

Fannie Mae GeMSTM Guaranteed REMIC Structural and Collateral Term Sheet

Fannie Mae Structured Pass-Through Certificates Series 2012-M1, Class A1, A2 & FA Certificates

Approximately [\$690,486,600] Offered Certificates

January 11, 2012



Lead Manager and Bookrunner



Co-Manager



Co-Manager

The information contained in the attached materials (the "Information") has been provided to Credit Suisse Securities (USA) LLC ("CS") by the Federal National Mortgage Association ("FNMA") and is preliminary and subject to change. The Information does not include all of the information required to be included in the prospectus supplement relating to the securities. As such, the Information may not reflect the impact of all structural characteristics of the securities. The assumptions underlying the Information, including structure and collateral, may be modified from time to time to reflect changed circumstances. Prospective purchasers are recommended to review the final prospectus supplement and the related base prospectus relating to the securities ("Offering Documents") discussed in this communication. Offering Documents contain data that is current as of their publication dates and after publication may no longer be complete or current. Final Offering Documents may be obtained from FNMA by calling toll free 1-800-237-8627 or CS by calling toll-free 1-800-221-1037.

There shall not be any offer or sale of the securities discussed in this communication in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

The analyses, calculations and valuations herein are based on certain assumptions and data provided by third parties that may vary from the actual characteristics of the pool. Neither CS nor the issuer has verified these analyses, calculations or valuations. Neither CS nor the issuer has undertaken to update or amend the Information since the date it was issued. More current information may be available publicly from other sources.

The investment described in this term sheet is a structured financial product. These securities are complex instruments intended for sale only to sophisticated investors who understand and assume the risks involved with the purchase thereof. The risks associated with the securities may significantly reduce an investor's expected yield and expected return of principal, and/or reduce an investor's ability to sell or obtain market value information about the securities. Investors should independently evaluate the risks associated with the securities and consult their own professional advisors. These risks may include, but may not be limited to:

- The performance of the collateral may be correlated due to economic or other factors that may diminish the value of the securities.
- The performance of the collateral and the value of the securities may be largely dependent on the quality of the origination and servicing of the collateral.
- The securities may be substantially dependent on the claims-paying ability of insurers or guarantors, as further described in the Offering Documents.
- The value of the securities may be diminished by market conditions unrelated to the performance of the securities.

The attached material may not be forwarded or provided by you to any other person. An investor or potential investor in the securities (and each employee, representative, or other agent of such person or entity) may disclose to any and all persons, without limitation, the tax treatment and tax structure of the transaction (as defined in United States Treasury Regulation Section 1.6011-4) and all related materials of any kind, including opinions or other tax analyses, that are provided to such person or entity. However, such person or entity may not disclose any other information relating to this transaction unless such information is related to such tax treatment and tax structure.



Table of Contents:

CONTACTS:	4
DEAL STRUCTURE:	5
TRANSACTION OVERVIEW:	6
COLLATERAL OVERVIEW:	9
COLLATERAL STRATIFICATION:	10



Contacts:

<u>Credit Suisse – Trading</u>	<u>Tel</u>	<u>Email</u>
John McGrath	(212) 325-4240	john.mcgrath@credit-suisse.com
Ryan Bernholz	(212) 325-4240	ryan.bernholz@credit-suisse.com
Chris Callahan	(212) 325-4240	chris.callahan@credit-suisse.com
Karen Cady	(212) 325-4240	karen.cady@credit-suisse.com
Credit Suisse – Structuring	Tel	Email
Chris Anderson	(212) 325-3619	chris.anderson@credit-suisse.com
JP Morgan – Syndicate/Trad	ing <u>Tel</u>	<u>Email</u>
Mark Hansen	(212) 834-2296	mark.hansen@jpmorgan.com
Yahli Becker	(212) 834-2296	yahli.h.becker@jpmorgan.com
Wells Fargo Securities		
Capital Markets and Structu	ring <u>Tel</u>	<u>Email</u>
A.J. Sfarra	(212) 214-5613	anthony.sfarra@wellsfargo.com
Alex Wong	(212) 214-5615	alex.wong1@wellsfargo.com
Barbara Smith	(704) 715-0551	barbara.smith5@wellsfargo.com
CMBS Trading and Syndicat	<u>e Tel</u>	<u>Email</u>
Charles Mather	(704) 715-7440	charles.mather@wellsfargo.com
Frank Tippett	(704) 383-6778	frank.tippett@wellsfargo.com
Jennifer Doyle	(704) 383-7727	jennifer.doyle@wellsfargo.com



Deal Structure:

				Principal		Pricing
<u>Class</u>	Balance	Deal %	$\mathbf{WAL}^{(4)}$	Window ⁽⁴⁾	Coupon Type	Speed
A1	[83,000,000]	[10.87]	[5.41]	[1-115]	Fixed	0CPY
A2	[450,630,357]	[59.04]	[9.69]	[115-117]	Fixed	0CPY
$AB^{(3)}$	[72,800,000]	[9.54]	[9.02]	[1-117]	Fixed	0CPY
FA	[156,856,243]	[20.55]	[9.00]	[1-117]	Floater	0CPY
$SA^{(1,3)}$	[156,856,243]	n/a	[9.00]	n/a	Inverse IO	100CPY
$X^{(2,3)}$	[763,286,600]	n/a	[9.02]	n/a	WAC IO	100CPY



⁽¹⁾ The Class SA Notional Balance is equal to the principal balance of Class FA.
(2) The Class X Notional Balance is equal to the combined principal balances of Classes A1, A2, AB and FA.

⁽³⁾ Not offered.
(4) Calculated at 0 CPR.

Transaction Overview:

• Lead Manager: Credit Suisse Securities (USA) LLC

• Issuer: Federal National Mortgage Association ("Fannie

Mae")

• **Top 10 Originators:** Amerisphere Multifamily Finance [13.0%], Wells

Fargo Bank N.A. [10.3%], CBRE Multifamily Capital,

Inc. [10.0%], M & T Realty Capital Corporation

[9.1%], Greystone Servicing Corporation, Inc. [7.0%],

Berkadia Commercial Mortgage [6.9%], Alliant

Capital, LLC [5.7%], PNC Bank, National Association [5.6%], Red Mortgage Capital, LLC [5.5%] and Beech

Street Capital LLC [5.4%]

• **Underlying Pool Seller:** Fannie Mae

Cut-off Date: January 1, 2012

• **Settlement Date:** January 30, 2012

• **Distribution:** Monthly on the 25th, or if such is not a business day,

the following business day, commencing February

2012.

• **ERISA:** It is expected that all offered certificates will be ERISA

eligible.

• Tax Status: Double REMIC Series

• Offered Certificates: The Class A1, Class A2 and Class FA Certificates.

• **Priority of Cashflows:** The Principal Distribution Amount for any Distribution

Date will be allocated as follows:

1. The applicable A Class Percentage of the scheduled principal payments for each MBS, on an aggregate basis, to the A1, A2 and AB

Classes as follows:

a. the AB Pro Rata Percentage to the AB

Class until retired, and

b. the Non-AB Pro Rata Percentage to the A1 and A2 Classes, in that order, until



retired.

- 2. The applicable A Class Percentage of unscheduled principal payments for each MBS, on an aggregate basis, to the AB, A1 and A2 Classes, in that order until retired.
- 3. The applicable FA Class Percentage of the scheduled and unscheduled principal payments for each MBS, on an aggregate basis, to the FA Class until retired.

The "A Class Percentage" for any MBS and Distribution Date is equal to the percentage equivalent of a fraction, the numerator of which is the *excess* of [7.000%] *over* the applicable MBS pass-through rate and the denominator of which is [4.150%].

The "FA Class Percentage" for any MBS and Distribution Date is equal to 100% *minus* the applicable A Class Percentage.

The "AB Pro Rata Percentage" for any Distribution Date is equal to the percentage equivalent of a fraction, the numerator of which is the principal balance of the AB Class immediately before the Distribution Date and the denominator of which is the aggregate principal balance of the AB, A1, and A2 Classes immediately before that date.

The "Non-AB Pro Rata Percentage" for any Distribution Date is equal to 100% minus the AB Pro Rata Percentage for that date.

• Prepayment Premiums Distribution:

Any prepayment premiums that are included in the MBS distributions for any Distribution Date will be allocated to the AB, A1, A2, SA and X Classes as follows:

- 1. to the AB, A1 and A2 Classes as follows:
 - a. on each Distribution Date prior to the Distribution Date on which the AB Class is retired, to the AB Class an amount equal to 30% of the prepayment premiums multiplied by the percentage equivalent of a fraction, the numerator



- of which is the aggregate amount of principal payable to the AB, A1 and A2 Classes on that date and the denominator of which is the Principal Distribution Amount for that date, and
- b. on each Distribution Date beginning with the Distribution Date on which the AB Class is retired, to each of the AB, A1 and A2 Classes, an amount equal to 30% of the prepayment premiums multiplied by the percentage equivalent of a fraction, the numerator of which is the principal payable to that Class on that date and the denominator of which is the Principal Distribution Amount for that date;
- 2. to the SA Class, an amount equal to 100% of the prepayment premiums multiplied by the percentage equivalent of a fraction, the numerator of which is the aggregate amount of principal payable to the FA Class on that date and the denominator of which is the Principal Distribution Amount for that date; and
- 3. to the X Class, an amount equal to 70% of the prepayment premiums multiplied by the percentage equivalent of a fraction, the numerator of which is the aggregate amount of principal payable to the AB, A1 and A2 Classes on that date and the denominator of which is the Principal Distribution Amount for that date.

• 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 mortgage loans.



Collateral Overview:

• Collateral Cut-off Balance: Approximately [\$763,286,601]

• Average Loan Balance: [\$6,468,531]

• Mortgage Loans: [119] monthly pay, fixed-rate multifamily mortgage

loans.

• Underlying Servicers: Mortgage loans are serviced by [23] Fannie Mae

approved mortgage servicers.

• Geographic Distribution: Mortgage loans are located in [26] states and

Washington DC. CA [27.2%], TX [15.8%], & NY [12.0%] approximately represent the three largest

concentrations.

• Collateral Type: [118] FNMA "DUS" MBS Pools

• Significant Underlying

Mortgage Loans:

The ten (10) largest underlying loans represent

[33.5%] of the initial underlying mortgage pool

balance.

• Largest Loan: [5.02%]

• Wtd. Average Original

Term:

[120] months

• Wtd. Average Seasoning: [4] months

• Call Protection: All of the underlying mortgage loans provide for a

remaining yield maintenance term. The Collateral

Pool has a weighted average remaining yield

maintenance term of [109] months.

More information regarding the DUS MBS program can be found on Fannie Mae's website at:

http://www.fanniemae.com/mbs/pdf/mbsenger_0911.pdf



Collateral Stratification:

	Number of	Cut-off Principal	% of Cut-	Weighted Average Mortgage	Weighted Awerage Pass Thru	Weighted Average Original Term to Maturity	Weighted Average Remaining Term to Maturity	Weighted Average Loan Age	Weighted Average Remaining Yield Maintenance
State	Securities	Balance	Balance	Rate	Rate	(Months)	(Months)	(Months)	Term (Months)
AL	1	\$ 3,572,202	0.47%	4.690%	3.490%	120	117	3	110
AZ	2	18,241,897	2.39%	5.136%	4.095%	120	116	4	109
CA	39	207,948,344	27.24%	4.695%	3.694%	120	116	4	109
CO	2	9,005,729	1.18%	5.149%	3.814%	120	116	4	109
DC	3	11,600,000	1.52%	5.326%	4.006%	120	116	4	109
DE	1	18,855,000	2.47%	4.740%	3.420%	120	117	3	110
FL	2	3,872,048	0.51%	5.010%	3.587%	120	117	3	110
GA	1	19,900,000	2.61%	4.410%	3.640%	120	117	3	110
ID	1	3,633,432	0.48%	5.020%	3.700%	120	116	4	109
IL	5	17,205,455	2.25%	4.881%	3.509%	120	117	3	110
MA	1	2,579,534	0.34%	5.570%	4.200%	120	116	4	109
ME	1	2,488,439	0.33%	4.930%	3.650%	120	116	4	109
MI	2	16,092,237	2.11%	5.033%	3.644%	120	116	4	109
MN	2	11,711,722	1.53%	5.118%	3.875%	120	117	3	110
MO	1	9,060,467	1.19%	5.230%	3.910%	120	116	4	109
NC	3	29,826,126	3.91%	4.698%	3.525%	120	116	4	109
NV	4	57,562,211	7.54%	5.085%	4.191%	120	115	5	108
NY	16	91,720,331	12.02%	4.550%	3.758%	120	116	4	109
OK	1	2,683,481	0.35%	4.910%	3.490%	120	116	4	109
OR	1	3,475,696	0.46%	4.940%	3.620%	120	117	3	110
PA	4	40,308,886	5.28%	4.392%	3.312%	120	117	3	110
TN	1	3,404,010	0.45%	4.580%	3.830%	120	116	4	109
TX	15	120,584,997	15.80%	4.810%	3.631%	120	116	4	109
UT	1	2,836,711	0.37%	4.890%	3.670%	120	116	4	109
VA	2	21,390,722	2.80%	4.938%	3.904%	120	116	4	109
WA	5	27,774,679	3.64%	4.454%	3.481%	120	117	3	110
WI	1	5,952,246	0.78%	4.380%	3.060%	120	117	3	110
Total / WA	118	\$ 763,286,601	100.00%	4.757%	3.703%	120	116	4	109

Underlying Securities by Fannie Mae MBS Prefix*												
	Number of Underlying	Cu	t-off Principal	% of Cut-	Weighted Average Mortgage	Weighted Average Pass Thru	Weighted Average Original Term to Maturity	Weighted Average Remaining Term to Maturity	Weighted Average Loan Age	Weighted Awrage Remaining Yield Maintenance		
MBS Prefix	Securities		Balance	Balance	Rate	Rate	(Months)	(Months)	(Months)	Term (Months)		
HY	117	\$	762,240,551	99.86%	4.757%	3.703%	120	116	4	109		
MY	1		1,046,050	0.14%	4.790%	3.370%	120	117	3	110		
 Total / WA	118	\$	763,286,601	100.00%	4.757%	3.703%	120	116	4	109		

^{*}Prefix definitions can be found by visiting Fannie Mae's website at:

 $\underline{http://www.fanniemae.com/mbs/tools/prefixglossarv.jhtml?p=Mortgage-Backed+Securities\&s=Search+Tools+\%26+Resources\&t=Pool+Prefix+Glossarv.jhtml?p=Mortgage-Backed+Securities\&s=Search+Tools+\%26+Resources\&t=Pool+Prefix+Glossarv.jhtml?p=Mortgage-Backed+Securities\&s=Search+Tools+\%26+Resources\&t=Pool+Prefix+Glossarv.jhtml?p=Mortgage-Backed+Securities\&s=Search+Tools+\%26+Resources\&t=Pool+Prefix+Glossarv.jhtml?p=Mortgage-Backed+Securities\&t=Search+Tools+\%26+Resources\&t=Pool+Prefix+Glossarv.jhtml?p=Mortgage-Backed+Securities&t=Search+Tools+\%26+Resources&t=Pool+Prefix+Glossarv.jhtml?p=Mortgage-Backed+Securities&t=Search+Tools+\%26+Resources&t=Pool+Prefix+Glossarv.jhtml?p=Mortgage-Backed+Securities&t=Search+Tools+\%26+Resources&t=Pool+Prefix+Glossarv.jhtml?p=Mortgage-Backed+Securities&t=Search+Tools+\%26+Resources&t=Search+Tools+Resources&t=Search+Tools+Resources&t=Search+Tools+Resourc$

	Ţ	Jn	derlying S	ecurities	by Curre	nt Amor	tization Typ	oe .		
							Weighted	Weighted		Weighted
	N. 1 C			0/ 00/	Weighted	Weighted	Average	Average	Weighted	Average
	Number of Underlying	Cu	t-off Principal	% of Cut-	Average Mortgage	Average Pass Thru	to Maturity	Remaining Term to Maturity	Average Loan Age	Remaining Yield Maintenance
Amortization Type	Securities		Balance	Balance	Rate	Rate	(Months)	(Months)	(Months)	Term (Months)
Amortizing Balloon	101	\$	536,906,601	70.34%	4.825%	3.774%	120	116	4	109
Partial IO Balloon	15		202,280,000	26.50%	4.610%	3.513%	120	117	3	110
Full Term IO Balloon	2		24,100,000	3.16%	4.476%	3.718%	120	117	3	110
Total / WA	118	\$	763,286,601	100.00%	4.757%	3.703%	120	116	4	109



	Ţ	Jn	derlying S	ecurities	by Origiı	nal Term	To Maturit	ty		
							Weighted	Weighted		Weighted
					Weighted	Weighted	Average	Average	Weighted	Average
	Number of			% of Cut-	Average	Average	Original Term	Remaining Term	Average	Remaining Yield
Original Term to Maturity	Underlying	Cu	t-off Principal	off Principal	Mortgage	Pass Thru	to Maturity	to Maturity	Loan Age	Maintenance
(Months)	Securities		Balance	Balance	Rate	Rate	(Months)	(Months)	(Months)	Term (Months)
120	118	\$	763,286,601	100.00%	4.757%	3.703%	120	116	4	109
Total / WA	118	\$	763,286,601	100.00%	4.757%	3.703%	120	116	4	109

	Underlying Securities by Remaining Term To Maturity											
	Weighted Weighted Weighted											
					Weighted	Weighted	Average	Average	Weighted	Average		
	Number of			% of Cut-	Average	Average	Original Term	Remaining Term	Average	Remaining Yield		
Remaining Term to Maturity	Underlying	Cu	t-off Principal	off Principal	Mortgage	Pass Thru	to Maturity	to Maturity	Loan Age	Maintenance		
Range (Months)	Securities		Balance	Balance	Rate	Rate	(Months)	(Months)	(Months)	Term (Months)		
115 to 117	118	\$	763,286,601	100.00%	4.757%	3.703%	120	116	4	109		
Total / WA	118	\$	763,286,601	100.00%	4.757%	3.703%	120	116	4	109		

	Underlying Securities by Loan Age										
	Number of Underlying	Cu	t-off Principal	% of Cut-	Weighted Average Mortgage	Weighted Average Pass Thru	Weighted Awerage Original Term to Maturity	Weighted Average Remaining Term to Maturity	Weighted Average Loan Age	Weighted Average Remaining Yield Maintenance	
Loan Age Range (Months)	Securities		Balance	Balance	Rate	Rate	(Months)	(Months)	(Months)	Term (Months)	
3 to 5	118	\$	763,286,601	100.00%	4.757%	3.703%	120	116	4	109	
Total / WA	118	\$	763,286,601	100.00%	4.757%	3.703%	120	116	4	109	

Underlying Securities by Property Type										
	Number of Underlying	Cu	t-off Principal	% of Cut-	Weighted Average Mortgage	Weighted Awerage Pass Thru	Weighted Average Original Term to Maturity	Weighted Average Remaining Term to Maturity	Weighted Average Loan Age	Weighted Average Remaining Yield Maintenance
Property Type	Securities		Balance	Balance	Rate	Rate	(Months)	(Months)	(Months)	Term (Months)
Multifamily	106	\$	680,901,812	89.21%	4.792%	3.688%	120	116	4	109
Cooperative	10		60,950,891	7.99%	4.462%	3.877%	120	116	4	109
Other	1		19,900,000	2.61%	4.410%	3.640%	120	117	3	110
Dedicated Student	1		1,533,898	0.20%	5.350%	3.970%	120	116	4	109
Total / WA	118	\$	763,286,601	100.00%	4.757%	3.703%	120	116	4	109

Underlying Securities by Loan Note Rate											
	Number of Underlying	Cu	t-off Principal	% of Cut-	Weighted Average Mortgage	Weighted Awerage Pass Thru	Weighted Average Original Term to Maturity	Weighted Awrage Remaining Term to Maturity	Weighted Average Loan Age	Weighted Average Remaining Yield Maintenance	
Loan Note Rate Range	Securities		Balance	Balance	Rate	Rate	(Months)	(Months)	(Months)	Term (Months)	
4.040% to 4.999%	67	\$	503,689,466	65.99%	4.525%	3.556%	120	117	3	110	
5.000% to 5.499%	45		241,742,139	31.67%	5.181%	3.977%	120	116	4	109	
5.500% to 5.760%	6		17,854,997	2.34%	5.563%	4.126%	120	116	4	109	
Total / WA	118	\$	763,286,601	100.00%	4.757%	3.703%	120	116	4	109	

Maximum Loan Note Rate: 5.760%
Minimum Loan Note Rate: 4.040%
Weighted Average Loan Note Rate: 4.757%



							Weighted	Weighted		Weighted	
					Weighted	Weighted	Average	Average	Weighted	Average	
	Number of			% of Cut-	Average	Average	Original Term	Remaining Term	Average	Remaining Yield	
	Underlying	Cu	t-off Principal	off Principal	Mortgage	Pass Thru	to Maturity	to Maturity	Loan Age	Maintenance	
Pass Through Rate Range	Securities		Balance	Balance	Rate	Rate	(Months)	(Months)	(Months)	Term (Months)	
3.060% to 3.499%	25	\$	251,000,962	32.88%	4.400%	3.341%	120	117	3	110	
3.500% to 3.999%	67		383,728,451	50.27%	4.837%	3.769%	120	116	4	109	
4.000% to 4.499%	25		122,382,895	16.03%	5.205%	4.185%	120	116	4	109	
4.500% to 4.780%	1		6.174.293	0.81%	5.450%	4.780%	120	116	4	109	

Maximum Pass Through Rate:4.780%Minimum Pass Through Rate:3.060%Weighted Average Pass Through Rate:3.703%

Underlying Securities by At Issuance LTV ⁽¹⁾												
		Cu	t-off Principal	% of Cut-	Weighted Average Mortgage	Weighted Average Pass Thru	Weighted Average Original Term to Maturity	Weighted Average Remaining Term to Maturity	Weighted Average Loan Age	Weighted Average Remaining Yield Maintenance		
At Issuance LTV Range	Securities	_	Balance	Balance	Rate	Rate	(Months)	(Months)	(Months)	Term (Months)		
10.800% to 19.999%	4	\$	2,673,909	0.35%	5.045%	3.984%	120	116	4	109		
20.000% to 39.999%	10		74,965,626	9.82%	4.546%	3.908%	120	116	4	109		
40.000% to 59.999%	24		90,718,706	11.89%	4.716%	3.711%	120	116	4	109		
60.000% to 80.000%	80		594,928,359	77.94%	4.789%	3.674%	120	116	4	109		
Total / WA	118	\$	763,286,601	100.00%	4.757%	3.703%	120	116	4	109		

(1) as provided by FNMA on January 9, 2012

Maximum At Issuance LTV: 80.00%
Minimum At Issuance LTV: 10.80%
Weighted Average At Issuance LTV: 65.04%

	Number of Underlying	Cut-	off Principal	% of Cut-	Weighted Average Mortgage	Weighted Average Pass Thru	Weighted Average Original Term to Maturity	Weighted Average Remaining Term to Maturity	Weighted Average Loan Age	Weighted Average Remaining Yield Maintenance
Most Recent DS CR Range	Securities		Balance	Balance	Rate	Rate	(Months)	(Months)	(Months)	Term (Months)
1.250x to 1.399x	52	\$	368,239,943	48.24%	4.803%	3.623%	120	116	4	109
1.400x to 1.599x	34		252,206,519	33.04%	4.742%	3.732%	120	116	4	109
1.600x to 1.799x	12		47,393,711	6.21%	4.888%	3.886%	120	116	4	109
1.800x to 1.999x	3		8,687,328	1.14%	4.725%	3.629%	120	117	3	110
>2x	17		86,759,101	11.37%	4.537%	3.862%	120	116	4	109

 $\overline{\ ^{(2)}}$ as provided by FNMA on January 9, 2012

 Maximum Most Recent DSCR:
 9.87x

 Minimum Most Recent DSCR:
 1.25x

 Weighted Average Most Recent DSCR:
 1.70x



	Underlying Securities by Cut-off Date Principal Balance													
Cut	t-off Date F		•	l Balance		Cu	t-off Principal	% of Cut-	Weighted Average Mortgage	Weighted Average Pass Thru	to Maturity	Weighted Average Remaining Term to Maturity	Weighted Average Loan Age	Weighted Awrage Remaining Yield Maintenance
Range			Securities		Balance	Balance	Rate	Rate	(Months)	(Months)	(Months)	Term (Months)		
\$	497,749	to	\$	1,000,000	10	\$	8,371,058	1.10%	5.161%	3.997%	120	116	4	109
\$	1,000,001	to	\$	2,000,000	23		34,138,152	4.47%	5.042%	3.797%	120	116	4	109
\$	2,000,001	to	\$	3,000,000	20		53,735,185	7.04%	4.916%	3.752%	120	116	4	109
\$	3,000,001	to	\$	4,000,000	12		42,405,501	5.56%	4.908%	3.675%	120	116	4	109
\$	4,000,001	to	\$	5,000,000	10		44,391,642	5.82%	4.862%	3.743%	120	116	4	109
\$	5,000,001	to	\$	6,000,000	4		23,295,257	3.05%	4.930%	3.782%	120	116	4	109
\$	6,000,001	to	\$	7,000,000	5		32,463,413	4.25%	5.292%	4.117%	120	116	4	109
\$	7,000,001	to	\$	8,000,000	6		44,855,851	5.88%	5.088%	3.833%	120	116	4	109
\$	9,000,001	to	\$	10,000,000	5		47,620,295	6.24%	4.895%	3.729%	120	116	4	109
\$ 1	10,000,001	to	\$	15,000,000	8		96,069,411	12.59%	4.639%	3.437%	120	116	4	109
\$ 1	15,000,001	to	\$	20,000,000	8		137,095,660	17.96%	4.760%	3.789%	120	116	4	109
\$ 2	20,000,001	to	\$	25,000,000	3		67,110,600	8.79%	4.826%	3.916%	120	116	4	109
\$ 2	25,000,001	to	\$	35,000,000	3		93,439,585	12.24%	4.233%	3.345%	120	117	3	110
\$ 3	35,000,001	to	\$	38,294,991	1		38,294,991	5.02%	4.230%	3.740%	120	116	4	109
	Tota	al / V	VΑ		118	\$	763,286,601	100.00%	4.757%	3.703%	120	116	4	109

	Number of Underlying	Cut-off Principal	% of Cut- off Principal	Weighted Average At Issuance	Weighted Average Most Recent	Average	Weighted Average Pass Thru	Weighted Average Original Term to Maturity	Weighted Average Remaining Term to Maturity	Weighted Awrage Loan Age	Weight Averag Remaini Yield Maintena
Property Type	Securities	Balance	Balance	LTV	DSCR	Rate	Rate	(Months)	(Months)	(Months)	Term (Mo
Multifamily	106	\$ 680,901,812	89.21%	68.71%	1.45x	4.792%	3.688%	120	116	4	109
Cooperative	10	60,950,891	7.99%	24.26%	4.59x	4.462%	3.877%	120	116	4	109
Other	1	19,900,000	2.61%	64.90%	1.59x	4.410%	3.640%	120	117	3	110
Dedicated Student	1	1,533,898	0.20%	59.00%	1.73x	5,350%	3.970%	120	116	4	109

⁽³⁾ as provided by FNMA on January 9, 2012

	Top 10 Loan Information ⁽⁴⁾													
								% of Cut-off	Most	At				
Pool								Principal		Issuance				
Number	Name	Address	City	State	Zip	Loan Originator	Cut-Off Balance	Balance	DSCR	LTV				
468967	Morningside Gardens	54-108 LaSalle Street	New York	NY	10027	WELLS FARGO BANK N.A.	\$ 38,294,991	5.02%	4.70x	20.90%				
469339	Goshen Terrace Apartments	1145 West Chester Pike	West Chester	PA	19382	BEECH STREET CAPITAL, LLC	31,874,585	4.18%	1.47x	71.10%				
469228	Terraces at Highland Reserve	700 Gibson Drive	Roseville	CA	95678	AMERISPHERE MULTIFAMILY FINANCE	31,485,000	4.12%	1.30x	77.70%				
469219	Broadstone West 18th	2727 West 18th Street	Houston	TX	77008	AMERISPHERE MULTIFAMILY FINANCE	30,080,000	3.94%	1.28x	80.00%				
468754	Sunset Summit Apartments	2151 Sunset Boulevard	Rocklin	CA	95765	RED MORTGAGE CAPITAL, LLC	23,648,837	3.10%	1.35x	72.40%				
469233	Indian Hollow	12701 West Avenue	San Antonio	TX	78216	CBRE MULTIFAMILY CAPITAL, INC.	22,000,000	2.88%	1.35x	74.80%				
467955	Canyon Villas Apartments	650 South Town Center Drive	Las Vegas	NV	89144	M & T REALTY CAPITAL CORPORATION	21,461,763	2.81%	1.45x	65.00%				
469322	Haven at Reed Creek	4060 Washington Road	Evans	GA	30809	CBRE MULTIFAMILY CAPITAL, INC.	19,900,000	2.61%	1.59x	64.90%				
469181	Eagle Meadows	4666 Carolina Avenue	Dover	DE	19901	AMERISPHERE MULTIFAMILY FINANCE	18,855,000	2.47%	1.36x	79.00%				
468750	Bishop's Court II Apartments	3441 Data Drive	Rancho Cordova	CA	95670	RED MORTGAGE CAPITAL, LLC	18,459,167	2.42%	1.68x	64.00%				
Total / WA							\$ 256,059,344	33.55%	1.90x	64.96%				

 $[\]frac{\text{Total / WA}}{^{(4)}} \text{ as provided by FNMA on January 9, 2012}$



Pool Number	CUSIP	Most Recent DCC	es Most Recei	Pool Number	CUSIP		At Issuance LT	
468967	31381R6C3	4.70x	20.90%	469342	31381SLX8	1.41x	72.00%	
469339	31381SLU4	1.47x	71.10%	469174	31381SEA6	1.34x	75.00%	
469228	31381SHD7	1.30x	77.70%	469283	31381SJ45	1.37x	69.50%	
469219	31381SG48	1.28x	80.00%	468867	31381RZ80	2.08x	55.00%	
468754	31381RWP5	1.35x	72.40%	468968	31381R6D1	1.92x	47.10%	
469233	31381SHJ4	1.35x	74.80%	468937	31381R4W1	1.29x	67.30%	
467955	31381QZU3	1.45x	65.00%	469475	31381SQ47	3.21x	39.30%	
469322	31381SLB6	1.59x	64.90%	468974	31381R6K5	1.40x	62.50%	
469181	31381SFW7	1.36x	79.00%	468316	31381RGZ1	2.51x	35.70%	
468750	31381RWK6	1.68x	64.00%	468547	31381RP81	1.63x	53.20%	
468977	31381R6N9	1.32x	79.70%	468988	31381R6Z2	1.63x	55.00%	
469066	31381SCB6	1.48x	59.50%	468989	31381R7A6	1.55x	49.50%	
468876	31381R2H6	1.42x	65.00%	469444	31381SP55	1.65x	69.90%	
467948	31381QZM1	1.45x	65.00%	469456	31381SQH8	3.37x	40.00%	
469345	31381SL26	1.49x	71.50%	469137	31381SEJ7	1.47x	64.30%	
469131	31381SEC2	1.29x	75.00%	469115	31381SDU3	1.38x	80.00%	
469014	31381SAP7	1.25x	75.00%	468993	31381R7E8	1.35x	74.20%	
469328	31381SLH3	1.55x	62.50%	468987	31381R6Y5	1.64x	55.00%	
469295	31381SKG6	2.07x	54.70%	468903	31381R3L6	1.53x	71.10%	
468271	31381RFL3	1.35x	80.00%	469417	31381SPA4	1.43x	64.60%	
469364	31381SMM1	1.42x	80.00%	468930	31381R4P6	1.26x	74.60%	
469050	31381SBT8	1.39x	57.20%	469128	31381SD90	1.63x	63.10%	
469164	31381SFD9	1.32x	70.00%	469309	31381SKW1	1.32x	74.90%	
468698	31381RUX0	1.58x	39.00%	469091	31381SC42	1.32x	74.20%	
468925	31381R4J0	1.48x	70.00%	468970	31381R6F6	1.31x	78.60%	
469412	31381SN57	1.32x	67.50%	469310	31381SKX9	1.43x	62.50%	
469044	31381SBM3	1.38x	79.80%	469105	31381SDJ8	1.27x	65.60%	
469095	31381SC83	1.65x	72.70%	469104	31381SDH2	4.54x	24.20%	
468886	31381R2T0	1.31x	73.50%	469011	31381SAL6	1.48x	65.00%	
468981	31381R6S8	1.32x	75.00%	468790	31381RXT6	1.42x	65.00%	
468944	31381R5D2	1.30x	75.00%	469100	31381SDD1	1.32x	74.30%	
469003	31381SAC6	1.38x	64.10%	468963	31381R5Y6	1.30x	75.00%	
469411	31381SN40	1.32x	66.80%	469390	31381SNF5	1.80x	64.50%	
468969	31381R6E9	1.25x	74.20%	469381	31381SM66	1.36x	66.80%	
468940	31381R4Z4	1.43x	65.00%	468899	31381R3G7	1.73x	59.00%	
468978	31381R6P4	1.46x	80.00%	469006	31381SAF9	2.38x	48.00%	
468955	31381R5Q3	1.29x	70.90%	469313	31381SK27	1.35x	61.80%	
469121	31381SD25	4.24x	24.50%	469180	31381SFV9	2.39x	31.50%	
468878	31381R2K9	1.30x	74.00%	469220	31381SG55	1.33x	74.90%	
469124	31381SD58	4.01x	35.30%	469072	31381SCH3	1.38x	75.00%	
469425	31381SPJ5	1.44x	70.20%	468986	31381R6X7	1.60x	52.10%	
468801	31381RX66	1.30x	61.20%	469108	31381SDM1	2.33x	41.50%	
468854	31381RZT4	1.38x	67.30%	468985	31381R6W9	1.57x	47.10%	
469147	31381SEU2	1.35x	64.90%	468873	31381R2E3	1.62x	65.00%	
469088	31381SCZ3	1.35x	74.90%	468945	31381R5E0	1.26x	80.00%	
468865	31381RZ64	1.28x	67.60%	469207	31381SGQ9	1.26x	80.00%	
469049	31381SBS0	1.40x	49.90%	469146	31381SET5	1.54x	48.80%	
469221	31381SG63	1.40x 1.59x	49.90% 60.70%	469298	31381SKK7	1.35x	48.20%	
468929	31381R4N1	1.44x	77.90%	469267	31381SJL7	1.35x 1.35x	66.70%	
468991	31381R7C2	1.44x 1.59x	51.30%	468895	31381R3C6	1.45x	74.40%	
468991 468904	31381R7C2 31381R3M4	1.59x 3.97x	24.70%	468883	31381R3C6 31381R2Q6	1.45x 1.70x	74.40% 28.20%	
468990 468990	31381R3M4 31381R7B4			468883 469076	31381SCM2		28.20% 56.50%	
468990 469051	31381R/B4 31381SBU5	1.56x 1.37x	46.00% 48.70%	469153	31381SCM2 31381SE24	1.59x 1.37x	63.70%	
469225		1.55x		469297	31381SE24 31381SKJ0	1.45x	64.90%	
469225 468794	31381SHA3 31381RXX7	1.32x	76.80% 69.10%	469297	31381SMY5	9.87x	10.80%	
468794 469062	31381SB76		69.10%	469373 469064			42.20%	
		1.33x	73.00%		31381SB92	1.71x		
468870 460055	31381R2B9	1.28x	75.00%	469097 469272	31381SDA7	6.74x	15.60%	
469055 469419	31381SBY7 31381SPC0	1.38x 1.81x	75.00% 58.70%	469272 469261	31381SJR4 31381SJE3	6.68x 8.75x	16.30% 11.90%	

⁽⁵⁾ as provided by FNMA on January 9, 2012



Pool specific information can be found by visiting Fannie Mae's website at:

http://fapt.efanniemae.com/MFSecuritiesLocator/jsp/general/welcome.jsp



The information contained in the attached materials (the "Information") has been provided to Credit Suisse Securities (USA) LLC ("CS") by the Federal National Mortgage Association ("FNMA") and is preliminary and subject to change. The Information does not include all of the information required to be included in the prospectus supplement relating to the securities. As such, the Information may not reflect the impact of all structural characteristics of the securities. The assumptions underlying the Information, including structure and collateral, may be modified from time to time to reflect changed circumstances. Prospective purchasers are recommended to review the final prospectus supplement and the related base prospectus relating to the securities ("Offering Documents") discussed in this communication. Offering Documents contain data that is current as of their publication dates and after publication may no longer be complete or current. Final Offering Documents may be obtained from FNMA by calling toll free 1-800-237-8627 or CS by calling toll-free 1-800-221-1037.

There shall not be any offer or sale of the securities discussed in this communication in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

The analyses, calculations and valuations herein are based on certain assumptions and data provided by third parties that may vary from the actual characteristics of the pool. Neither CS nor the issuer has verified these analyses, calculations or valuations. Neither CS nor the issuer has undertaken to update or amend the Information since the date it was issued. More current information may be available publicly from other sources.

The investment described in this term sheet is a structured financial product. These securities are complex instruments intended for sale only to sophisticated investors who understand and assume the risks involved with the purchase thereof. The risks associated with the securities may significantly reduce an investor's expected yield and expected return of principal, and/or reduce an investor's ability to sell or obtain market value information about the securities. Investors should independently evaluate the risks associated with the securities and consult their own professional advisors. These risks may include, but may not be limited to:

- The performance of the collateral may be correlated due to economic or other factors that may diminish the value of the securities.
- The performance of the collateral and the value of the securities may be largely dependent on the quality of the origination and servicing of the collateral.
- The securities may be substantially dependent on the claims-paying ability of insurers or guarantors, as further described in the Offering Documents.
- The value of the securities may be diminished by market conditions unrelated to the performance of the securities.

The attached material may not be forwarded or provided by you to any other person. An investor or potential investor in the securities (and each employee, representative, or other agent of such person or entity) may disclose to any and all persons, without limitation, the tax treatment and tax structure of the transaction (as defined in United States Treasury Regulation Section 1.6011-4) and all related materials of any kind, including opinions or other tax analyses, that are provided to such person or entity. However, such person or entity may not disclose any other information relating to this transaction unless such information is related to such tax treatment and tax structure.

