



## Fact Sheet – Non-Performing Loan Sale FNMA 2024-NPL1

February 8, 2024

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 2024-NPL1 Pool Characteristics (Pool 1)

- Announced via press release by Fannie Mae on February 8, 2024, available [here](#).
- Approximately 1,689 non-performing loans.
- Approximately \$247.3 million in unpaid principal balance (UPB).
  - Offered in one pool: Pool 1 is approximately \$247.3 million in UPB.
- Loans in the Offered Pools are serviced by either by New Residential Mortgage, LLC (“NRM”), NewRez LLC d/b/a Shellpoint Mortgage Servicing (“Shellpoint”), in its individual servicing capacity and as a subservicer to either NRM or Fannie Mae, or by Lakeview Loan Servicing, LLC (“Lakeview”).
- 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 2024-NPL1 Timeline (Pool 1)

- February 8, 2024: Marketing begins
- February 13, 2024: Data room open for bidders
- March 5, 2024: Bids due
- Early-March 2024: Bid awarded
- Mid-to-late April 2024: Due diligence ends
- Mid-to-late April 2024: Sale closes

### Community Impact Pool (CIP): FNMA 2024-CIP1 Pool Characteristics

- Announced via press release by Fannie Mae on February 8, 2024, available [here](#).
- Consists of approximately 38 non-performing loans.
- Approximately \$10.5 million in UPB.
- Loans are geographically focused in the New York/New Jersey area.
- Loans in the Offered Pools are serviced by either by New Residential Mortgage, LLC (“NRM”), NewRez LLC d/b/a Shellpoint Mortgage Servicing (“Shellpoint”), in its individual servicing capacity and as a subservicer to either NRM or Fannie Mae.
- The loans in the CIP Pool do not have MI.
- Marketed with BofA Securities, Inc. and First Financial Network, Inc. as advisors.

### FNMA 2024-CIP1 Timeline

- February 8, 2024: Marketing begins
- February 13, 2024: Data room open for bidders
- March 19, 2024: Bids due
- Mid-March 2024: Bid awarded
- Mid-to-late May 2024: Due diligence ends
- Mid-to-late May 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.*