservicer to either NRM or Fannie Mae, or by Wells Fargo Bank, National Association ("WFB").
- Pool 1 contains loans in which the mortgage insurance (MI) has been commuted and will be sold without MI, as well as loans with mortgage insurance in place and will be sold with MI.
- Marketed with BofA Securities, Inc. as advisor.

FNMA 2023-NPL1 Timeline (Pool 1)

- August 10, 2023: Marketing begins
- August 14, 2023: Data room open for bidders
- September 7, 2023: Bids due
- Early-September 2023: Bid awarded
- Mid-October 2023: Due diligence ends
- Mid-to-late October 2023: Sale closes

Community Impact Pool (CIP): FNMA 2023-CIP1 Pool Characteristics

- Announced via press release by Fannie Mae on August 10, 2023, available [here](#).
- Consists of approximately 25 non-performing loans.
- Approximately \$6.6 million in UPB.
- Loans are geographically focused in the New York area.
- Mortgage Loans in the Offered Pool are serviced either by New Residential Mortgage, LLC ("NRM"), NewRez LLC d/b/a Shellpoint ("Shellpoint"), in its individual servicing capacity and as subservicer to either NRM or Fannie Mae, or by Wells Fargo Bank, National Association ("WFB").
- The loans in the CIP Pool do not have MI.
- Marketed with BofA Securities, Inc. and First Financial Network, Inc. as advisors.

FNMA 2023-CIP1 Timeline

- August 10, 2023: Marketing begins
- August 14, 2023: Data room open for bidders
- September 20, 2023: Bids due
- Mid-to-Late September 2023: Bid awarded
- Mid-November 2023: Due diligence ends
- Mid-November 2023: 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.*