



## Fact Sheet – Non-Performing Loan Sale FNMA 2023-NPL2

October 5, 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-NPL2 Pool Characteristics (Pool 1)

- Announced via press release by Fannie Mae on October 5, 2023, available [here](#).
- Approximately 1,555 non-performing loans.
- Approximately \$217.5 million in unpaid principal balance (UPB).
  - Offered in one pool: Pool 1 is approximately \$217.5 million in UPB.
- Loans in the Offered Pools are serviced by Nationstar Mortgage LLC, d/b/a Mr. Cooper (“Mr. Cooper”) in its individual servicing capacity. Mr. Cooper may be referred to herein as the “Interim Servicer”.
- 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-NPL2 Timeline (Pool 1)

- October 5, 2023: Marketing begins
- October 9, 2023: Data room open for bidders
- October 31, 2023: Bids due
- Early-November 2023: Bid awarded
- Mid-December 2023: Due diligence ends
- Mid-to-late December 2023: Sale closes

### Community Impact Pool (CIP): FNMA 2023-CIP2 Pool Characteristics

- Announced via press release by Fannie Mae on October 5, 2023, available [here](#).
- Consists of approximately 60 non-performing loans.
- Approximately \$18.6 million in UPB.
- Loans are geographically focused in the New York area.
- Loans in the Offered Pools are serviced by Nationstar Mortgage LLC, d/b/a Mr. Cooper (“Mr. Cooper”) in its individual servicing capacity. Mr. Cooper may be referred to herein as the “Interim Servicer”.
- The loans in the CIP Pool do not have MI.
- Marketed with BofA Securities, Inc. and First Financial Network, Inc. as advisors.

### FNMA 2023-CIP2 Timeline

- October 5, 2023: Marketing begins
- October 9, 2023: Data room open for bidders
- November 16, 2023: Bids due
- Mid-November 2023: Bid awarded
- Mid-January 2024: Due diligence ends
- Mid-to-late January 2024: 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.*