Fannie Mae®

Fact Sheet – Non-Performing Loan Sale FNMA 2026-NPL1

August 19, 2026

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

- Fannie Mae NPL page for interested parties available here.
- Federal Housing Finance Agency (FHFA) guidelines for NPL sales available here.

FNMA 2026-NPL1 Pool Characteristics

- Announced via press release by Fannie Mae on August 19, 2026, available here.
- Consists of approximately 943 non-performing loans.
- Approximately $207.4 million in unpaid principal balance (UPB) offered in one pool.
- Loans in the Offered Pool is serviced by either New Residential Mortgage, LLC, NewRez LLC d/b/a Shellpoint Mortgage Servicing, Freedom Mortgage Corporation, PennyMac Corp, or PennyMac Loan Services, LLC.
- 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 2026-NPL1 Timeline

- August 19, 2026: Marketing begins
- August 21, 2026: Data room open for bidders
- September 15, 2026: Bids due
- Mid September 2026: Bid awarded
- Late October 2026: Due diligence ends
- Early November 2026: Sale closes

Community Impact Pool (CIP): FNMA 2026-CIP1 Pool Characteristics

- Announced via press release by Fannie Mae on August 19, 2026, available here.
- Consists of approximately 26 non-performing loans.
- Approximately $6.7 million in UPB.
- Loans are focused in the Dallas Fort Worth area.
- The Mortgage Loans are serviced by either New Residential Mortgage, LLC, NewRez LLC d/b/a Shellpoint Mortgage Servicing, Freedom Mortgage Corporation, PennyMac Corp, or PennyMac Loan Services, LLC.
- Marketed with BofA Securities, Inc. as advisor.

FNMA 2026-CIP1 Timeline

- August 19, 2026: Marketing begins
- August 21, 2026: Data room open for bidders
- September 23, 2026: Bids due
- Late September 2026: Bid awarded
- Mid November 2026: Due diligence ends
- Mid November 2026: 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.*

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