



Fact Sheet – Non-Performing Loan Sale FNMA 2024-NPL3

September 10, 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-NPL3 Pool Characteristics (Pool 1)

- Announced via press release by Fannie Mae on September 10, 2024, available [here](#).
- Consists of approximately 1,766 non-performing loans.
- Approximately \$296.7 million in unpaid principal balance (UPB).
- Loans are serviced by Nationstar Mortgage LLC, d/b/a Mr. Cooper, Wells Fargo Bank, N.A., Lakeview Loan Servicing, LLC, or Pingora Holdings, L.P.
- Contains loans in which the mortgage insurance (MI) has been commuted and will be sold without MI, as well as loans with MI in place and will be sold with MI.
- Marketed with BofA Securities, Inc. as advisor.

FNMA 2024-NPL3 Timeline (Pool 1)

- September 10, 2024: Marketing begins
- September 12, 2024: Data room open for bidders
- October 3, 2024: Bids due
- Early October 2024: Bid awarded
- Mid November 2024: Due diligence ends
- Late November 2024: Sale closes

Community Impact Pool (CIP): FNMA 2024-CIP3 Pool Characteristics

- Announced via press release by Fannie Mae on September 10, 2024, available [here](#).
- Consists of approximately 29 non-performing loans.
- Approximately \$7.2 million in UPB.
- Loans are geographically focused in the New York area.
- Loans are serviced by Nationstar Mortgage LLC, d/b/a Mr. Cooper, Wells Fargo Bank, N.A., or Lakeview Loan Servicing, LLC
- Loans do not have MI.
- Marketed with BofA Securities, Inc. and First Financial Network, Inc. as advisors.

FNMA 2024-CIP3 Timeline

- September 10, 2024: Marketing begins
- September 12, 2024: Data room open for bidders
- October 17, 2024: Bids due
- Mid October 2024: Bid awarded
- Mid December 2024: Due diligence ends
- Mid-to-late December 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.*