Fannie Mae™

Fannie Mae GeMS™ Guaranteed REMIC

FANNIE MAE MULTIFAMILY REMIC TRUST 2018-M8

Structural and Collateral Term Sheet

$535,197,914

(Approximate Offered Certificates)

Fannie Mae Pass-Through Certificates
Series 2018-M8, Class A1 and A2 Certificates

June 18, 2018

Citigroup

Lead Manager & Sole Bookrunner

Amherst Pierpont Securities
Co-Manager

SEB AB
Co-Manager

Loop Capital Markets
Co-Manager

Fannie Mae GeMS™

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The attached information contains certain tables and other statistical analyses (the "Computational Materials") which have been prepared in reliance upon information furnished by the underlying pool sellers. Numerous assumptions were used in preparing the Computational Materials, which may or may not be reflected herein. As such, no assurance can be given as to the accuracy, appropriateness or completeness of the Computational Materials in any particular context; or as to whether the Computational Materials and/or the assumptions upon which they are based reflect present market conditions or future market performance. The Computational Materials should not be construed as either projections or predictions or as legal, tax, financial or accounting advice. You should consult your own counsel, accountant and other advisors as to the legal, tax, business, financial and related aspects of a purchase of these securities. Any weighted average lives, yields and principal payment periods shown in the Computational Materials are based on prepayment and/or loss assumptions, and changes in such prepayment and/or loss assumptions may dramatically affect such weighted average lives, yields and principal payment periods. In addition, it is possible that prepayments on the underlying assets will occur at rates higher or lower than the rates shown in the attached Computational Materials. The specific characteristics of the securities may differ from those shown in the Computational Materials due to differences between the final underlying assets and the preliminary underlying assets used in preparing the Computational Materials. The principal amount and designation of any security described in the Computational Materials are subject to change prior to issuance. None of Fannie Mae, the Underwriters, or any of their respective affiliates make any representation or warranty as to the actual rate or timing of payments or losses on any of the underlying assets or the payments or yield on the securities. The information in this presentation is based upon management forecasts and reflects prevailing conditions and management's views as of this date, all of which are subject to change. In preparing this presentation, we have relied upon and assumed, without independent verification, the accuracy and completeness of all information available from public sources or which was provided to us by or on behalf of the underlying pool sellers or which was otherwise reviewed by us.

This document contains forward-looking statements. Those statements are subject to certain risks and uncertainties that could cause the success of collections and the actual cash flow generated to differ materially from the information set forth herein. While such information reflects projections prepared in good faith based upon methods and data that are believed to be reasonable and accurate as of the dates thereof, the issuer undertakes no obligation to revise these forward-looking statements to reflect subsequent events or circumstances. Individuals should not place undue reliance on forward-looking statements and are advised to make their own independent analysis and determination with respect to the forecasted periods, which reflect the issuer's view only as of the date hereof.

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EUROPEAN ECONOMIC AREA RISK RETENTION

Prospective investors whose investment activities are subject to investment laws and regulations, regulatory capital requirements or review by regulatory authorities may be subject to restrictions on investment in the certificates. Prospective investors should consult legal, tax and accounting advisers for assistance in determining the suitability of and consequences of the purchase, ownership and sale of the certificates.

The application of Articles 404-410 of the European Union Capital Requirements Regulation 575/2013 and similar European Economic Area ("EEA") legislation on risk retention requirements (the "EEA Risk Retention Regulations") to the certificates transaction (the "Transaction") is unclear. Our exposure to the credit risk related to the Transaction is in the form of our guaranty obligations on the certificates (the "Guaranty Obligations"). Our Guaranty Obligations represent general unsecured obligations. Obligations similar to our Guaranty Obligations have long been a central feature to our mortgage-backed securities issuance programs and our Guaranty Obligations were undertaken in the ordinary course of our business.

In determining the extent to which the EEA Risk Retention Regulations apply to the Transaction, investors subject to the EEA Risk Retention Regulations may wish to consider the guidance appearing in the preamble to the regulatory technical standards contained in Commission Delegated Regulation (EU) No. 625/2014 of March 13, 2014, which provides in relevant part: "Where an entity securitises its own liabilities, alignment of interest is established automatically, regardless of whether the final debtor collateralises its debt. Where it is clear that the credit risk remains with the originator the retention of interest by the originator is unnecessary, and would not improve on the pre-existing position." We will remain fully liable under the Guaranty Obligations. We do not intend to collateralize any of our credit exposure under the Guaranty Obligations or the certificates.

In order to assist Applicable Investors (as defined below) in evaluating a potential investment in the certificates, we will enter into a letter agreement on the settlement date pursuant to which we will irrevocably undertake to the certificateholders that, in connection with the EEA Risk Retention Regulations, at the origination and on an ongoing basis, so long as any certificates remain outstanding:

• we will, as originator (for purposes of the EEA Risk Retention Regulations), retain a material net economic interest (the "Retained Interest") in the exposure related to the Transaction of not less than 5% through the Guaranty Obligations;
• neither we nor our affiliates will sell, hedge or otherwise mitigate our credit risk under or associated with the Retained Interest or the mortgage loans, except to the extent permitted in accordance with the EEA Risk Retention Regulations; accordingly, neither we nor our affiliates will, through this transaction or any subsequent transactions, enter into agreements that transfer or hedge more than a 95% pro rata share of the credit risk corresponding to any of the certificates;
• we will, upon written request and further subject to any applicable duty of confidentiality, provide such information in our possession as may reasonably be required to assist the certificateholders to satisfy the due diligence obligations set forth in the EEA Risk Retention Regulations as of the settlement date and at any time prior to maturity of the certificates;
• we will confirm to the trustee for reporting to certificateholders our continued compliance with the undertakings set out at the first and second bullet points above (which confirmation may be by email): (i) on a monthly basis; and (ii) following our determination that the performance of the certificates or the risk characteristics of the certificates or of the mortgage loans has materially changed; and
• we will promptly notify the trustee in writing if for any reason: (i) we cease to hold the Retained Interest in accordance with the first bullet point above; or (ii) we or any of our affiliates fails to comply with the covenants set out in the second and third bullet points above in any way.

"Applicable Investor" means each holder of a beneficial interest in any certificates that is (i) an EEA credit institution or investment firm, (ii) an EEA insurer or reinsurer, (iii) an EEA undertaking for collective investment in transferable securities (UCITS) or (iv) an alternative investment fund to which Directive 2011/61/EU applies.

Prospective investors should also be aware that a new regulatory regime (the "Securitization Regulation") will generally apply from and after January 1, 2019 to securitizations in which securities are issued after that date. The Securitization Regulation will apply to the types of regulated investors covered by the EEA Risk Retention Regulations and also to (a) UCITS and UCITS management companies, and (b) institutions for occupational retirement provision falling within the scope of Directive (EU) 2016/2341 (subject to certain exceptions), and certain investment managers and authorized entities appointed by such institutions (together, "IORPs"). With regard to securitizations in respect of which the relevant securities are issued before January 1, 2019 ("Pre-2019 Securitizations"), investors that are subject to the EEA Risk Retention Regulations will continue to be subject to the risk retention and due diligence requirements of the EEA Risk Retention Regulations, including on and after that date. The Securitization Regulation makes no express provision for the application of any requirements of the EEA Risk Retention Regulations or of the Securitization Regulation to UCITS or IORPs that hold or acquire any interest in respect of a Pre-2019 Securitization and, accordingly, it is not clear what requirements (if any) will be applicable to those investors. Prospective investors are themselves responsible for monitoring and assessing changes to the EEA Risk Retention Regulations and their regulatory capital requirements.

Each prospective investor in the certificates is required independently to assess and determine whether our disclosure regarding risk retention contained in this prospectus supplement and the prospectus is sufficient for purposes of complying with any applicable risk retention requirements. Neither we nor the trustee or any other person makes any representation or provides any assurance to the effect that the information described in this prospectus supplement or in the prospectus is sufficient for such purposes. Each prospective investor in the certificates that is subject to any retention requirements should consult with its own legal, accounting and other advisors and/or its national regulator in determining the extent to which such information is sufficient for such purpose.

THE CERTIFICATES ARE NOT INTENDED TO BE OFFERED, SOLD OR OTHERWISE MADE AVAILABLE TO, AND SHOULD NOT BE OFFERED, SOLD OR OTHERWISE MADE AVAILABLE TO, ANY RETAIL INVESTOR IN THE EEA. FOR THESE PURPOSES, A RETAIL INVESTOR MEANS A PERSON WHO IS ONE (OR MORE) OF: (I) A RETAIL CLIENT AS DEFINED IN POINT (11) OF ARTICLE 4(1) OF DIRECTIVE 2014/65/EU (AS AMENDED, "MIFID II"); OR (II) A CUSTOMER WITHIN THE MEANING OF DIRECTIVE 2002/92/EC, WHERE THAT CUSTOMER WOULD NOT QUALIFY AS A PROFESSIONAL CLIENT AS DEFINED IN POINT (10) OF ARTICLE 4(1) OF MIFID II; OR (III) NOT A QUALIFIED INVESTOR AS DEFINED IN DIRECTIVE 2003/71/EC, CONSEQUENTLY NO KEY INFORMATION DOCUMENT REQUIRED BY REGULATION (EU) NO 1286/2014 (AS AMENDED, THE "PRIIPS REGULATION") FOR OFFERING OR SELLING THE CERTIFICATES OR OTHERWISE MAKING THEM AVAILABLE TO RETAIL INVESTORS IN THE EEA HAS BEEN PREPARED AND THEREFORE OFFERING OR SELLING THE CERTIFICATES OR OTHERWISE MAKING THEM AVAILABLE TO ANY RETAIL INVESTOR IN THE EEA MAY BE UNLAWFUL UNDER THE PRIIPS REGULATION.

Table of Contents

I. Transaction Contact Information

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II. Certificate Structure

Group	Class	Approximate Initial Certificate Balance (1)	% of Group Initial Certificate Balance(2)	Expected Weighted Average Life (Years)(3)	Expected Principal Window (Months) (4)	Coupon Type	Pricing Speed
1	A1	$30,000,000	5.61%	6.75	1 – 111	WAC	0% CPY
1	A2	$505,197,914	94.39%	9.79	111-120	WAC	0% CPY

Notes:

(1) The initial certificate balances are approximate and on the settlement date may vary by up to 5%. Underlying loans may be removed from or added to the mortgage pool prior to the settlement date within the same maximum permitted variance. Any reduction or increase in the aggregate principal balance of underlying loans within these parameters will result in changes to the initial certificate balance of each class of certificates and to the other statistical data.
(2) Approximate as of the settlement date.
(3) Calculated at 0% CPY.
(4) The expected principal window is expressed in months following the settlement date and reflects the period during which distributions of principal would be received under the pricing speed assumptions.

III. Issue Characteristics

Issue Characteristics

Securities:	$535,197,914 (approximate) monthly pay, variable-rate, multi-class, commercial mortgage REMIC Pass-Through Certificates (Classes A1 and A2).
Lead Manager & Sole Bookrunner:	Citigroup Global Markets, Inc.
Co-Managers:	Amherst Pierpont Securities, Skandinaviska Enskilda Banken AB (SEB) and Loop Capital Markets.
Issuer:	Federal National Mortgage Association ("Fannie Mae")
Issuing Entity:	Fannie Mae Multifamily REMIC Trust 2018-M8, a trust to be formed by Fannie Mae
Trustee:	Fannie Mae
Cut-off Date:	On or about June 1, 2018
Settlement Date:	June 28, 2018
Distribution Date:	The monthly distribution date for the certificates will be the 25th day of each calendar month, or on the next business day if the 25th day is not a business day, commencing July 2018.
Accrual:	Each class will accrue interest on a 30/360 basis during the preceding calendar month.
ERISA:	It is expected that all offered certificates will be ERISA eligible.
Tax Status:	Double REMIC Series
Form of Offering:	The certificates are exempt from registration under the Securities Act of 1933 and are "exempted securities" under the Securities Exchange Act of 1934.
Offered Certificates:	The Class A1 and Class A2 Certificates
Optional Termination:	None
Minimum Denominations:	$1,000 for Classes A1 and A2 Certificates, $1 in excess thereof.
Settlement Terms:	Book-Entry except for Classes R and RL
Analytics:	Cash flows are expected to be available through Bloomberg, L.P., Intex Solutions, Inc, Trepp LLC and The Yield Book, Inc.
Bloomberg Ticker:	FNA 2018-M8 <MTGE><GO>
Risk Factors:	THE CERTIFICATES INVOLVE CERTAIN RISKS AND MAY NOT BE SUITABLE FOR ALL INVESTORS. SEE THE "RISK FACTORS" SECTION OF FANNIE MAE'S MULTIFAMILY REMIC PROSPECTUS.

IV. Structural Overview

Structural Overview

Amount of Distributions: On each Distribution Date, certificateholders will be entitled to receive interest and any principal required to be paid on their certificates on such Distribution Date, distributed from funds available for distribution from the related underlying collateral pool.

Priority of Cashflows: The Principal Distribution Amount for any Distribution Date will be allocated as follows: scheduled and unscheduled principal payments included in the principal distribution for each MBS, on an aggregate basis, to the A1 and A2 Classes, in that order, until retired.

Prepayment Premiums Distribution: On each Distribution Date, any prepayment premiums that are included in the related MBS distributions on that date will be allocated as follows:

1. To the A1 Class, an amount equal to 100% of prepayment premiums for that Distribution Date multiplied by the percentage equivalent of a fraction, the numerator of which is the principal payable to the A1 Class on that date and the denominator of which is the aggregate principal payable to the A1 and A2 Classes for that Distribution Date.

2. To the A2 Class, an amount equal to 100% of the prepayment premiums for that Distribution Date multiplied by the percentage equivalent of a fraction, the numerator of which is the principal payable to the A2 Class on that date and the denominator of which is the aggregate principal payable to the A1 and A2 Classes for that Distribution Date.

Call Protection: 18 underlying securities (representing 100% of the collateral pool) provide for a remaining yield maintenance prepayment premium term. The Collateral Pool has a weighted average remaining call protection of 111 months.

Guarantee: All underlying pools will be guaranteed by Fannie Mae with respect to the full and timely payment of interest and principal. Fannie Mae's guarantee does not cover any prepayment premium payments due on the underlying pools.

V. Collateral Overview

Fannie Mae Green Financing Business

Collateral consists of 18 loans originated under the Fannie Mae Green Financing Business and securitized as a Fannie Mae Green MBS. These particular Green DUS mortgage loans are backed by multifamily properties that must use a portion of the loan proceeds to make property improvements that target reductions in energy and/or water use as part of Fannie Mae's Green Rewards program.

Fannie Mae's Green Financing Program received a Light Green shading from the Center for International Climate Research (Cicero) in 2018: "Fannie Mae Multifamily Green Bond Framework provides a structured, sound and innovative approach to green financing for energy and water efficiency investments in the multifamily rental property market in the United States. The Fannie Mae Framework is aligned with the recommendations laid out in the Green Bond Principles and uses established green building certifications (GBCs) to inform its selection criteria for Green Mortgage Backed Securities (MBS)."

For more information about Fannie Mae's Multifamily Green Financing Business, please see the Green Financing Business website: www.fanniemaegreenfinancing.com

The 18 securities in the M2 collateral represent the two largest green financing programs at Fannie Mae: 15 loans are part of the Green Rewards program, and 3 loans are backed by properties holding a Green Building Certification.

Green Rewards

A "Green Rewards Mortgage Loan" is a mortgage loan secured by a property on which the borrower agrees to undertake one or more Energy- and Water-Efficiency Measures (EWEMs) that project a minimum 25% annual reduction in either energy or water consumption of the property. For loans originated before December 2017, Green Rewards Mortgage Loans were required to undertake EWEMs that projected a minimum of 20% in either energy or water consumption.

The 15 Green Rewards loans in the M8 collateral may meet the 20% or the 25% threshold.

To determine whether the property qualifies for a Green Rewards Mortgage Loan, the Lender must obtain a High Performance Building Module (HPB Module). A third-party consultant will execute the HPB Module and will identify EWEMs projecting a minimum 25% reduction in either annual energy or annual water consumption. The 25% reduction for both energy and water is measured against the entire property's annual consumption of energy and water for the prior year. Prior to December 2017, the Green Rewards reduction target was 20%. All energy or water sources, including district steam, fuel oil, propane, wood pellets, or well water, used by all indoor and outdoor areas of the property, such as common areas, tenant units, and landscaping, must be included in the respective calculation of the whole property's historical energy and water consumption.

All EWEM must be included either on the Completion/Repair Agreement or the Rehabilitation Reserve Agreement, with each EWEM itemized and described in sufficient detail to ensure the specific energy- or water-efficiency products or equipment are installed. Funds for the completion of all EWEMs are deposited into either the Completion/Repair Escrow or Rehabilitation Reserve Account, as applicable.

The EWEM must be completed in a timely manner, but not later than 12 months after the Mortgage Loan Origination Date.

Green Building Certification

A "Green Building Certification" is a designation awarded by a Fannie Mae-recognized third-party organization to a multifamily property that has been constructed, and/or is maintained, in a way that meets pre-defined energy and water efficiency standards or other environmental sustainability criteria. A property securing a Green Mortgage Loan must have been awarded a Green Building Certification that is recognized and approved by Fannie Mae. Recognized certifications are those from the organizations listed below:

- EarthCraft
- ENERGY STAR® Certified Homes
- ENERGY STAR Existing Multifamily Building
- ENERGY STAR® Qualified Multifamily High Rise – Performance
- ENERGY STAR® Qualified Multifamily High Rise – Prescriptive
- Enterprise Green Communities Criteria
- Green Globes Existing Building
- Green Globes New Construction
- GreenPoint Rated Existing Multifamily Whole Building
- GreenPoint Rated New Home Multifamily
- LEED v4 Building Design and Construction
- LEED v4 Homes
- LEED v4 Operations and Maintenance
- NGBS Green Home Remodeling Project
- NGBS Green Multifamily Building Certification

Tracking Energy and Water Performance

Fannie Mae Multifamily requires properties with Green Financing and properties subject to existing energy benchmarking laws to report their annual Energy Performance Metrics to their Lender. The metrics include the U.S. Environmental Protection Agency (EPA) ENERGY STAR® score for multifamily housing. For more information about the development of the ENERGY STAR® score for multifamily properties, please see the ENERGY STAR website:
https://www.energystar.gov/buildings/tools-and-resources/energy_star_score_multifamily_housing_united_states.

Fannie Mae is committed to disclosing the projected Greenhouse Gas emissions reductions of this GeMs issuance within 12 months of REMIC issuance.

Collateral Statistics(1)(2)

Aggregate Cut-off Date Balance	$535,197,914
Number of Underlying Securities	18
Average Cut-off Date Balance per Mortgage Loan	$29,733,217
Number of Mortgaged Properties	18
Weighted Average Mortgage Rate	4.21%
% of Group 1 Secured by 5 Largest Mortgage Loans	56.9%
% of Group 1 Secured by 10 Largest Mortgage Loans	86.7%
Weighted Average Original Term to Maturity (months)	120
Weighted Average Remaining Term to Maturity (months)	117
Weighted Average Seasoning (months)	3

Amortization

Weighted Average Original Amortization Term (months)(3)	358
Weighted Average Remaining Amortization Term (months)(3)	357
% of Group 1 Fully Amortizing	0.4%
% of Group 1 Amortizing Balloon	10.1%
% of Group 1 Interest Only followed by Amortizing Balloon	27.0%
% of Group 1 Interest Only	62.5%

(1) Unless otherwise indicated, all references to "% of Group 1" in this Term Sheet reflect a percentage of the aggregate principal balance as of the Cut-off Date, after application of all payments of principal due during or prior to June 2018.
(2) The Collateral consists of 18 Fannie Mae multifamily MBS pools containing 18 loans. All loans underlying the pools are monthly-pay, fixed-rate multifamily mortgages.
(3) Excludes loans that are interest only for the entire term.

More information regarding the DUS MBS program can be found on Fannie Mae's website at:
http://www.fanniemae.com/resources/file/mbs/pdf/mbsenger_25yrs.pdf

VI. Collateral Stratification

Top 10 Mortgage Pools

Loan No.	Pool Number	Property Name	City	State	Property Type	Cut-off Date Balance ($)	% of Group 1	DSCR(1)	LTV
1	AN6432	Park Place of Northville	Northville	MI	Multifamily	66,620,400	12.4%	1.37	80.0%
2	AN9275	Mission Hills Apartments	Camarillo	CA	Multifamily	66,000,000	12.3%	2.06	59.8%
3	AN8827	Northpoint Apartments	Tacoma	WA	Multifamily	61,649,000	11.5%	1.76	69.9%
4	AN9130	3033 Wilshire	Los Angeles	CA	Multifamily	55,890,000	10.4%	2.27	45.3%
5	AN8830	Vibe Apartments	Kent	WA	Multifamily	54,145,400	10.1%	1.75	66.7%
6	AN8748	Landmark at Sutherland Park	Plano	TX	Multifamily	47,518,000	8.9%	1.25	72.8%
7	AN8574	Holly Point Apartments	Chesapeake	VA	Multifamily	37,399,924	7.0%	2.05	53.0%
8	AN8658	Greystone Meadows Apartments	Federal Way	WA	Multifamily	36,359,000	6.8%	2.33	51.8%
9	AN9565	Sonoma Ridge Apartments	Peoria	AZ	Multifamily	22,420,000	4.2%	1.90	53.4%
10	AN8879	Fox Creek Apartments	Layton	UT	Multifamily	16,223,000	3.0%	1.25	67.2%
Total / Weighted Average						**464,224,724**	**86.7%**	**1.81**	**63.2%**

(1) DSCR calculations are based on the most recent annual amortizing data for the related mortgage loan, except for full term interest only loans which were based on interest-only payments.

Collateral Statistics

Cut-off Date Balance ($)

	No. of Underlying Securities	Aggregate Cut-off Date Balance($)	% of Group 1
1,986,938 - 10,000,000	5	27,702,191	5.2
10,000,001 - 20,000,000	4	59,494,000	11.1
20,000,001 - 30,000,000	1	22,420,000	4.2
30,000,001 - 40,000,000	2	73,758,924	13.8
40,000,001 - 50,000,000	1	47,518,000	8.9
50,000,001 - 66,620,400	5	304,304,800	56.9
Total:	**18**	**535,197,914**	**100.0**
Min: $1,986,939	Max: $66,620,400	Average: $29,733,217	

Property Type

	No. of Underlying Securities	Aggregate Cut-off Date Balance($)	% of Group 1
Multifamily	17	526,357,914	98.3
Dedicated Student	1	8,840,000	1.7
Total:	**18**	**535,197,914**	**100.0**

Prefix Type

	No. of Underlying Securities	Aggregate Cut-off Date Balance($)	% of Group 1
HY	17	533,210,976	99.6
HN	1	1,986,939	0.4
Total:	**18**	**535,197,914**	**100.0**

Mortgage Rate (%)

	No. of Underlying Securities	Aggregate Cut-off Date Balance($)	% of Group 1
3.800 - 4.000	4	224,869,400	42.0
4.001 - 4.250	3	113,965,324	21.3
4.251 - 4.500	3	77,085,939	14.4
4.501 - 4.750	4	37,639,493	7.0
4.751 - 5.000	3	77,642,000	14.5
5.001 - 5.010	1	3,995,759	0.7
Total:	**18**	**535,197,914**	**100.0**
Min: 3.800%	Max: 5.010%	Wtd Avg: 4.212%	

Pass-Through Rate (%)

	No. of Underlying Securities	Aggregate Cut-off Date Balance($)	% of Group 1
2.860 - 3.000	1	66,620,400	12.4
3.001 - 3.250	1	54,145,400	10.1
3.251 - 3.560	16	414,432,114	77.4
Total:	**18**	**535,197,914**	**100.0**
Min: 2.860%	Max: 3.560%	Wtd Avg: 3.325%	

Original Term to Maturity (mos)

	No. of Underlying Securities	Aggregate Cut-off Date Balance($)	% of Group 1
120	18	535,197,914	100.0
Total:	**18**	**535,197,914**	**100.0**
Min: 120	Max: 120	Wtd Avg: 120	

Remaining Term to Maturity (mos)

	No. of Underlying Securities	Aggregate Cut-off Date Balance($)	% of Group 1
111	1	66,620,400	12.4
118	9	296,565,324	55.4
119	7	149,592,191	28.0
120	1	22,420,000	4.2
Total:	**18**	**535,197,914**	**100.0**
Min: 111	Max: 120	Wtd Avg: 117	

Original Amortization Term (mos)

	No. of Underlying Securities	Aggregate Cut-off Date Balance($)	% of Group 1
0	9	334,673,400	62.5
120	1	1,986,939	0.4
360	8	198,537,576	37.1
Total:	**18**	**535,197,914**	**100.0**
Min: 0	Max: 360	Non-Zero Wtd Avg: 358	

Remaining Amortization Term (mos)

	No. of Underlying Securities	Aggregate Cut-off Date Balance($)	% of Group 1
0	9	334,673,400	62.5
119	1	1,986,939	0.4
358	1	37,399,924	7.0
359	3	16,875,252	3.2
360	4	144,262,400	27.0
Total:	**18**	**535,197,914**	**100.0**
Min: 0	Max: 360	Non-Zero Wtd Avg: 357	

Origination Date LTV Ratio (%)

	No. of Underlying Securities	Aggregate Cut-off Date Balance($)	% of Group 1
24.0 - 59.9	7	235,975,863	44.1
60.0 - 64.9	2	17,445,759	3.3
65.0 - 69.9	7	167,637,893	31.3
70.0 - 74.9	1	47,518,000	8.9
75.0 - 80.0	1	66,620,400	12.4
Total:	**18**	**535,197,914**	**100.0**
Min: 24.0	Max: 80.0	Wtd Avg: 63.0	

Collateral Statistics

Most Recent DSCR [1]

	No. of Underlying Securities	Aggregate Cut-off Date Balance($)	% of Group 1
1.25 - 1.39	6	152,327,608	28.5
1.40 - 1.59	1	8,810,044	1.6
1.60 - 1.79	2	115,794,400	21.6
1.80 - 1.99	5	62,616,939	11.7
2.00 - 2.19	2	103,399,924	19.3
2.20 - 2.33	2	92,249,000	17.2
Total:	**18**	**535,197,914**	**100.0**
Min: 1.25 Max: 2.33 Wtd Avg: 1.79			

Loan Age (mos)

	No. of Underlying Securities	Aggregate Cut-off Date Balance($)	% of Group 1
0	1	22,420,000	4.2
1	7	149,592,191	28.0
2	9	296,565,324	55.4
9	1	66,620,400	12.4
Total:	**18**	**535,197,914**	**100.0**
Min: 0 Max: 9 Wtd Avg: 3			

Green Financing Type

	No. of Underlying Securities	Aggregate Cut-off Date Balance($)	% of Group 1
Green Rewards	15	449,486,914	84.0
Green Building Certification	3	85,711,000	16.0
Total:	**18**	**535,197,914**	**100.0**

Green Building Certification Type

	No. of Underlying Securities	Aggregate Cut-off Date Balance($)	% of Group 1
None	15	449,486,914	84.0
Green Globes, Green Building Initiative	2	69,791,000	13.0
Leadership in Energy and Environmental Design (LEED), US Green Building Council	1	15,920,000	3.0
Total:	**18**	**535,197,914**	**100.0**

Remaining Prepayment Premium Term (mos)

	No. of Underlying Securities	Aggregate Cut-off Date Balance($)	% of Group 1
105 - 108	1	66,620,400	12.4
109 - 112	9	296,565,324	55.4
113 - 114	8	172,012,191	32.1
Total:	**18**	**535,197,914**	**100.0**
Min: 105 Max: 114 Wtd Avg: 111			

Day Count

	No. of Underlying Securities	Aggregate Cut-off Date Balance($)	% of Group 1
Actual/360	18	535,197,914	100.0
Total:	**18**	**535,197,914**	**100.0**

State

	No. of Underlying Securities	Aggregate Cut-off Date Balance($)	% of Group 1
CA	5	160,521,044	30.0
WA	3	152,153,400	28.4
MI	1	66,620,400	12.4
TX	1	47,518,000	8.9
VA	1	37,399,924	7.0
AZ	2	31,260,000	5.8
UT	1	16,223,000	3.0
PA	1	13,450,000	2.5
ID	1	4,069,448	0.8
NC	1	3,995,759	0.7
NJ	1	1,986,939	0.4
Total:	**18**	**535,197,914**	**100.0**

(1) DSCR calculations are based on the most recent annual amortizing data for the related mortgage loan, except for full term interest only loans which were based on interest-only payments.