



## Fact Sheet – Non-Performing Loan Sale FNMA 2024-NPL2

April 9, 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-NPL2 Pool Characteristics (Pool 1)

- Announced via press release by Fannie Mae on April 9, 2024, available [here](#).
- Approximately 1,205 non-performing loans.
- Approximately \$221.9 million in unpaid principal balance (UPB).
  - Offered in one pool: Pool 1 is approximately \$221.9 million in UPB.
- Loans in the Offered Pools are serviced either by Freedom Mortgage Corporation or by Wells Fargo Bank, N.A.
- 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-NPL2 Timeline (Pool 1)

- April 9, 2024: Marketing begins
- April 11, 2024: Data room open for bidders
- May 2, 2024: Bids due
- Early-May 2024: Bid awarded
- Mid-June 2024: Due diligence ends
- Late June 2024: Sale closes

### Community Impact Pool (CIP): FNMA 2024-CIP2 Pool Characteristics

- Announced via press release by Fannie Mae on April 9, 2024, available [here](#).
- Consists of approximately 52 non-performing loans.
- Approximately \$14.5 million in UPB.
- Loans are geographically focused in the New York area.
- Loans in the Offered Pools are serviced either by Freedom Mortgage Corporation or by Wells Fargo Bank, N.A.
- The loans in the CIP Pool do not have MI.
- Marketed with BofA Securities, Inc. and First Financial Network, Inc. as advisors.

### FNMA 2024-CIP2 Timeline

- April 9, 2024: Marketing begins
- April 11, 2024: Data room open for bidders
- May 16, 2024: Bids due
- Mid-May 2024: Bid awarded
- Mid-to-late July 2024: Due diligence ends
- Mid-to-late July 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.