



Fact Sheet – Non-Performing Loan Sale FNMA 2025-NPL2

July 8, 2025

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 2025-NPL2 Pool Characteristics

- Announced via press release by Fannie Mae on July 8, 2025, available [here](#).
- Consists of approximately 1,352 non-performing loans.
- Approximately \$288.8 million in unpaid principal balance (UPB).
- Offered in two pools: Pool 1 is approximately \$74.2 million in UPB; Pool 2 is approximately \$214.6 million in UPB.
- Loans in the Offered Pools are serviced by either Nationstar Mortgage LLC, d/b/a Mr. Cooper, Lakeview Loan Servicing, LLC, or Freedom Mortgage Corporation.
- 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 2025-NPL2 Timeline (Pool 1 and Pool 2)

- July 8, 2025: Marketing begins
- July 10, 2025: Data room open for bidders
- July 30, 2025: Bids due
- Early August 2025: Bid awarded
- Mid September 2025: Due diligence ends
- Mid September 2025: Sale closes

Community Impact Pool (CIP): FNMA 2025-CIP2 Pool Characteristics

- Announced via press release by Fannie Mae on July 8, 2025, available [here](#).
- Consists of approximately 32 non-performing loans.
- Approximately \$8.1 million in UPB.
- Loans are geographically focused in the Florida area.
- The Mortgage Loans are serviced by either Nationstar Mortgage LLC, d/b/a Mr. Cooper, Lakeview Loan Servicing, LLC, or Freedom Mortgage Corporation.
- Marketed with BofA Securities, Inc. and First Financial Network, Inc. as advisors.

FNMA 2025-CIP2 Timeline

- July 8, 2025: Marketing begins
- July 10, 2025: Data room open for bidders
- August 11, 2025: Bids due
- Mid August 2025: Bid awarded
- Early October 2025: Due diligence ends
- Mid October 2025: 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.