



FannieMae®

Fannie Mae GeMS™ Guaranteed REMIC
FANNIE MAE MULTIFAMILY REMIC TRUST 2013-M5
Structural and Collateral Term Sheet

\$914,906,629

(Approximate Offered Certificates)

Fannie Mae Pass-Through Certificates
Series 2013-M5, Class ASQ1, ASQ2, ASQ3, ASQ4 and ASQ5
Certificates

April 11, 2013

Citigroup
Lead Manager & Sole Bookrunner

RBS
Co-Manager

Morgan Stanley
Co-Manager

Fannie Mae GeMS™

**Fannie Mae GeMS™ Guaranteed REMIC
Pass-Through Certificates
Fannie Mae Multifamily REMIC Trust 2013-M5**

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I. Transaction Contact Information

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II. Certificate Structure

Group	Class	Approximate Initial Certificate Balance or Notional Amount ⁽¹⁾	Group % of Initial Certificate Balance ⁽²⁾	Expected Weighted Average Life (Years) ⁽³⁾	Expected Principal Window (Months) ⁽⁴⁾	Coupon Type	Pricing Speed
1	ASQ1	\$ 12,000,000	2.56%	1.04	1 – 24	Fixed	0% CPY
1	ASQ2	\$ 456,520,530	97.44%	2.14	24 – 28	Fixed	0% CPY
1	X1 ⁽⁵⁾⁽⁶⁾	\$ 468,520,530	n/a	n/a	n/a	WAC IO	100% CPY
2	ASQ3	\$ 61,200,000	13.71%	3.82	1 – 80	Fixed	0% CPY
2	ASQ4	\$ 226,700,000	50.79%	7.26	80 – 94	Fixed	0% CPY
2	ASQ5	\$ 158,486,099	35.50%	8.32	94 – 105	Fixed	0% CPY
2	X2 ⁽⁵⁾⁽⁷⁾	\$ 446,386,099	n/a	n/a	n/a	WAC IO	100% CPY

Notes:

- (1) The certificate balances and notional amounts 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 or notional amount of each class of certificates and to the other statistical data.
- (2) Approximate as of the settlement date.
- (3) Calculated at 0 CPR.
- (4) The 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.
- (5) Classes X1 and X2 are not being offered.
- (6) The Class X1 notional amount is equal to the aggregate certificate balances of Classes ASQ1 and ASQ2.
- (7) The Class X2 notional amount is equal to the aggregate certificate balances of Classes ASQ3, ASQ4 and ASQ5.

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III. Issue Characteristics

Issue Characteristics - Group 1

Offered Securities:	\$468,520,530 (approximate) monthly pay, fixed-rate, multi-class, commercial mortgage REMIC Pass-Through Certificates (Class ASQ1 and Class ASQ2)
Lead Manager & Sole Bookrunner:	Citigroup Global Markets, Inc.
Co-Managers:	RBS Securities Inc and Morgan Stanley & Co. LLC
Issuer:	Federal National Mortgage Association
Issuing Entity:	Fannie Mae Multifamily REMIC Trust 2013-M5, a trust to be formed by Fannie Mae
Trustee:	Fannie Mae
Cut-off Date:	On or about April 1, 2013.
Settlement Date:	April 30, 2013
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 in May 2013.
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 ASQ1 and Class ASQ2 Certificates
Optional Termination:	None
Minimum Denominations:	\$100,000 for Class X1 and \$1,000 for the Class ASQ1 and Class ASQ2 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 2013-M5 <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.

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Issue Characteristics - Group 2

Offered Securities:	\$446,386,099 (approximate) monthly pay, fixed-rate, multi-class, commercial mortgage REMIC Pass-Through Certificates (Class ASQ3, Class ASQ4 and Class ASQ5)
Lead Manager & Sole Bookrunner:	Citigroup Global Markets, Inc.
Issuer:	Federal National Mortgage Association
Issuing Entity:	Fannie Mae Multifamily REMIC Trust 2013-M5, a trust to be formed by Fannie Mae
Trustee:	Fannie Mae
Cut-off Date:	On or about April 1, 2013.
Settlement Date:	April 30, 2013
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 in May 2013.
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 ASQ3, Class ASQ4 and Class ASQ5 Certificates
Optional Termination:	None
Minimum Denominations:	\$100,000 for Class X2 and \$1,000 for the Class ASQ3, Class ASQ4 and Class ASQ5 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 2013-M5 <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.

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IV. Structural Overview

Structural Overview – Group 1

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 MBS.
Priority of Cashflows:	The Group 1 Principal Distribution Amount for any Distribution Date will be allocated as follows: <ol style="list-style-type: none">1. Scheduled and unscheduled principal payments included in the principal distribution for each Group 1 MBS, on an aggregate basis, to the ASQ1 and ASQ2 Classes, in that order, until retired.
Prepayment Premiums Distribution:	Any Group 1 prepayment premiums that are included in the related MBS distributions for any Distribution Date will be allocated to the ASQ1, ASQ2 and X1 Classes as follows: <ol style="list-style-type: none">1. to the ASQ1 and ASQ2 Classes, an amount equal to 30% of the Group 1 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 Group 1 Principal Distribution Amount for that date;2. to the X1 Class, an amount equal to 70% of the Group 1 prepayment premiums for that date.
Call Protection:	68 underlying loans (representing 99.26% of Group 1) provide for a remaining yield maintenance term. 1 underlying loan (representing 0.74% of Group 1) provides for a defeasance which is locked out from voluntary prepayment until March 3, 2015 (Pool 389666). The Group 1 Collateral Pool has a weighted average remaining call protection of 20 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 loans.

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Structural Overview – Group 2

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 MBS.
Priority of Cashflows:	<p>The Group 2 Principal Distribution Amount for any Distribution Date will be allocated as follows:</p> <ol style="list-style-type: none">1. Scheduled and unscheduled principal payments included in the principal distribution for each Group 2 MBS, on an aggregate basis, to the ASQ3, ASQ4 and ASQ5 Classes, in that order, until retired.
Prepayment Premiums Distribution:	<p>Any Group 2 prepayment premiums that are included in the related MBS distributions for any Distribution Date will be allocated to the ASQ3, ASQ4 and ASQ5 and X2 Classes as follows:</p> <ol style="list-style-type: none">1. to the ASQ3, ASQ4 and ASQ5 Classes, an amount equal to 30% of the Group 2 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 Group 2 Principal Distribution Amount for that date;2. to the X2 Class, an amount equal to 70% of the Group 2 prepayment premiums for that date.
Call Protection:	92 underlying loans (representing 100% of Group 2) provide for a remaining yield maintenance term. The Group 2 Collateral Pool has a weighted average remaining call protection of 87 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 loans.

V. Collateral Overview

Group 1⁽¹⁾⁽²⁾

Aggregate Cut-off Date Balance	\$468,520,530
Number of Mortgage Loans	69
Average Cut-off Date Balance per Mortgage Loan	\$6,790,153
Number of Mortgaged Properties	69
Weighted Average Mortgage Rate	5.43%
% of Group 1 Secured by 5 Largest Mortgage Loans	27.55%
% of Group 1 Secured by 10 Largest Mortgage Loans	44.07%
Weighted Average Original Term to Maturity (months)	96
Weighted Average Remaining Term to Maturity (months)	26
Weighted Average Seasoning (months)	71

Group 1 Amortization

Weighted Average Original Amortization Term (months) ⁽³⁾	359
Weighted Average Remaining Amortization Term (months) ⁽³⁾	288
% of Group 1 Amortizing Balloon	37.27%
% of Group 1 Interest Only followed by Amortizing Balloon	46.06%
% of Group 1 Interest Only	16.67%

(1) Unless otherwise indicated, all references to "% of Group 1" in this Term Sheet reflect a percentage of the Group 1 aggregate principal balance as of the Cutoff Date, after application of all payments of principal due during or prior to April 2013.

(2) The Collateral consists of 69 Fannie Mae multifamily MBS pools containing 69 loans. All loans underlying the pools are monthly-pay, fixed-rate multifamily mortgages.

(3) Excludes loans that are interest only for the entire term.

Group 2⁽¹⁾⁽²⁾

Aggregate Cut-off Date Balance	\$446,386,099
Number of Mortgage Securities	90
Average Cut-off Date Balance per Mortgage Loan	\$4,959,846
Number of Mortgaged Properties	93
Weighted Average Mortgage Rate	5.45%
% of Group 2 Secured by 5 Largest Mortgage Loans	18.96%
% of Group 2 Secured by 10 Largest Mortgage Loans	34.84%
Weighted Average Original Term to Maturity (months)	132
Weighted Average Remaining Term to Maturity (months)	93
Weighted Average Seasoning (months)	40

Group 2 Amortization

Weighted Average Original Amortization Term (months) ⁽³⁾	347
Weighted Average Remaining Amortization Term (months) ⁽³⁾	309
% of Group 2 Amortizing Balloon	88.80%
% of Group 2 Interest Only followed by Amortizing Balloon	8.96%
% of Group 2 Interest Only	2.24%

(1) Unless otherwise indicated, all references to "% of Group 2" in this Term Sheet reflect a percentage of the Group 2 aggregate principal balance as of the Cutoff Date, after application of all payments of principal due during or prior to April 2013.

(2) The Collateral consists of 90 Fannie Mae multifamily MBS pools containing 92 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_0412.pdf

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VI. Collateral Stratification

Top 10 Mortgage Pools – Group 1

Loan No.	Pool Number	Property Name	City	State	Property Type	Cut-off Date Balance (\$)	% of Group 1	Most Recent Annual DSCR	Orig. LTV
1	388489	The Marquis at Bellair Ranch	Fort Worth	TX	Multifamily	30,558,000	6.5%	1.68	79.4%
2	388068	The Springs Apartments	Bakersfield	CA	Multifamily	28,070,891	6.0%	1.53	72.4%
3	388499	Tanglewood Apartments	Davis	CA	Multifamily	25,461,534	5.4%	1.3	65.0%
4	388142	Vail Quarters	Dallas	TX	Multifamily	22,610,000	4.8%	1.57	69.6%
5	AF0743	The Quarters at Rue Principale	Lafayette	LA	Dedicated Student	22,357,710	4.8%	1.37	76.9%
6	388220	Connecticut Plaza Apartments	Washington	DC	Multifamily	18,670,832	4.0%	1.6	62.0%
7	388231	Landings at Halfmoon	Clifton Park	NY	Multifamily	16,555,996	3.5%	1.5	67.8%
8	388399	Willow Hill Apartments	Lubbock	TX	Multifamily	15,134,716	3.2%	1.93	79.9%
9	388410	Monterey Pines Apartments	Santa Barbara	CA	Multifamily	14,626,366	3.1%	1.27	62.8%
10	388478	Cross Creek Apartments	Richmond	VA	Multifamily	12,453,196	2.7%	1.53	65.0%
Total / Weighted Average						206,499,240	44.1%	1.53	70.8%

Top 10 Mortgage Pools – Group 2

Loan No.	Pool Number	Property Name	City	State	Property Type	Cut-off Date Balance (\$)	% of Group 2	Most Recent Annual DSCR	Orig. LTV
1	465244	The Highlander Apartments	Sunnyvale	CA	Multifamily	18,644,908	4.2%	1.4	74.9%
2	466837	The Reserve at Moreno Valley Ranch	Moreno Valley	CA	Multifamily	17,845,000	4.0%	1.44	73.5%
3	388504	Sugar Mill Creek	Evansville	IN	Multifamily	17,172,282	3.8%	1.63	78.3%
4	465581	Riverhorse Ranch	Pflugerville	TX	Multifamily	15,702,696	3.5%	1.68	67.6%
5	465593	Hacienda Del Rio	Edgewater	FL	Manufactured	15,288,662	3.4%	1.89	57.8%
6	468221	Greens of Salem Run	Fredericksburg	VA	Multifamily	15,017,400	3.4%	1.35	80.0%
7	465053	Mesa Dunes Mobile Home Estates	Arroyo Grande	CA	Manufactured	14,601,413	3.3%	1.28	70.1%
8	468148	Foxchase/Brandywine	Richmond	VA	Multifamily	14,408,987	3.2%	1.44	75.0%
9	469864	Carmel Pointe Apartments	Sacramento	CA	Multifamily	13,683,746	3.1%	1.42	67.8%
10	958934	Buccaneer Estates	North Fort Myers	FL	Manufactured	13,137,668	2.9%	1.69	51.2%
Total / Weighted Average						155,502,762	34.8%	1.52	70.1%

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Collateral Statistics - Group 1

Cut-off Date Balance (\$)

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group 1</i>
731,651 - 2,500,000	15	24,516,240	5.2
2,500,001 - 5,000,000	23	82,629,633	17.6
5,000,001 - 7,500,000	13	83,520,082	17.8
7,500,001 - 10,000,000	6	51,141,626	10.9
10,000,001 - 12,500,000	3	32,666,905	7.0
12,500,001 - 15,000,000	1	14,626,366	3.1
15,000,001 - 17,500,000	2	31,690,712	6.8
17,500,001 - 20,000,000	1	18,670,832	4.0
20,000,001 - 22,500,000	1	22,357,710	4.8
22,500,001 - 25,000,000	1	22,610,000	4.8
25,000,001 - 27,500,000	1	25,461,534	5.4
27,500,001 - 30,000,000	1	28,070,891	6.0
30,000,001 - 30,558,000	1	30,558,000	6.5
Total:	69	468,520,531	100.0
Min: \$731,651 Max: \$30,558,000 Average: \$6,790,153			

Property Type

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group 1</i>
Multifamily	58	403,370,029	86.1
Manufactured Housing	8	30,706,946	6.6
Dedicated Student	2	27,788,975	5.9
Seniors	1	6,654,582	1.4
Total:	69	468,520,531	100.0

Prefix Type

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group 1</i>
HX	47	306,021,936	65.3
HY	21	159,634,529	34.1
MY	1	2,864,066	0.6
Total:	69	468,520,531	100.0

Mortgage Rate (%)

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group 1</i>
4.885 - 4.990	5	37,620,832	8.0
4.991 - 5.240	10	110,637,409	23.6
5.241 - 5.490	18	113,834,300	24.3
5.491 - 5.740	18	152,474,470	32.5
5.741 - 5.990	9	28,523,744	6.1
5.991 - 6.240	7	20,788,918	4.4
6.241 - 6.490	2	4,640,857	1.0
Total:	69	468,520,531	100.0
Min: 4.885% Max: 6.340% Wtd Avg: 5.428%			

Original Term to Maturity (mos)

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group 1</i>
84	47	306,021,936	65.3
120	22	162,498,595	34.7
Total:	69	468,520,531	100.0
Min: 84 Max: 120 Wtd Avg: 96			

Remaining Term to Maturity (mos)

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group 1</i>
24 - 25	31	195,102,539	41.6
26 - 27	37	245,347,101	52.4
28 - 29	1	28,070,891	6.0
Total:	69	468,520,531	100.0
Min: 24 Max: 28 Wtd Avg: 26			

Original Amortization Term (mos)

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group 1</i>
Interest Only	13	78,106,500	16.7
180	0	0	0.0
300	1	6,654,582	1.4
355	0	0	0.0
360	55	383,759,449	81.9
Total:	69	468,520,531	100.0
Min: 0 Max: 360 Non-Zero Wtd Avg: 359			

Remaining Amortization Term (mos)

	<i>No. of Mortgage Loans</i>	<i>Aggregate Cut-off Date Balance(\$)</i>	<i>% of Group 1</i>
Interest Only	13	78,106,500	16.7
180 - 240	1	6,654,582	1.4
241 - 300	28	225,287,648	48.1
301 - 360	27	158,471,801	33.8
Total:	69	468,520,531	100.0
Min: 0 Max: 303 Non-Zero Wtd Avg: 288			

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Collateral Statistics - Group 1

Day Count

	No. of Mortgage Loans	Aggregate Cut-off Date Balance(\$)	% of Group 1
Actual/360	68	465,656,465	99.4
30/360	1	2,864,066	0.6
Total:	69	468,520,531	100.0

Most Recent Annual DSCR

	No. of Mortgage Loans	Aggregate Cut-off Date Balance(\$)	% of Group 1
1.25 - 1.30	7	55,269,505	11.8
1.31 - 1.40	12	72,423,081	15.5
1.41 - 1.50	10	57,530,995	12.3
1.51 - 1.60	10	114,956,757	24.5
1.61 - 1.70	2	33,848,845	7.2
1.71 - 1.80	6	25,832,991	5.5
1.81 >=	22	108,658,357	23.2
Total:	69	468,520,531	100.0

Min: 1.25 Max: 14.60 Wtd Avg: 1.76

State

	No. of Mortgage Loans	Aggregate Cut-off Date Balance(\$)	% of Group 1
CA	20	140,746,711	30.0
TX	10	107,681,338	23.0
DC	4	30,283,385	6.5
VA	3	25,884,461	5.5
NY	3	23,152,755	4.9
LA	1	22,357,710	4.8
AZ	3	16,284,871	3.5
AL	4	16,248,845	3.5
OR	4	16,081,341	3.4
PA	3	13,650,185	2.9
NV	3	11,119,553	2.4
MD	2	8,989,566	1.9
MN	2	8,546,095	1.8
TN	1	7,869,154	1.7
NM	1	6,749,693	1.4
GA	1	4,670,349	1.0
AR	1	3,356,568	0.7
WA	1	2,643,198	0.6
MA	1	1,427,669	0.3
MI	1	777,084	0.2
Total:	69	468,520,531	100.0

Origination Date LTV Ratio (%)

	No. of Mortgage Loans	Aggregate Cut-off Date Balance(\$)	% of Group 1
11.5 - 40.00	4	17,313,168	3.7
40.0 - 50.00	6	12,839,232	2.7
50.0 - 60.00	11	47,137,562	10.1
60.0 - 70.00	26	203,907,059	43.5
70.0 - 80.00	21	184,680,312	39.4
80.0 - 81.10	1	2,643,198	0.6
Total:	69	468,520,531	100.0

Min: 11.50 Max: 81.10 Wtd Avg: 67.26

Remaining Prepayment Penalty Term (mos)

	No. of Mortgage Loans	Aggregate Cut-off Date Balance(\$)	% of Group 1
0 ⁽¹⁾	1	3,458,987	0.7
11 - 20	39	279,824,122	59.7
21	29	185,237,422	39.5
Total:	69	468,520,531	100.0

Min: 0 Max: 21 Non-Zero Wtd Avg: 20

Loan Age (mos)

	No. of Mortgage Loans	Aggregate Cut-off Date Balance(\$)	% of Group 1
48 - 60	47	306,021,936	65.3
61 - 72	0	0	0.0
73 - 84	0	0	0.0
85 - 96	22	162,498,595	34.7
Total:	69	468,520,531	100.0

Min: 57 Max: 96 Wtd Avg: 71

Pass-Through Rate (%)

	No. of Mortgage Loans	Aggregate Cut-off Date Balance(\$)	% of Group 1
4.540 - 5.000	41	351,199,770	75.0
5.001 - 5.250	16	82,398,504	17.6
5.251 - 5.500	8	24,145,487	5.2
5.501 - 5.750	4	10,776,770	2.3
Total:	69	468,520,531	100.0

Min: 4.540% Max: 5.570% Wtd Avg: 4.904%

(1) For Pool 389666, the call protection on the underlying loan consists of 36 months of lockout, followed by 81 months of defeasance. There is an open period of 3 months prior to Maturity.

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Collateral Statistics - Group 2

Cut-off Date Balance (\$)

	No. of Securities	Aggregate Cut-off Date Balance(\$)	% of Group 2
294,751 - 1,000,000	10	6,734,215	1.5
1,000,001 - 2,500,000	27	48,163,787	10.8
2,500,001 - 4,000,000	18	56,879,214	12.7
4,000,001 - 5,500,000	5	23,610,541	5.3
5,500,001 - 7,000,000	9	56,480,607	12.7
7,000,001 - 8,500,000	3	22,653,635	5.1
8,500,001 - 10,000,000	6	55,292,695	12.4
10,000,001 - 11,500,000	2	21,068,642	4.7
11,500,001 - 13,000,000	0	0	0.0
13,000,001 - 14,500,000	3	41,230,401	9.2
14,500,001 - 16,000,000	4	60,610,172	13.6
16,000,001 - 17,500,000	1	17,172,282	3.8
17,500,001 - 18,644,908	2	36,489,908	8.2
Total:	90	446,386,099	100.0
Min: \$294,751 Max: \$18,644,908 Average: \$4,959,846			

Property Type

	No. of Securities	Aggregate Cut-off Date Balance(\$)	% of Group 2
Multifamily	62	286,068,282	64.1
Manufactured Housing	21	114,517,185	25.7
Cooperative	2	12,137,083	2.7
Seniors	4	26,970,173	6.0
Military	1	6,693,376	1.5
Total:	90	446,386,099	100.0

Prefix Type

	No. of Securities	Aggregate Cut-off Date Balance(\$)	% of Group 2
HY	66	375,854,902	84.2
MY	8	39,712,822	8.9
H2	10	22,847,475	5.1
MI	3	4,385,304	1.0
MN	2	1,864,940	0.4
HI	1	1,720,656	0.4
Total:	90	446,386,099	100.0

Mortgage Rate (%)

	No. of Securities	Aggregate Cut-off Date Balance(\$)	% of Group 2
3.820 - 4.000	2	10,900,406	2.4
4.001 - 4.250	2	15,639,660	3.5
4.251 - 4.500	3	8,688,146	1.9
4.501 - 4.750	8	23,727,761	5.3
4.751 - 5.000	8	30,902,540	6.9
5.001 - 5.250	9	29,058,595	6.5
5.251 - 5.500	17	95,536,533	21.4
5.501 - 5.750	23	129,925,702	29.1
5.751 - 6.000	8	45,390,172	10.2
6.001 - 6.250	7	37,685,092	8.4
6.251 - 7.135	3	18,931,493	4.2
Total:	90	446,386,099	100.0
Min: 3.820% Max: 7.135% Wtd Avg: 5.453%			

Original Term to Maturity (mos)

	No. of Securities	Aggregate Cut-off Date Balance(\$)	% of Group 2
92 - 96	2	4,215,689	0.9
97 - 108	7	16,712,222	3.7
109 - 120	59	323,515,366	72.5
121 - 132	0	0	0.0
133 - 144	1	3,162,057	0.7
145 - 156	0	0	0.0
157 - 168	0	0	0.0
169 - 180	21	98,780,765	22.1
Total:	90	446,386,099	100.0
Min: 92 Max: 180 Wtd Avg: 132			

Remaining Term to Maturity (mos)

	No. of Securities	Aggregate Cut-off Date Balance(\$)	% of Group 2
78 - 84	17	69,427,998	15.6
85 - 96	43	221,191,438	49.6
97 - 105	30	155,766,663	34.9
Total:	90	446,386,099	100.0
Min: 78 Max: 105 Wtd Avg: 93			

Original Amortization Term (mos)

	No. of Securities	Aggregate Cut-off Date Balance(\$)	% of Group 2
Interest Only	2	10,000,000	2.2
120	2	1,864,940	0.4
180	4	6,105,961	1.4
240	3	5,785,305	1.3
300	11	55,055,548	12.3
360	68	367,574,346	82.3
Total:	90	446,386,099	100.0
Min: 0 Max: 360 Non-Zero Wtd Avg: 347			

Remaining Amortization Term (mos)

	No. of Securities	Aggregate Cut-off Date Balance(\$)	% of Group 2
Interest Only	2	10,000,000	2.2
86 - 120	6	7,970,901	1.8
121 - 180	2	2,648,270	0.6
181 - 240	1	3,137,034	0.7
241 - 300	26	145,082,081	32.5
301 - 360	53	277,547,812	62.2
Total:	90	446,386,099	100.0
Min: 0 Max: 360 Non-Zero Wtd Avg: 309			

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Collateral Statistics - Group 2

Day Count

	No. of Securities	Aggregate Cut-off Date Balance(\$)	% of Group 2
Actual/360	77	400,423,033	89.7
30/360	13	45,963,066	10.3
Total:	90	446,386,099	100.0

Most Recent Annual DSCR

	No. of Securities	Aggregate Cut-off Date Balance(\$)	% of Group 2
1.25 - 1.30	8	48,116,545	10.8
1.31 - 1.40	13	61,510,205	13.8
1.41 - 1.50	18	92,260,181	20.7
1.51 - 1.60	12	43,558,345	9.8
1.61 - 1.70	13	88,861,273	19.9
1.71 - 1.80	7	26,955,044	6.0
1.81 >=	19	85,124,506	19.1
Total:	90	446,386,099	100.0
Min: 1.26 Max: 18.70 Wtd Avg: 1.67			

State

	No. of Securities	Aggregate Cut-off Date Balance(\$)	% of Group 2
CA	28	152,306,009	34.1
TX	6	38,390,793	8.6
FL	6	37,219,943	8.3
VA	4	34,694,963	7.8
IN	2	22,172,282	5.0
PA	3	18,386,640	4.1
NJ	2	17,013,422	3.8
NC	4	14,857,318	3.3
NY	4	13,105,144	2.9
OH	2	12,577,798	2.8
WI	4	11,672,604	2.6
MN	2	10,746,731	2.4
AL	2	7,979,148	1.8
MI	3	7,911,564	1.8
WA	3	6,048,561	1.4
DE	1	5,976,474	1.3
KY	1	5,868,837	1.3
MA	1	5,081,612	1.1
CO	2	4,557,452	1.0
IL	1	3,258,228	0.7
SC	1	3,030,525	0.7
UT	1	2,848,947	0.6
MD	1	2,230,353	0.5
NV	1	2,185,176	0.5
AZ	1	1,928,883	0.4
OR	1	1,482,273	0.3
LA	1	1,376,746	0.3
SD	1	1,098,124	0.2
OK	1	379,549	0.1
Total:	90	446,386,099	100.0

Origination Date LTV Ratio (%)

	No. of Securities	Aggregate Cut-off Date Balance(\$)	% of Group 2
2.6 - 40.00	8	15,366,458	3.4
40.0 - 50.00	7	29,220,735	6.5
50.0 - 60.00	15	72,005,905	16.1
60.0 - 70.00	26	113,144,686	25.3
70.0 - 80.00	34	216,648,313	48.5
Total:	90	446,386,099	100.0
Min: 2.60 Max: 80.00 Wtd Avg: 66.33			

Remaining Prepayment Penalty Term (mos)

	No. of Securities	Aggregate Cut-off Date Balance(\$)	% of Group 2
72 - 84	40	205,882,498	46.1
85 - 96	38	180,726,248	40.5
114	12	59,777,353	13.4
Total:	90	446,386,099	100.0
Min: 72 Max: 99 Wtd Avg: 87			

Loan Age (mos)

	No. of Securities	Aggregate Cut-off Date Balance(\$)	% of Group 2
7 - 12	5	14,290,949	3.2
13 - 24	28	117,734,844	26.4
25 - 36	25	174,354,054	39.1
37 - 48	10	38,063,431	8.5
49 - 60	1	3,162,057	0.7
73 - 84	11	60,199,112	13.5
85 - 94	10	38,581,653	8.6
Total:	90	446,386,099	100.0
Min: 7 Max: 94 Wtd Avg: 40			

Pass-Through Rate (%)

	No. of Securities	Aggregate Cut-off Date Balance(\$)	% of Group 2
2.530 - 3.000	7	29,210,483	6.5
3.001 - 3.500	15	35,621,146	8.0
3.501 - 4.000	12	67,630,225	15.2
4.001 - 4.500	28	183,341,917	41.1
4.501 - 5.000	7	38,650,596	8.7
5.001 - 5.500	15	59,197,791	13.3
5.501 - 6.000	6	32,733,942	7.3
Total:	90	446,386,099	100.0
Min: 2.530% Max: 5.840% Wtd Avg: 4.323%			

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