



Fact Sheet – Non-Performing Loan Sale FNMA 2021-NPL1

May 13, 2021

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 2021-NPL1 Pool Characteristics (Pools 1-4)

- Announced via press release by Fannie Mae on May 13, 2021, available [here](#).
- Approximately 8,100 non-performing loans.
- Approximately \$1.6 billion in unpaid principal balance (UPB).
 - Offered in four pools: Pool 1 is approximately \$181.0 million in UPB; Pool 2 is approximately \$752.1 million in UPB; Pool 3 is approximately \$358.4 million in UPB; and Pool 4 is approximately \$311.1 million in UPB.
- Pools 1, 2, and 3 contain loans where the mortgage insurance (MI) has been commuted and will be sold without MI.
- Pool 4 is comprised of loans with mortgage insurance in place and will be sold with MI.
- All pools are comprised by loans serviced by Mr. Cooper.
- Marketed with Bank of America Merrill Lynch as advisor.

FNMA 2021-NPL1 Timeline (Pools 1-4)

- May 13, 2021: Marketing begins
- May 17, 2021: Data room open for bidders
- June 8, 2021: Bids due
- Early-June 2021: Bid awarded
- Mid-July 2021: Due diligence ends
- Mid-to-late July 2021: Sale closes

Community Impact Pool (CIP): FNMA 2021-CIP1 Pool Characteristics

- Announced via press release by Fannie Mae on May 13, 2021, available [here](#).
- Consists of 406 non-performing loans.
- Approximately \$98.1 million in UPB.
- Loans are geographically focused in Miami-Dade area.
- The CIP Pool is comprised of loans serviced by Mr. Cooper.
- The loans in the CIP Pool do not have MI.
- Marketed with Bank of America Merrill Lynch and as First Financial Network, Inc. as advisors.

FNMA 2021-CIP1 Timeline

- May 13, 2021: Marketing begins
- May 17, 2021: Data room open for bidders
- June 22, 2021: Bids due
- Mid-to-late June 2021: Bid awarded
- Mid-August 2021: Due diligence ends
- Mid-to-late August 2021: 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.*