

## Single-Family MBS Prospectus



### **Guaranteed Mortgage Pass-Through Certificates (Single-Family Residential Mortgage Loans)**

#### **The Certificates**

We, the Federal National Mortgage Association or Fannie Mae, will issue and guarantee the mortgage pass-through certificates. Each issue of certificates will have its own identification number and will represent the ownership of a pool of residential mortgage loans secured by single-family (one- to four-unit) dwellings, or by a pool of participation interests in loans of that type.

#### **Fannie Mae Guaranty**

We guarantee that the holders of the certificates will receive timely payments of interest and principal. We alone are responsible for making payments under our guaranty. **The certificates and payments of principal and interest on the certificates are not guaranteed by the United States, and do not constitute a debt or obligation of the United States or any of its agencies or instrumentalities other than Fannie Mae.**

**Consider carefully the risk factors section beginning on page 9. Unless you understand and are able to tolerate these risks, you should not invest in the certificates.**

**The certificates are exempt from registration under the Securities Act of 1933, as amended, and are “exempted securities” under the Securities Exchange Act of 1934, as amended. Neither the Securities and Exchange Commission nor any state securities commission has approved or disapproved these certificates or determined if this prospectus is truthful or complete. Any representation to the contrary is a criminal offense.**

**The date of this Prospectus is January 1, 2006.**

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## INFORMATION ABOUT THIS PROSPECTUS AND PROSPECTUS SUPPLEMENTS

We will provide information that supplements this prospectus in connection with each issue of certificates. This prospectus and the prospectus supplement for each issuance of certificates will be available in paper form. We will deliver these documents electronically to parties who so request in accordance with our procedures. The disclosure documents for any particular issue of certificates are this prospectus and the prospectus supplement, together with any information incorporated in these documents by reference as discussed below under the heading “**INCORPORATION BY REFERENCE.**” We also provide updated information and corrections regarding mortgage pools through our “PoolTalk”<sup>®</sup> application or other locations on our Web site, listed below. **In determining whether to purchase any issue of certificates in any initial offering, you should rely ONLY on the information in this prospectus, the related prospectus supplement and any information which we have otherwise incorporated into these documents by reference. You should not rely on information that may be offered to you by a third party. It may not be reliable.**

Each prospectus supplement will include information about the pooled mortgage loans backing that particular issue of certificates and about the certificates themselves. Unless otherwise stated in this prospectus or a related prospectus supplement, information about the mortgage loans will be given as of the issue date stated in the prospectus supplement, which is the first day of the month in which the certificates are being issued. Because each prospectus supplement will contain specific information about a particular issue of certificates, you should rely on the information in the prospectus supplement to the extent it is different from or more complete than the information in this prospectus.

Each prospectus supplement also may include a section under the heading “Recent Developments” that may contain additional summary information with respect to current events, including certain regulatory, accounting and financial issues affecting Fannie Mae.

Certificateholders should note that the certificates are not traded on any exchange and the market price of a particular issue of certificates or a benchmark price may not be readily available.

You may obtain copies of this prospectus and the related prospectus supplement by writing to Fannie Mae, Attention: Fixed Income Investor Marketing, 3900 Wisconsin Avenue, NW, Area 2H-3S, Washington, DC 20016 or by calling the Fannie Mae Helpline at 1-800-237-8627 or (202) 752-7115. Generally, the prospectus supplement is available two business days before settlement of the related issue of certificates. These documents generally will also be available on our corporate Web site at [www.fanniemae.com](http://www.fanniemae.com). We are providing our internet address solely for the information of prospective investors. We do not intend the internet address to be an active link. This means that we are not using this internet link to incorporate additional information into this prospectus or into any prospectus supplement.

## INCORPORATION BY REFERENCE

We are incorporating by reference in this prospectus the documents listed below. This means that we are disclosing information to you by referring you to these documents. These documents are considered part of this prospectus, so you should read this prospectus, and any applicable supplements, together with these documents. However, we have concluded that our previously filed interim and audited financial statements for the periods from January 2001 through the second quarter of 2004 (certain of which are contained in documents incorporated by reference in this prospectus) should no longer be relied on because they were not prepared in compliance with United States generally accepted accounting principles (“GAAP”). Accordingly, you may not rely on any financial information in any documents incorporated by reference in this prospectus that were filed with the Securities and Exchange Commission (“SEC”) before December 22, 2004.

Except as set forth in the preceding paragraph, you should rely only on the information provided or incorporated by reference in this prospectus and any applicable supplement, and you should rely only on the most current information.

We incorporate by reference the following documents we have filed, or may file, with the SEC:

- our Annual Report on Form 10-K for the fiscal year ended December 31, 2003 (“Form 10-K”);
- all other reports we have filed pursuant to Section 13(a) or 15(d) of the Securities Exchange Act of 1934 since the end of the fiscal year covered by the Form 10-K until the date of this prospectus, including any quarterly reports on Form 10-Q and current reports on Form 8-K, but excluding any information “furnished” to the SEC on Form 8-K; and
- all proxy statements that we file with the SEC and all documents that we file with the SEC pursuant to Section 13(a), 13(c), 14 or 15(d) of the Securities Exchange Act of 1934 subsequent to the date of this prospectus and prior to the completion of the offering of the related certificates, excluding any information we “furnish” to the SEC on Form 8-K.

Any information incorporated by reference in this prospectus is deemed to be modified or superseded for purposes of this prospectus to the extent information contained or incorporated by reference in this prospectus modifies or supersedes such information. In such case, the information will constitute a part of this prospectus only as so modified or superseded.

We file annual, quarterly and current reports, proxy statements and other information with the SEC. You can obtain copies of the periodic reports we file with the SEC without charge by calling or writing our Office of Investor Relations, Fannie Mae, 3900 Wisconsin Avenue, NW, Washington, DC 20016, telephone: (202) 752-7115. The periodic and current reports that we file with the SEC are also available on our Web site. Information appearing on our Web site is not incorporated in this prospectus except as specifically stated in this prospectus.

Our SEC filings are also available at the SEC’s Web site at [www.sec.gov](http://www.sec.gov). We are providing the address of the SEC’s Web site solely for the information of prospective investors. Information appearing on the SEC’s Web site is not incorporated in this prospectus except as specifically stated in this prospectus.

## SUMMARY

This summary highlights information contained elsewhere in this prospectus. As a summary, it speaks in general terms without giving details or discussing any exceptions. Before buying any issue of certificates, you should have the complete picture. For that, you must read this prospectus (as well as any documents we refer you to in this prospectus) in its entirety as well as any applicable prospectus supplement for that issue.

Title of Security . . . . . Guaranteed Mortgage Pass-Through Certificates (Single-Family Residential Mortgage Loans).

Issuer and Guarantor . . . . . Fannie Mae, a federally chartered and stockholder-owned corporation.

**Neither the certificates nor payments of principal and interest on the certificates are guaranteed by the United States, and the certificates do not constitute a debt or obligation of the United States or any of its agencies or instrumentalities other than Fannie Mae. We alone are responsible for making payments on our guaranty.**

Description of Certificates . . . . . Each certificate will represent an ownership interest in a pool of mortgage loans. We will issue the certificates in book-entry form on the book-entry system of the U.S. Federal Reserve Banks, unless we specify a different system in the related prospectus supplement. The book-entry certificates will not be convertible into physical certificates.

Minimum Denomination . . . . . We will issue the certificates in minimum denominations of \$1,000 with additional increments of \$1.

Issue Date . . . . . The first day of the month in which the certificates are issued.

Distribution Date . . . . . The 25th day of each month is the date designated for payments to certificateholders. If that day is not a business day, payment will be made on the next business day. The first distribution date following an issuance will occur in the month following the month in which the certificates are issued. For example, if an issue date is March 1st, the first distribution date will be April 25th or, if April 25th is not a business day, the first business day following the 25th.

Interest . . . . . We will pay interest on the certificates each month on the distribution date.

If a pool contains fixed-rate mortgage loans, we will pay to certificateholders interest at the fixed pass-through rate stated in the related prospectus supplement.

If a pool contains adjustable-rate mortgage loans, other than those permitting negative amortization, we will pay to certificateholders interest at the variable pool accrual rate. The initial pool accrual rate is described in the related prospectus supplement. If a pool contains adjustable-rate mortgage loans that permit negative amortization, we will pay to certificateholders interest at the variable pool accrual rate minus the

aggregate amount of any deferred interest that is added to the principal balance of the mortgage loans.

Principal ..... We receive collections on the mortgage loans on a monthly basis. The period we use to differentiate between collections in one month and collections in another month is called the due period. The due period is the period from and including the second day of the preceding month to and including the first day of the month in which the distribution date occurs.

On each distribution date, we will pass through to certificateholders:

- the aggregate amount of the borrowers' scheduled principal payments for the related due period,
- the stated principal balance of mortgage loans that were prepaid in full during the calendar month preceding the month in which the distribution date occurs,
- the stated principal balance of mortgage loans that were purchased from the pool for any reason during the calendar month preceding the month in which the distribution date occurs, and
- the amount of any partial prepayments on mortgage loans received during the calendar month preceding the month in which the distribution date occurs.

Prepayments in full received on the first day of a month may be treated as if received on the last day of the preceding month. If they are so treated, they will be passed through on the distribution date in the month of actual receipt. For example, if a prepayment is received on February 1st, it may be treated as if it had been received on January 31st and, if it is so treated, the prepayment will be passed through on February 25th (or the next business day, if February 25th is not a business day).

Monthly Pool Factors ..... On or about the fourth business day of each month, we will publish the monthly pool factor for each issue of certificates. If you multiply the monthly pool factor by the original principal balance of the certificates, you will obtain the current principal balance of the certificates, after giving effect to the monthly principal payment to be passed through on the distribution date in that month.

Guaranty..... On each distribution date, we guarantee payment to certificateholders of:

- the aggregate amount of the borrowers' scheduled principal payments for the related due period, whether or not received, and
- an amount equal to one month's interest on the certificates.

For fixed-rate pools, we guarantee payment of interest at the stated pass-through rate provided in the prospectus supple-

ment. For adjustable-rate pools, we guarantee payment of interest at the pool accrual rate minus the aggregate amount of any deferred interest that is added to the principal balance of the mortgage loans.

In addition, we guarantee the full and final payment of the unpaid principal balance of the certificates by the distribution date in the month of the maturity date specified in the prospectus supplement.

Servicing ..... We are responsible for servicing the mortgage loans in each pool, but we generally contract with mortgage lenders to perform servicing functions for us.

Trustee ..... We serve as trustee for each issue of certificates pursuant to the terms of the trust indenture and the related issue supplement.

Mortgage Pools ..... We require each mortgage loan to meet our published standards for loans that we purchase, except to the extent that we have permitted variances from those standards. We may change our standards from time to time. Each mortgage pool will contain the types of mortgage loans described in the related prospectus supplement.

Security Type ..... Each mortgage loan will be secured by a first or subordinate lien on residential real property containing one to four dwelling units (including manufactured housing) or on a share in a cooperative housing corporation representing the right to occupy a residential dwelling.

Mortgage Loan Types ..... Loan pools include the following types of mortgage loans:

- Fixed-rate, equal monthly payment, fully amortizing loans
- Fixed-rate, equal biweekly payment, fully amortizing loans
- Fixed-rate loans with monthly payments of interest only for a specified initial period, followed by fully amortizing equal monthly payments of principal and interest for the remaining loan term
- Fixed-rate loans with a balloon payment due at maturity
- Adjustable-rate, monthly pay, fully amortizing loans
- Adjustable-rate loans with monthly payments of interest only during a specified initial fixed-rate period, followed by fully amortizing monthly payments of principal and interest for the remaining loan term
- Adjustable-rate loans that may permit deferred interest (which is added to outstanding principal) as a result of negative amortization or provide for a balloon payment due at maturity.

Minimum Pool Size . . . . .	<p>Unless the related prospectus supplement provides otherwise, each of our pools will consist of either:</p> <ul style="list-style-type: none"> <li>• Fixed-rate loans that have an aggregate unpaid principal balance of at least \$1,000,000 as of the issue date, or</li> <li>• Adjustable-rate loans that have an aggregate unpaid principal balance of at least \$500,000 as of the issue date.</li> </ul>
No Optional Termination . . . . .	<p>We have no clean-up call option. That is, we have no right to terminate the trust early when the unpaid principal balance of a pool reaches a certain amount or reaches a certain percentage of the original issue date unpaid principal balance of a pool.</p>
Federal Tax Consequences . . . . .	<p>Each mortgage pool will be classified as a grantor trust. Each beneficial owner of a certificate will be treated as the owner of a pro rata undivided interest in each of the mortgage loans included in that pool. Accordingly, each owner will be required to include in income its pro rata share of the entire income from each mortgage loan in the pool, and generally will be entitled to deduct its pro rata share of the expenses of the trust, subject to the limitations described in this prospectus.</p>



## RISK FACTORS

We have listed below some of the principal risks associated with an investment in the certificates. Because each investor has different investment needs and different risk tolerances, you should consult your own financial and legal advisors to determine whether the certificates are a suitable investment for you.

### GENERAL:

**There is a lack of financial information about us available in the market.**

We have announced that previously filed interim and audited financial statements for the periods from January 2001 through the second quarter of 2004 should no longer be relied upon because they were prepared applying accounting practices that did not comply with GAAP. We also announced that it is unlikely we will complete our Form 10-K for fiscal year 2004 (which will include restated financial results) prior to the second half of 2006. You should be aware that because financial information about us may not be available to the public for a substantial period of time, and because you can no longer rely on our previously filed interim and audited financial statements, you will be unable to ascertain the accurate financial status of Fannie Mae for the foreseeable future. You also should be aware that when our financial results are eventually reported, those results could vary substantially from previously issued financial statements.

**There are numerous ongoing internal reviews and external investigations of Fannie Mae.**

We are currently conducting internal reviews and investigations into certain of the preliminary accounting and internal controls findings made by OFHEO. In addition, the SEC, OFHEO, and the U.S. Attorney's Office for the District of Columbia are conducting ongoing investigations into the preliminary findings made by OFHEO. You should be aware that at this time it is not known what the findings of these reviews and investigations will be, or when the reviews or investigations will conclude. We also cannot predict the effect, if any, that the findings of these reviews and investigations may have on our financial statements.

**There are numerous potential legislative and regulatory developments and proposals that may significantly affect us.**

The U.S. Congress is currently considering various bills in the House of Representatives and Senate that address our business and regulatory environment. These draft bills address various issues, including our regulatory structure, capital standards, potential receivership, scope of business activities, affordable housing goals, portfolio composition, and expanded oversight of our officers and directors. We cannot predict whether any legislation will be approved by Congress and signed into law by the President and, if so, the final form and effective date of such legislation. We also cannot predict the effect, if any, that any potential legislation or regulatory developments would have on our credit ratings or on our business.

## INVESTMENT FACTORS:

**The certificates may not be a suitable investment for you.**

The certificates are complex financial instruments. They are not a suitable investment for every investor. Before investing, you should:

- have sufficient knowledge and experience to evaluate (either alone or with the help of a financial or legal advisor) the merits and risks of the certificates and the information contained in this prospectus, the applicable prospectus supplement, and the documents incorporated by reference;
- understand thoroughly the terms of the certificates;
- be able to evaluate (either alone or with the help of a financial or legal advisor) the economic, interest rate and other factors that may affect your investment;
- have sufficient financial resources and liquidity to bear all risks associated with the certificates; and
- investigate any legal investment restrictions that may apply to you.

You should exercise particular caution if your circumstances do not permit you to hold the certificates until maturity.

## PREPAYMENT FACTORS:

### *General*

**Mortgage loans in the pool could be repaid at a different speed than you expect, affecting the timing of repayment of principal on your certificates.**

If mortgage loans in the pool are repaid at a different speed than you expect when you purchase the certificates, the return on your investment in the certificates could be less than you expect. Some of the specific reasons that loans could be repaid at a different speed are described in separate paragraphs below. Regardless of the reason, if the loans are repaid more quickly than you expect, the principal on your certificates will be repaid to you sooner than you expect. Depending on then-prevailing economic conditions and interest rates, you may not be able to reinvest those proceeds at a yield that is equal to or greater than the yield on your certificates. If the loans are repaid more slowly than you expect, the principal on your certificates will be repaid to you later than you expect. Your ability to reinvest these funds would therefore be delayed. If the yield on your certificates is lower than comparable investments available when your certificates prepay or mature, you will be at a disadvantage by not having as much principal available to reinvest, and by having your investment dollars remain invested in the certificates for a longer period than you expect.

**Even if the mortgage loans are prepaid at a rate that on average is consistent with your expectations, variations in the rate of prepayment over time can significantly affect your yield.**

**Borrowers could make full or partial prepayments of principal, accelerating the rate at which you receive your return of principal on the certificates.**

#### *Refinance Environment*

**Prevailing interest rates could decline, causing borrowers to prepay their loans and refinance at a lower mortgage interest rate, accelerating the rate at which you receive your return of principal on the certificates.**

**The mortgage origination industry could change its procedures and prices for refinancing loans, accelerating the rate at which you receive your return of principal on the certificates.**

Generally, the earlier the payment of principal, the greater the effect on the yield to maturity. As a result, if the rate of principal prepayment during any period is faster or slower than you expect, a corresponding reduction or increase in the prepayment rate during a later period may not fully offset the effect of the earlier prepayment rate on your yield.

Some borrowers may elect to make a full or partial principal prepayment and thereby reduce or eliminate their outstanding loan balance. The outstanding principal balance of the certificates will be reduced by the amount of this prepaid principal, resulting in an earlier return of principal than otherwise might be the case. While this risk of prepayment is applicable to all pool types, it is particularly noteworthy in the context of pools that contain loans obligating the borrower to pay only interest for a stated period, before beginning to amortize principal. Although these loans are interest-only for that stated period, distributions on the certificates during and after that stated period will typically include any unscheduled payment of principal made by the borrower.

If prevailing rates decline and borrowers are able to obtain new loans at lower rates, they are more likely to refinance their mortgage loans. As a result, you could receive payments of principal on the certificates more quickly than you expect, at a time when reinvestment rates are lower. The mortgage loans may or may not contain prepayment premiums that discourage borrowers from prepaying.

Mortgage originators are continually reviewing and revising procedures to ease the burden for themselves and borrowers of processing refinance loans. Sometimes these changes occur with our cooperation. Their changes may include reducing the amount of documentation required to refinance and easing their underwriting standards. In addition, mortgage originators are working to find ways to reduce borrower costs to refinance. To the extent mortgage originators are successful in streamlining procedures and reducing costs for refinancing, this could encourage borrowers to refinance their loans. An increase in the prevalence of refinances of the mortgage loans in the pool will accelerate the rate at which you receive payments of principal on your certificates.

**Prevailing interest rates could rise, causing borrowers not to prepay their loans, slowing the rate at which you receive your return of principal on the certificates.**

If prevailing rates rise and borrowers are less able to obtain new loans at lower rates, they may elect less frequently to move to a new home or refinance their existing loan. The effect of these decisions by the borrowers would be that the loans in the pool may, on average, prepay less rapidly than you expect. As a result, you could receive payments of principal on the certificates more slowly than you expect, and the certificates could remain outstanding longer than you expect, at a time when reinvestment rates are higher.

**Certain hybrid adjustable-rate mortgage loans with long initial fixed-rate periods may be more likely to be refinanced than other mortgage loans.**

Certain adjustable-rate mortgage loans that have long initial fixed interest rate periods have the potential for a significant rate increase at the first interest rate change date. For these loans, borrowers may be more likely to refinance at the first change date or in anticipation of the first change date. In addition, absent a refinancing some borrowers may find it increasingly difficult to remain current in their scheduled monthly payments following the increase in monthly payment amounts if interest rates rise substantially after the long initial fixed interest rate period.

**Fixed-rate and adjustable-rate mortgage loans with long initial interest-only payment periods may be more likely to be refinanced than other mortgage loans.**

Certain fixed-rate mortgage loans and adjustable-rate mortgage loans have scheduled monthly payments consisting only of accrued interest during a long period after origination. Following the end of the interest-only period, the scheduled monthly payments on these mortgage loans are increased to amounts that are sufficient to cover accrued interest and to fully amortize each mortgage loan by its maturity date. In particular, for certain adjustable-rate mortgage loans, borrowers may experience a substantial increase in payments if the first change to the interest rate and payment coincides with the end of the interest-only period on that loan. As a result, borrowers may be more likely to refinance these mortgage loans on or before the dates on which the scheduled monthly payments increase. In addition, absent a refinancing some borrowers may find it increasingly difficult to remain current in their scheduled monthly payments following the increase in monthly payment amounts.

#### *Property/Credit*

**Borrowers could default on their loans, resulting in prepayment of a portion of the principal on the certificates.**

If a mortgage loan becomes delinquent with respect to four or more consecutive monthly payments (or eight biweekly payments), we have the option to purchase the delinquent loan out of the pool. We will pass through the stated principal balance of the repurchased loan to certificateholders on the distribution date in the month after the month in which the loan is repurchased. Thus, a loan that is delinquent with respect to four or more consecutive monthly payments (or eight biweekly payments) can

have essentially the same effect on the timing of certificate principal repayment as a borrower prepayment. Factors affecting the likelihood of a borrower default include:

- the general economic conditions;
- local and regional employment conditions;
- borrower creditworthiness;
- significant changes in the size of required loan payments;
- borrower's death or a borrower's change in family status;
- uninsured natural disasters; and
- borrower bankruptcy or other insolvency.

**We could withdraw some mortgage loans from the pool due to a breach of representations and warranties, accelerating the rate at which you receive your return of principal.**

Each seller that sells loans to us makes various representations and warranties about itself and the loans. For a description of the subjects covered by these representations and warranties, see “**FANNIE MAE PURCHASE PROGRAM—Seller Representations and Warranties**” below. If these representations and warranties were not true when they were made, we can require the seller to repurchase the affected loans at any time. The affected loans could be all of the loans in the pool or only a portion of the pool. When a loan is repurchased, its stated principal balance is passed through to certificateholders on the distribution date in the month following the month of repurchase. Thus, a breach of a representation and warranty may accelerate the rate of repayment of principal on your certificates.

**Anti-predatory lending laws recently adopted and currently being contemplated may result in increased repurchases for breach of representations or warranties, resulting in accelerated repayment of principal to you.**

Many states have introduced or enacted legislation modifying or adopting anti-predatory lending laws. As of the date of this prospectus, several of these state laws, and potential actions the federal government may take, are continually evolving. We require representations and warranties that loans delivered to us comply with all applicable federal, state and local laws (which include laws intended to address predatory lending). In addition, we also require representations and warranties that certain loans subject to such laws will not be delivered to us, even if they do not actually violate those laws (for example, loans that may have unusually high costs associated with the origination of the loan). In addition, in the year 2000, we announced certain requirements with respect to predatory lending practices, and we required representations and warranties that lenders have complied with those requirements as well. If more loans become subject to such anti-predatory lending laws and violate the required representations and warranties (including our additional requirements), there is a possibility that the number of loans we require to be repurchased may increase. When a

**The characteristics of loans may differ from pool to pool, causing prepayment speeds to differ for different issues of certificates.**

loan is repurchased, its stated principal balance is passed through to certificateholders on the distribution date in the month following the month of repurchase. Thus, a breach of a representation and warranty may accelerate the rate of repayment of principal on your certificates.

We purchase mortgage loans with many different characteristics. For a description of these characteristics, see “**THE MORTGAGE LOANS**” below. We change our loan eligibility requirements and underwriting standards from time to time. A loan pool may include a mix of loans with differing characteristics and loans originated at different times. This means it is possible that not all the mortgage loans in a particular pool will be subject to the same eligibility and underwriting standards. The differences among the loan characteristics and the eligibility and underwriting standards that were applied in the loan purchases may affect the likelihood that a borrower will prepay a loan under various prevailing economic circumstances and/or the likelihood that a borrower will become delinquent. Thus, the differences among pools may have an effect upon the extent to which the prepayment of a particular issue of certificates will follow historical averages or averages of otherwise similar certificates issued at the same time.

#### *Location*

**The location of real property securing loans in a pool may vary from pool to pool, causing prepayment speeds to differ among different issues of certificates.**

We purchase mortgage loans throughout the United States and its territories. A pool may include loans secured by property in one or several states, and may be relatively concentrated or diverse in location. Regional economic differences among locations may affect the likelihood that a borrower will prepay a loan and/or the likelihood that a borrower will become delinquent. Thus, the differences among geographic concentrations in pools may have an effect upon the extent to which the prepayment of a particular issue of certificates will follow historical averages or averages of otherwise similar certificates issued at the same time. Furthermore, a natural disaster such as a hurricane, tornado or earthquake could severely impact the economy of a particular region for an extended period of time, thereby causing an increase in the number of defaults by borrowers. Such an event may result in accelerated principal payments to you and adversely affect the liquidity of your certificates.

#### *Other Prepayments*

**If the pool includes adjustable-rate loans that permit conversion to a fixed rate and borrowers convert their loans, the rate at which you receive your return of principal will be accelerated.**

Some adjustable-rate loans contain conversion options, permitting the borrower to convert the loan to a fixed-rate loan. If these loans are included in an adjustable-rate pool, and the borrower exercises the option, thereby converting the loan to a fixed-rate loan, we will buy the loan out of the pool prior to its conversion to a fixed-rate



loan. The stated principal balance of that loan is passed through to certificateholders on the distribution date in the month following the month of our repurchase. Thus, conversion of these loans to fixed-rate loans will accelerate the rate of repayment of principal on your certificates.

#### **LIQUIDITY FACTORS:**

**There may be no market for the certificates of a particular issue, and no assurance can be given that a market will develop and continue.**

We cannot be sure that each new issue of certificates, when created, will have a ready market, or, if a market does develop, that the market will remain during the entire term for which the certificates are outstanding. Therefore, it is possible that if you wish to sell your certificates in the future, you may have difficulty finding potential purchasers. Some of the factors that may affect the resale of certificates are:

- the method, frequency and complexity of calculating principal or interest on the loans or the certificates;
- the age of the mortgage loans in the pool;
- the outstanding principal amount of the certificates of that series and other series with similar features;
- the amount of certificates of that series or of a series with similar features offered for resale from time to time;
- any legal restrictions or tax treatment that limits the demand for the certificates;
- the availability of comparable securities; and
- the level of interest rates generally, the volatility with which prevailing interest rates are changing and the direction in which interest rates are, or appear to be, trending.

**Terrorist activities and accompanying military and political actions by the United States Government could cause reductions in investor confidence and substantial volatility in real estate and securities markets.**

It is impossible to predict the extent to which terrorist activities may occur or, if they do occur, the extent of the effect on the certificates of a particular issue. Moreover, it is uncertain what effects any past or future terrorist activities and/or any consequent military and/or political actions on the part of the United States Government and others will have on the United States and world financial markets; local, regional and national economies; real estate markets across the United States; or particular business segments, including those that impact the ability of the borrowers to make their mortgage loan payments. Among other things, reduced investor confidence could result in substantial volatility in securities markets and a decline in real estate-related investments. As a result, defaults on the mortgage loans could increase causing early payments of principal to you and, regardless of the performance of the underlying mortgage loans, the liquidity and market value of the certificates may be impaired.

**A disproportionate incidence of prepayments and repurchases among adjustable-rate loans of different interest rates will affect your yield.**

Certificateholders in pools of adjustable-rate mortgage loans will receive a yield that is the weighted average of the loan rates, net of our fees. That weighted average will change whenever a loan in the pool is prepaid, either in whole or in part, or is repurchased out of the pool. A disproportionate incidence of prepayments and repurchases among loans of different interest rates will increase or decrease the effective yield to you.

**CREDIT FACTORS:**

**If we fail to pay under our guaranty, the amount distributed to certificateholders would be reduced.**

If borrowers fail to make their mortgage loan payments on time, we have agreed to make payments under our guaranty. If, however, we become unable to pay, or fail to pay for any reason, the payments of principal and/or interest that you receive as a certificateholder will be reduced as a result of borrowers' late payments or failure to pay their loans.

**If our credit should become impaired, a buyer may be willing to pay only a reduced price for your certificates, if you wanted to sell them in the future.**

There could be an adverse change in our financial condition that would impair the perception of our credit. Even if we were to make all the payments required under our guaranty, potential buyers may offer less for your certificates than they would offer if our financial condition had remained unchanged.



## FANNIE MAE

Fannie Mae is a federally chartered and stockholder-owned corporation organized and existing under the Federal National Mortgage Association Charter Act, as amended. We were established in 1938 as a United States government agency to provide supplemental liquidity to the mortgage market. We became a stockholder-owned and privately managed corporation by legislation enacted in 1968.

Under our Charter Act, we were created to:

- provide stability in the secondary market for residential mortgages;
- respond appropriately to the private capital markets;
- provide ongoing assistance to the secondary market for residential mortgages (including activities relating to mortgages on housing for low- and moderate-income families involving a reasonable economic return that may be less than the return earned on other activities) by increasing the liquidity of mortgage investments and improving the distribution of investment capital available for residential mortgage financing; and
- promote access to mortgage credit throughout the nation (including central cities, rural areas and underserved areas) by increasing the liquidity of mortgage investments and improving the distribution of investment capital available for residential mortgage financing.

In accordance with our statutory purpose, we provide funds to the mortgage market by purchasing mortgage loans from lenders. In this way, we replenish their funds so they can make additional loans. We acquire funds to purchase these loans by issuing debt securities to capital market investors, many of whom ordinarily would not invest in mortgages. Thus, we are able to expand the total amount of funds available for housing.

We also issue mortgage-backed certificates, receiving guaranty fees for our guaranty of timely payment of scheduled principal and interest on the certificates. We issue mortgage-backed certificates primarily in exchange for pools of mortgage loans from lenders. By issuing mortgage-backed certificates, we further fulfill our statutory mandate to increase the liquidity of residential mortgage loans.

In addition, we offer various services to lenders and others for a fee. These services include issuing certain types of structured mortgage-backed certificates and providing technology services for originating and underwriting mortgage loans.

Our safety and soundness regulator, OFHEO, announced in July 2003 that it was conducting a special examination of our accounting policies and practices. In September 2004, OFHEO issued a preliminary report of its findings to date. This report raised questions about our application of certain accounting practices. OFHEO subsequently identified additional accounting and internal controls issues in February 2005.

As a result of the OFHEO report and a subsequent SEC review, we concluded that our previously filed interim and audited financial statements for the periods from January 2001 through the second quarter of 2004 could no longer be relied upon because they did not comply with GAAP, and that a restatement would be necessary. We anticipate that the impact of a restatement will be material to our financial statements for many, if not all, of the periods involved. As we reported in a current report on Form 8-K filed with the SEC on August 9, 2005, we currently estimate that it is unlikely we will complete our Form 10-K for fiscal year 2004, which will include our restated results, prior to the second half of 2006. See **“RISK FACTORS—GENERAL: There is a lack of financial information about us available in the market.”**

We have dismissed the firm of KPMG LLP as our independent auditor, and have retained Deloitte & Touche, LLP to audit our financial statements for fiscal years 2004 and 2005 and to re-audit our financial statements going back to 2001.

Our principal office is located at 3900 Wisconsin Avenue, NW, Washington, DC 20016, telephone: (202) 752-7000.

## **USE OF PROCEEDS**

We usually issue certificates in swap transactions, in which the certificates are issued in exchange for the mortgage loans in the pool that backs the certificates. In some instances, we may issue certificates backed by pools of mortgage loans that we already own. In those transactions, we would receive cash proceeds. Unless stated otherwise in the prospectus supplement, we would apply the cash proceeds to the purchase of other mortgage loans and for other general corporate purposes.

## **DESCRIPTION OF THE CERTIFICATES**

We will issue the certificates pursuant to a trust indenture. For each issuance of certificates, there will be an issue supplement to the trust indenture. We have summarized the important terms of the trust indenture below. This summary is not complete. If there is any conflict between the information in this prospectus and the actual provisions of the trust indenture, the terms of the trust indenture and its related issue supplement will govern. You may obtain a copy of the trust indenture and issue supplement that applies to your certificates from our Washington, DC office.

### **The Certificates**

The certificates represent fractional undivided beneficial ownership interests in the pool of mortgage loans held in the trust created under the trust indenture and the issue supplement. We will hold the mortgage loans, in our capacity as trustee under the trust indenture, for the benefit of all the holders of certificates of the same issue. The fractional undivided interest of each certificate of the issue will be equal to the initial principal balance of that certificate divided by the aggregate principal balance of the loans in the pool on the issue date.

Occasionally, if so stated in the related prospectus supplement, the certificates represent fractional undivided beneficial ownership interests in a pool of participation certificates, rather than whole mortgage loans. We will hold the participation certificates, in our capacity as trustee under the trust indenture, for the benefit of all holders of certificates of the same issue. The description of the certificates throughout this prospectus is written on the assumption that the certificates represent interests in whole loans.

### **Issuance in Book-Entry Form**

We will issue the certificates in book-entry form using the book-entry system of the U.S. Federal Reserve Banks, unless we specify a different method in the applicable prospectus supplement. Physical certificates are not available. Book-entry certificates must be issued in a minimum denomination of \$1,000 with additional increments of \$1. They are freely transferable on the records of any Federal Reserve Bank, but are not convertible to physical certificates. Any transfers are subject to the minimum denomination requirements.

A certificateholder is an entity that appears in the records of a Federal Reserve Bank as the owner of the certificate. Only entities that are eligible to maintain book-entry accounts with a Federal Reserve Bank may be certificateholders. These entities are not necessarily the beneficial owners of the certificates. They are banks, brokerage firms, securities clearing organizations and similar companies that act as financial intermediaries. Ordinarily, beneficial owners hold certificates by having accounts at financial intermediaries that either have book-entry accounts with a Federal Reserve Bank or hold through other financial intermediaries, one of which has a book-entry account with a Federal Reserve Bank. A certificateholder that is not also the beneficial owner of a certificate, and all the other financial intermediaries in the chain between the certificateholder and the beneficial owner, are responsible for establishing and maintaining accounts for their customers.

Neither we nor the Federal Reserve Banks will have any direct obligation to the beneficial owner of a certificate who is not also a certificateholder. We and the Federal Reserve Bank may treat the certificateholder as the absolute owner of the certificate for all purposes, regardless of any contrary notice you may provide.

The Federal Reserve Bank credits the account of the certificateholder when we make a distribution on the certificates. Each certificateholder and any financial intermediaries are responsible for remitting distributions to the beneficial owners of the certificate.

### **Distributions on Certificates**

We will make distributions to certificateholders on the 25th day of each month, or if the 25th day is not a business day, on the first business day following the 25th day of the month. We refer to this date as a distribution date. We will make the first payment for each issue of certificates on the distribution date in the month following the month in which the certificates are issued. For example, if an issue date occurs on March 1st, the first distribution date for that issue will be April 25th, or the following business day if April 25th is not a business day. We will pay the certificateholder who is listed as the holder in the records of any Federal Reserve Bank as of the record date. The record date is the last day of the month immediately preceding the month in which the distribution date occurs.

**Interest Payments.** On each distribution date, we will distribute to certificateholders one month's interest. Interest will be calculated on the certificate's principal balance immediately prior to that distribution date.

For pools of fixed-rate loans, we will distribute one month's interest at the pass-through rate stated in the prospectus supplement. For pools of adjustable-rate loans, other than those adjustable-rate loans that permit negative amortization, we will distribute one month's interest at the pool accrual rate.

In the case of adjustable-rate pools composed of mortgage loans that permit negative amortization, we will distribute one month's interest at the pool accrual rate *minus* the aggregate amount of any deferred interest that is added to the principal balance of the mortgage loans during the related due period. During periods when the mortgage loans are negatively amortizing, although your certificate balance will be increasing (as deferred interest is added to the principal balance of the mortgage loans), the amount of interest you receive might not increase.

The due period for each distribution date is the period beginning with and including the second day of the calendar month preceding the month in which the distribution date occurs and ending with and including the first day of the month in which that distribution date occurs.

**Interest Accrual Basis.** We will calculate the amount of interest due each month on the certificates by assuming that each month consists of 30 days and each year consists of 360 days. We calculate interest this way even if some or all of the mortgage loans in the pool provide that interest is calculated on a different basis, such as simple interest. Simple interest, also called daily interest, means that interest on the mortgage loans is calculated daily based on the actual number of days in each month with a year consisting of 365 days (or 366 days, as applicable) and with the borrower's payment being credited on the date it is received.

**Principal Distributions.** On each distribution date, we will distribute to certificateholders, as payments of principal on the certificates, an amount equal to the aggregate of the following amounts:

- the scheduled principal due on the mortgage loans in the pool during the related due period;
- the stated principal balance of each mortgage loan that was prepaid in full during the calendar month preceding the month in which that distribution date occurs;

- the stated principal balance of each mortgage loan that was purchased from the pool for any reason during the calendar month preceding the month in which that distribution date occurs; and
- the amount of any partial prepayment of a mortgage loan, sometimes referred to as a curtailment, received during the calendar month preceding the month in which that distribution date occurs.

The stated principal balance of a mortgage loan is the principal balance of the loan as of the issue date of the certificates, reduced by all payments of principal received and paid to certificateholders after that date, and increased by accrued interest, if any, that has been added to principal as a result of negative amortization under the loan's terms.

For mortgage loans that do not have their first scheduled principal payment due until the second due period following the issue date of the certificates, certificateholders will receive no scheduled principal payment on the first distribution date (but will receive interest). The prospectus supplement will indicate the percentage of such mortgage loans in the pool, if any.

For mortgage loans that provide for interest to be calculated on a daily or simple interest basis, the scheduled principal payment will be determined as the amount of principal that would have been due on the mortgage loan under an amortization schedule that assumes interest accrues monthly on the basis of a 360-day year consisting of twelve 30-day months, rather than on a daily or simple interest basis.

There are some instances when the distribution date for principal prepayments may differ slightly from the description above. Sometimes the servicer is unable to provide us with prepayment information in sufficient time to allow us to include the prepayment in the monthly pool factor for that distribution date. In such instances, we will distribute to certificateholders the scheduled principal amount (and accrued interest) only and we will distribute the prepaid principal on the distribution date that occurs in the second month following the month in which the borrower makes the prepayment. If we do not receive timely reporting information from the servicer in instances such as a natural disaster, terrorist attack, or other similar catastrophic event, we will distribute to certificateholders only the scheduled principal payment amount (and accrued interest) on each applicable distribution date. Following our receipt of required prepayment information from the servicer, any principal prepayments that were received but not reported will be distributed on subsequent distribution dates.

Our servicing guide permits servicers to treat prepayments in full occurring on the first day of a month as if they actually occurred on the last day of the preceding month. For example, if a prepayment is received on February 1st, it may be treated as if it had been received on January 31st and, if it is so treated, the prepayment will be passed through on February 25th (or the next business day, if February 25th is not a business day).

## **Reports to Certificateholders**

**Monthly Reports.** Each certificateholder who is listed as the holder in the records of any Federal Reserve Bank will be provided the information below on a monthly basis with respect to each payment, adjusted to reflect each certificateholder's pro rata interest in the related pool as of the distribution date:

- the amount due on the certificates on that distribution date on account of total scheduled and unscheduled principal;
- the amount due on the certificates on that distribution date on account of interest;
- the total cash distribution on the certificates on that distribution date;

- the amount of any deferred interest added to principal as of that distribution date as a result of negative amortization on loans;
- the principal balances of the certificates on that distribution date after giving effect to any distribution of principal on that date and to any deferred interest added to the principal balances of the mortgage loans in that pool during the related due period; and
- for pools of adjustable-rate loans, the pool accrual rate for that distribution date.

**Annual Reports.** Within a reasonable time after the end of each calendar year, we will furnish to each person who was listed as a certificateholder in the records of any Federal Reserve Bank at any time during that year a statement containing any information required by the federal income tax laws.

### **Fannie Mae Guaranty**

We guarantee to certificateholders, on each distribution date:

- an amount equal to the borrowers' scheduled principal payments for the related due period, whether or not received, plus
- an amount equal to one month's interest on the certificates.

For fixed-rate pools, we guarantee payment of interest at the fixed pass-through rate stated in the prospectus supplement. For adjustable-rate pools, we guarantee payment of interest at the variable pool accrual rate *minus* the aggregate amount of any deferred interest. Deferred interest is added to the principal balance of the mortgage loans.

In addition, we guarantee the full and final payment of the unpaid principal balance of the certificates on the distribution date in the month of the maturity date specified in the prospectus supplement for the certificates.

If we were unable to perform our guaranty obligations, certificateholders would receive only the payments that borrowers actually made and any other recoveries on the mortgage loans in the pool from sources such as insurance, condemnation and foreclosure proceeds. In that event, delinquencies and defaults on the mortgage loans would directly affect the amount of principal and interest that certificateholders would receive each month.

**Neither the certificates nor payments of principal and interest on the certificates are guaranteed by the United States government. The certificates do not constitute a debt or obligation of the United States or any of its agencies or instrumentalities other than Fannie Mae. We alone are responsible for making payments on our guaranty.**

Our guaranty covers any interest shortfalls on the certificates arising from reductions in the interest rate of a mortgage loan due to application of the Servicemembers Civil Relief Act, as amended, and similar state laws.

### **Collection and Other Servicing Procedures**

We are responsible for servicing the mortgage loans in each pool. We typically service loans through lenders or other approved mortgage servicers. See “**FANNIE MAE PURCHASE PROGRAM—Seller and Servicer Eligibility**” for information on our servicer requirements. Our servicing duties include collecting payments from borrowers, seeing that the mortgaged properties are insured, and foreclosing upon defaulted mortgage loans.

### **Certain Matters Regarding Our Duties as Trustee**

We may not resign from our duties as trustee under the trust indenture unless a change in law requires it. Even then, our resignation would not become effective until a successor has assumed our



duties. Even if our other duties under the trust indenture terminate, we still would be obligated under our guaranty.

If we are ever unable to fulfill our guaranty obligations, the trust indenture may be modified to provide for monthly distributions to certificateholders from mortgage loan payments and other mortgage loan recoveries in a manner similar to practices and procedures followed in the servicing of whole loans for institutional investors. See “—**Amendment**” below.

We are not liable under the trust indenture to certificateholders for errors in judgment or for anything we do, or do not do, in good faith. This standard of care also applies to our directors, officers, employees and agents. Nevertheless, neither we nor they will be protected against any liability if it results from willful misfeasance, bad faith or gross negligence or as a result of willful disregard of our duties.

The trust indenture provides that we are free to refuse involvement in any legal action that we think will expose us to expense or liability unless the action is related to our duties under the trust indenture. On the other hand, we may decide to participate in legal actions, such as actions involving the mortgage loans, if we think our participation is necessary or in the interests of the certificateholders. In that case, we will pay the legal expenses and costs of the action.

If we merge or consolidate with another corporation, the successor corporation will be our successor under the trust indenture and will assume all of our duties under the trust indenture, including our guaranty.

### **Events of Default**

Any of the following events will be considered an event of default under the trust indenture for an issue of certificates:

- if we fail to make a required payment to the certificateholders, and our failure continues uncorrected for 15 days after certificateholders owning at least 5% of that issue of certificates have given us written notice of nonpayment; or
- if we fail in any material way to fulfill any of our other obligations under the trust indenture or the related issue supplement, and our failure continues uncorrected for 60 days after certificateholders owning at least 25% of that issue of certificates have given us written notice; or
- if we become insolvent or unable to pay our debts or if other events of insolvency occur.

If one of the events of default occurs and continues uncorrected, certificateholders who own at least 25% of the related issue of certificates will have the right to terminate all of our rights and obligations with respect to that issue under the trust indenture and the related issue supplement. These obligations include our duties as trustee and as servicer. However, our guaranty obligations will continue in effect. The same proportion of certificateholders that has the right to terminate us also may appoint a successor to assume all of our terminated obligations. This successor will take legal title to the mortgage loans included in the related trust fund. Any decision of certificateholders to terminate us and appoint a successor must be in writing.

### **Amendment**

We may amend the trust indenture without notifying or obtaining the consent of the certificateholders, to do any of the following:

- add to our duties;
- evidence that another party has become our successor and has assumed our duties under the trust indenture in our capacity as trustee or as servicer or both;
- eliminate any of our rights in our corporate capacity under the trust indenture;

- cure any ambiguity or correct or add to any provision in the trust indenture or the related issue supplement, so long as no certificateholder is adversely affected; and
- if we cannot fulfill our guaranty obligations, modify the trust indenture to provide for monthly distributions from payments and other recoveries on the mortgage loans in the pool in a manner similar to practices and procedures followed in the servicing of whole loans for institutional investors.

In addition, if certificateholders beneficially owning at least 66% of an issue of certificates give their consent, we may amend the trust indenture for a purpose not listed above, except that we may not terminate or change our guaranty obligations, reduce or delay payments to certificateholders, or reduce the 66% requirement of certificateholders who must give their consent, unless all certificateholders of an issue have agreed.

### **Termination**

The trust indenture and the issue supplement for an issue will terminate with respect to each issue of certificates when the last mortgage loan in that pool has been paid off or liquidated (and the resulting proceeds have been distributed to certificateholders). We do *not* have any clean-up call option, *i.e.*, we cannot terminate the trust when the unpaid principal balance of the related pool declines to a certain amount or reaches a certain percentage of the original unpaid principal balance of the pool.

## YIELD, MATURITY, AND PREPAYMENT CONSIDERATIONS

### Effective Yield

Your yield will depend in part upon whether you purchase certificates at a discount from or a premium over the outstanding principal. In general, if you purchase a certificate at a discount from the outstanding principal and the mortgage loans are prepaid at a rate that is slower than you expect, your yield on that certificate will be less than you expect. If you purchase a certificate at a premium over the outstanding principal and the mortgage loans are prepaid at a rate that is faster than you expect, your yield on that certificate also will be less than you expect. ***You must make your own decision about the prepayment assumptions you will use in deciding whether to purchase the certificates. We do not provide delinquency experience or decrement tables for the certificates.***

Although interest on the certificates accrues during a calendar month, we do not distribute interest to certificateholders until the distribution date in the following calendar month. Because of this delay, the effective yield on the certificates will be less than it would be if we paid interest earlier.

### Yield of Adjustable-Rate Certificates

Certificates backed by adjustable-rate loans bear interest at a rate that also adjusts and that is calculated on the basis of the changing rates on the loans in the pool. How the index value is determined and how it changes, along with other features of adjustable-rate loans, will affect the yield on the certificates. See “**THE MORTGAGE LOANS—Adjustable-Rate Mortgages (ARMs)**” for information regarding the different types of adjustable-rate loans, and the methods for adjusting their interest rates. The adjustment of interest rates on the loans in the pool affects the yield on the certificates. The effective yield on the certificates is the result of the combined effect of some or all of the following factors:

- ***The index.*** All mortgage loans in a single pool have the same index, which will be identified in the prospectus supplement.
- ***Initial fixed-rate period.*** If the mortgage loans in the pool have an initial interest rate that is not based on the index, the certificates will have an interest rate that is also not initially based on the index. This will continue to be true until all of the mortgage loans in the pool have had their first rate adjustment date. Not all the mortgage loans in the pool will have the same first rate adjustment date.
- ***Mortgage margin.*** On each rate change date, the interest rate is adjusted to equal the sum of the index value available as of a recent date and the mortgage margin, each as specified in the mortgage note. The result is rounded according to the rounding convention stated in the mortgage note (usually to the nearest, next lower or next higher 1/8 or 1/4 of 1%).
- ***Index change frequency.*** If the interest rates on the mortgage loans change less frequently than the index value, changes in the effective yield on the certificates will lag changes in the index. A change in the index value will not necessarily cause an immediate change in the pool accrual rate. The pool accrual rate will only be affected as, and to the extent that, mortgage loans in the pool experience interest rate adjustments.
- ***Interest rate adjustment dates.*** Since not all the mortgage loans in the pool will have the same rate adjustment date, the index values upon which interest rate adjustments are based may vary among the mortgage loans in a pool at any given time.
- ***The lookback period.*** The lookback period has the effect of creating a lag (45 days, unless the prospectus supplement specifies otherwise) between the index value upon which interest rate adjustments are based and the index value in effect at the time the interest rate on the mortgage loan adjusts.



- ***Interest rate caps and floors.*** Interest rate caps and floors can have the effect of preventing the interest rate on a loan from increasing as high or declining as low as it would as a result of a change in the index value without the application of a floor or cap. Therefore, whenever one or more mortgage loans in the pool are affected by a cap or a floor, the yield on the certificates usually will be affected.
- ***Negative amortization.*** For pools that include adjustable-rate mortgage loans that permit negative amortization, the yield on the related certificates can be affected in several ways.
  - *Principal may increase.* During periods when a mortgage loan is negatively amortizing, the unpaid principal balance on the mortgage loan will be increasing, as deferred interest is added to the outstanding principal balance of the mortgage loan. The same amount is also added to the outstanding principal balance of the certificates, so that the unpaid principal balance of the certificates equals the stated principal balance of the mortgage loans.
  - *Interest paid is affected.* When a loan is negatively amortizing, certificateholders will be paid interest equal to only the portion of the borrower's scheduled payment for the related due period that is allocable to interest. This interest excludes the amount of any deferred interest. As a result, during periods when one or more mortgage loans in the pool are negatively amortizing, certificateholders will receive less interest than they would have expected if they were calculating the anticipated interest solely on the outstanding certificate balance at the applicable pool accrual rate. Moreover, certificateholders will receive no scheduled principal payments with respect to these mortgage loans during periods of negative amortization.
  - *Effect of periodic reamortization.* Whenever the mortgage loans are reamortized under the terms of the mortgage note, certificateholders' monthly interest payments will no longer be reduced by deferred interest and scheduled payments of principal will resume, unless another period of negative amortization occurs.
- ***Options to convert to fixed-rate loan.*** If the borrower exercises any option to convert the adjustable-rate mortgage loan to a fixed-rate mortgage loan, we will repurchase the mortgage loan from the pool during the calendar month before the loan begins to accrue interest at the new fixed rate. We will repurchase the loan at a price equal to its stated principal balance, together with one month's interest at its then-current pool accrual rate. The stated principal balance of that mortgage loan will be passed through to certificateholders, and will reduce the outstanding principal balance of the certificates, on the distribution date in the month following the month of repurchase. As a result, the weighted average life of the certificates for a pool of convertible adjustable-rate mortgage loans may be significantly shorter than for a comparable pool of non-convertible adjustable-rate mortgage loans.
- ***Adjustments upon assumption.*** To the extent that any adjustable-rate mortgage loan in the pool has an adjustment in the interest rate caps, floors or the mortgage margin in connection with an assumption of the loan upon the sale of the real property, the effective yield on the certificates may be affected.
- ***Prepayments and repurchases of loans.*** Adjustable-rate pools generally contain mortgage loans having several different interest rates. The certificateholders receive a rate of interest that is the weighted average of the loan rates, net of our fees. Thus, the resulting rate of interest for certificateholders will change whenever a loan in the pool is prepaid, either in whole or in part, or is repurchased out of the pool. A disproportionate incidence of prepayments and repurchases among loans of different interest rates could increase or decrease the effective yield to certificateholders.
- ***Low initial interest rates and certain negative amortization loans.*** In some cases, prevailing market interest rates may be so low that the initial interest rate for adjustable-rate loans is

less than the applicable mortgage margin specified in the mortgage note. Therefore, the mortgage interest rate may not increase to an amount greater than or equal to the applicable mortgage margin until after one or more adjustments, depending on the applicable periodic caps. As a result, distributions of interest to certificateholders that are based on the initial mortgage interest rate for the loans may be less than the applicable MBS margin (which is the mortgage margin of a loan less the sum of the servicing fee and our guaranty fee on that loan). For certain types of negatively amortizing mortgage loans, a low initial interest rate combined with a short initial interest rate (“teaser”) period of typically 1-3 months may result in significant amounts of deferred interest during the first few years of the loan term. This result may occur because the initial monthly payment, which is based upon the low initial interest rate, does not change when the interest rate adjusts up to the fully indexed rate.

### **Maturity and Prepayment Considerations**

The weighted average life of the certificates will depend upon the extent to which each payment on the loans is applied to principal, rather than interest. For a description of the types of loans that may be included in a pool, see “**THE MORTGAGE LOANS**” below.

Loan prepayments may occur for a variety of reasons. Some of the chief reasons are discussed in this section. They are not all equally applicable to all pools, as they relate in part to features of the loans that differ among pools. Because of these variables, we cannot estimate the future prepayment experience of the mortgage loans in our pools. You may wish to refer to the most recent Form 10-K that we filed for information regarding the prepayment experience of our mortgage loan portfolio. This prepayment experience is not, however, indicative of any one pool of mortgage loans, including the pool backing your certificates.

Fully amortizing loans with equal monthly payments (including both fixed-rate loans and adjustable-rate loans that are reamortized each time the payment is adjusted) have most of their payments allocated to interest in the early years, with greater portions of the payments allocated to principal as the loans remain outstanding. For example, in the case of a fully amortizing loan with equal monthly payments and an original maturity of 30 years, if a borrower makes all scheduled payments (but no prepayments), one-half of the original principal balance of the loan will be repaid by the 20th to 23rd year, depending on the level of the mortgage interest rate of the loan. (Higher mortgage interest rates result in a slower scheduled amortization of principal.) Similarly, on a fully amortizing loan with equal monthly payments that instead has an original term of 15 years, if a borrower makes all scheduled payments (but no prepayments), one-half of the original principal balance of the loan will be repaid by the 8th to 10th year. These examples assume interest rates in the 4% to 7% range.

Balloon loans have equal monthly payments that are calculated on the basis of an amortization schedule (generally 30 years) that is a longer period of time than the contractual maturity date for the loan (typically 7 to 10 years). The remaining principal balance becomes due in a lump sum payment on the loan’s contractual maturity date. Only a small portion of the principal amount of the loans will have amortized before the balloon payment on the loan is due.

Some mortgage loans provide for the payment of interest only for an initial period, after which the payments are increased so that the principal balance of the loan fully amortizes over the remaining term. There is no scheduled amortization of principal during the interest-only period, and, assuming no prepayments by the borrower, the loan amortizes more slowly than does a loan of the same term and interest rate that provides for monthly payments of principal and interest from the outset. Certificates backed by pools of these loans likewise pay only interest for an initial period, except to the extent of borrower prepayments during the initial period. Any borrower prepayments of principal will be passed through to certificateholders, resulting in earlier than anticipated receipt of principal.

***Biweekly Mortgage Loans.*** Most mortgage loans provide for monthly payments by the borrower. Biweekly mortgage loans, however, have terms that provide for payments by the borrower

every 14 days. The amount that is due every 14 days is one-half of the amount that would have been due on an otherwise identical loan with 12 equal monthly payments. Since payments are made every 14 days, 26 payments are made per year (27 in some years). Therefore, biweekly payments are made as if there were one additional payment made each year (1 ½ in some years) on a comparable monthly payment loan. In addition, because of the manner in which the biweekly payment amount is calculated, a biweekly loan with a higher interest rate will amortize more rapidly than an otherwise identical biweekly loan with a lower interest rate. Consequently, biweekly mortgage loans have a reduced term, when compared with otherwise identical monthly payment loans. This is because the principal balance of each loan is reduced every 14 days, and because the total dollar amount of payments made in a year is more than the total dollar amount of the payments made in a year on a monthly payment mortgage loan with the same principal balance and interest rate. Certificates backed by pools of biweekly mortgage loans have shorter stated maturities, usually in the range of approximately 20 years, as compared with certificates backed by monthly payment loans. Certificates backed by pools of biweekly loans with higher interest rates will have shorter stated terms to maturity as compared with certificates backed by biweekly loans with lower interest rates.

***Biweekly Collection Option Mortgage Loans.*** Unlike the traditional biweekly mortgage loans described above, which require biweekly payment for the entire term of a mortgage loan, some mortgage loans have terms that allow a borrower to switch between a biweekly and monthly payment during the mortgage term. If borrowers choose the biweekly payment option, then principal collections on these mortgage loans during that collection period may reduce the mortgage loan principal balance faster than if the principal balance of the mortgage loans was being reduced with monthly payments. If we include mortgage loans with a biweekly collection option in a pool, we will use a special prefix or prospectus supplement.

***Borrower Refinancing.*** Generally, when current interest rates decline below the mortgage interest rates on existing loans, prepayments will increase. In a declining interest rate environment, borrowers often refinance their mortgage loans. When a borrower refinances a loan in a pool, the proceeds from the borrower's new loan pay off the loan in the pool. This results in a prepayment for the certificateholders. Certain adjustable-rate loans have long initial fixed-rate interest periods. Because of the potential for a significant rate increase for these loans at the first interest rate change date, borrowers may be more likely to refinance at the first change date or in anticipation of the first change date.

It is increasingly difficult to predict how far interest rates must decline before significant prepayments occur. This difficulty results from several developments. For instance, various lenders (in some cases in conjunction with us) have instituted streamlined refinance procedures and liberalized fee structures and underwriting guidelines. That may increase the number of borrowers who are eligible for refinance loans, and may narrow the interest rate differential that would make refinancing attractive to borrowers. In addition, increased borrower sophistication regarding the benefits of refinancing and extensive mass solicitation of borrowers by lenders (including our mortgage loan servicers) may increase the frequency with which borrowers refinance their mortgage loans. Our policy permits lenders who service mortgage loans in our pools to advertise in a general manner their availability and willingness to make new refinancing loans, but does not permit them to specifically target borrowers whose loans are in our pools.

***Loan Modifications.*** While we do allow repurchase and modification of certain non-performing loans under terms specified in our trust indenture, we generally prohibit lenders servicing our performing loans from (i) repurchasing mortgage loans from our pools for the purpose of making loan modifications or (ii) modifying mortgage loans that are in our pools.

In the case of some adjustable-rate loan pools, however, a lender may repurchase performing adjustable-rate loans in order to modify them as part of the lender's borrower retention strategy. Our policy prohibiting lenders from specifically targeting borrowers whose loans are in our pools in their solicitations applies. Repurchase of those adjustable-rate loans will result in an early repayment of

principal on the certificates in the same manner as borrower full prepayments. We will specify in a prospectus supplement and by a separate subtype designation if a pool of adjustable-rate loans is subject to repurchase for the purpose of modification. See “**THE MORTGAGE POOLS—Pool Prefixes and Subtypes**” below for information about subtype designations. Otherwise, we generally do not permit lenders to repurchase performing adjustable-rate loans from our pools for the purpose of modification.

***Other Borrower Considerations.*** Prepayment rates are influenced by a variety of factors, including homeowner mobility and general economic circumstances. Certain mortgage loan features may also impact prepayment rates. For example, loans which permit borrowers to pay only accrued interest for extended periods of time without requiring any principal amortization may impact borrower decisions or reflect borrower’s expectations regarding sale of the property or refinancing because the borrower will not have been required to reduce the principal balance of the loan. Furthermore, a borrower’s payment of additional principal, a borrower’s request to re-amortize a mortgage after a large principal prepayment, a borrower’s decision to enter into an agreement at loan origination to have the borrower’s monthly payment cancelled or reduced (or in extremely limited circumstances, have the borrower’s unpaid principal balance cancelled) in the event of an adverse event in the borrower’s life, or a borrower’s decision to enter into a bi-weekly payment option after origination, may affect the timing of prepayments and prepayment rates. Prepayments may result from borrowers making additional principal payments in order to reduce their loan-to-value ratio to 80% and thereby eliminate their payment for mortgage insurance on a mortgage loan. Additionally, certain adjustable-rate mortgage loans offer the borrower several specified payment options above the minimum payment when the loan is negatively amortizing, as described under the heading “**THE MORTGAGE LOANS—Adjustable-Rate Mortgages (ARMs)—Deferred interest/negative amortization ARMs.**” The exercise of any of these payment options by a borrower may affect the prepayment rate on your certificates. Other factors that may influence a borrower’s decision on prepayment are described below under the subheadings “**—Prepayment Premiums**” and “**—Due-On-Sale Clause.**”

***Repurchases.*** Our option to repurchase delinquent mortgage loans and mortgage loans for which a breach of a representation or warranty has occurred may result in prepayment of principal on the certificates in the same manner as borrower prepayments. The rate of prepayment may also be impacted by the repurchase of those adjustable-rate loans that permit conversion to a fixed rate.

***Special Feature Mortgage Loans.*** Some mortgage loans, which we refer to as special feature mortgage loans in this prospectus, have features that may affect the likelihood of their prepayment or other aspects of their performance. These mortgage loans, which include cooperative share loans, buydown mortgage loans, and relocation loans, are discussed below under the heading “**THE MORTGAGE LOANS—Special Feature Mortgage Loans.**”

***Prepayment Premiums.*** Some mortgage loans provide that the noteholder may charge the borrower a prepayment premium if the loan is paid in full or in part prior to its maturity. Prepayment premiums apply for the time period specified in the mortgage note (such as for three years after the loan’s origination). Prepayment premiums will not be paid to certificateholders, unless so stated in the prospectus supplement. If a prepayment premium provision is included in a mortgage loan, however, it may affect a borrower’s decision whether or when to sell the property, refinance, or otherwise pay off the mortgage loan. Thus, inclusion of prepayment premium provisions in mortgage loans may affect the speed with which the mortgage loans in a pool prepay. Unless the prospectus supplement states otherwise, none of the mortgage loans in the pool will contain prepayment premium provisions. If the mortgage loans contain prepayment premium provisions, all of the mortgage loans in that pool will have prepayment premium features unless the prospectus supplement states otherwise. We will describe any prepayment premium features in the prospectus supplement. If a pool of fixed-rate mortgage loans has prepayment premium provisions, we will use a special pool prefix in addition to the prospectus supplement description.

We prohibit our servicers from charging a prepayment premium if the prepayment arises because the borrower must sell the property to cure a default, or when enforcement of the prepayment premium is otherwise prohibited by law. We also encourage our lenders to waive enforcement of prepayment premiums on sales of homes to third parties.

Furthermore, state and federal laws may affect when or if a prepayment premium may be collected or may limit the premium that a lender may collect from a borrower when a mortgage loan is prepaid. We cannot ensure whether the imposition of a prepayment premium is enforceable under any of these laws or if a change in any law will affect a borrower's decision whether or when to sell the property, refinance, or otherwise pay off the mortgage loan.

***Due-on-Sale Clause.*** Many fixed-rate loans include a provision (called a due-on-sale clause) stating that the lender can require payment in full if the borrower sells or transfers the related property. There are, however, several laws that limit the enforceability of this provision. With fixed-rate loans, when a borrower sells or transfers the property securing a loan in a pool, we will either enforce the due-on-sale provision of the loan or repurchase the mortgage loan from the pool (except if we are prohibited by law from enforcing the provision). In either case, the principal of the loan will be paid to the certificateholders by the distribution date in the month following the month of prepayment or repurchase of the loan. We will not, however, in most situations, enforce the due-on-sale clause if the related property is being transferred from one co-borrower to another co-borrower, even if the borrowers are unrelated.

Some fixed-rate mortgage loans may contain a provision that allows the mortgage loan to be assumed by new borrowers that meet certain eligibility standards. If a particular pool contains assumable fixed-rate mortgage loans, all of the mortgage loans in that pool will be assumable and the prefix of the pool will indicate this feature.

Most adjustable-rate loans contain a due-on-sale clause with an exception that generally permits a buyer of the related property to assume the loan under certain conditions, e.g., if the buyer meets the credit underwriting requirements of the lender or after an initial fixed period. For all other adjustable-rate loans, even those with terms that prohibit assumptions, we will permit buyers of the related properties to assume the loans if they meet credit underwriting requirements, unless the related prospectus supplement says otherwise.

Loans that are guaranteed or insured by a government agency typically contain clauses that provide that the loan will be assumable upon the sale of the related property, subject generally to the purchaser's compliance with the credit and underwriting guidelines of the governmental agency.

***Subordinate Lien Mortgage Loans.*** Borrowers may be more likely to prepay subordinate lien mortgage loans than first lien mortgage loans for several reasons. Borrowers may not view subordinate lien loans as permanent financing. Compared to a first lien loan, the loan term of a subordinate lien loan is typically shorter (although a subordinate lien mortgage loan can have an original maturity of up to 30 years). The interest rate on a subordinate lien loan is typically higher than that of a first lien loan originated in the same interest rate environment. The principal amount is typically smaller, and its prepayment may, therefore, be easier for the borrower to fund. We are not aware of any reliable statistics or studies on the prepayment rates of subordinate lien mortgage loans.

## THE MORTGAGE POOLS

We have a program in which we combine residential mortgage loans into pools and issue our guaranteed mortgage pass-through certificates, which evidence beneficial ownership interests in the pooled loans. We also create pools of participation interests in mortgage loans. For purposes of our description here, a participation interest is considered as if it were a separate mortgage loan, and payments on the participation interest are treated as if they were payments on the underlying loan.



## Pool Prefixes and Subtypes

Each mortgage loan pool, and the related issue of guaranteed mortgage pass-through certificates, is assigned a separate pool number and a two-character prefix that identifies the type of mortgage loans in that pool and the basic terms of the certificates. The type of information reflected by the prefix includes whether the loans are conventional or government-insured or guaranteed, whether they bear interest at a fixed-rate or an adjustable-rate and, in the case of fixed-rate pools, the general term to maturity, and, in the case of adjustable-rate pools, various other features. Each adjustable-rate pool is also assigned a subtype designation, which provides a summary of the loan characteristics for that pool, such as the index, the frequency of rate and payment adjustments, the percent and timing of certain interest rate caps, any prepayment premiums or interest-only payment periods, and any option of the borrower to convert the loan to a fixed-rate loan. We will provide information regarding these characteristics in a prospectus supplement. While pool prefixes and adjustable-rate subtypes provide a quick and easy reference source for the pool's loan characteristics, *when determining whether to purchase certificates, you should rely on them ONLY in conjunction with the information in this prospectus, the related prospectus supplement and any information that we have incorporated into these documents by reference.*

Some frequently used prefixes are listed in *Exhibit A* at the end of this prospectus. Current information about prefixes, including prefixes that may be created after the date of this prospectus, and subtypes, can be found on our Web site.

## Monthly Pool Factor

On or about the fourth business day of each month, we will publish the current monthly pool factor for each issue of certificates that remains outstanding. If you multiply the monthly pool factor by the original unpaid principal balance of the certificates, you will obtain the then current principal balance of the certificates, after giving effect to the monthly principal payment to be passed through on the distribution date in that month. These monthly pool factors are made available each month on our Web site and in various financial publications.

## Minimum Pool Size

Unless we state otherwise in the prospectus supplement for a particular pool, each of our pools will consist of either:

- fixed-rate loans that have an aggregate unpaid principal balance of at least \$1,000,000, or
- adjustable-rate loans that have an aggregate unpaid principal balance of at least \$500,000.

In each case, the aggregate unpaid principal balance is measured as of the first day of the month in which the certificates are issued. No pool will contain both fixed-rate and adjustable-rate loans.

## Mortgage Pool Statistics

In each prospectus supplement, we will set forth certain characteristics of the underlying mortgage loans in the pools. We will provide some of these characteristics both by a weighted average (or simple average, in some cases) for that pool and in a quartile distribution (including a maximum and a minimum). We will provide certain other characteristics in either tabular or quartile format only.

The statistics listed in each prospectus supplement will be the following (some of the statistics are only applicable to adjustable-rate mortgages and will not be found in a prospectus supplement for fixed-rate mortgages):

<u>Quartiles</u>	<u>Tabular</u>	<u>Additional Tabular for ARMs</u>
<ul style="list-style-type: none"> <li>• Loan-to-Value Ratio</li> <li>• Credit Score</li> <li>• Loan Age</li> <li>• Loan Term</li> <li>• Loan Size</li> <li>• Coupon Rate</li> <li>• Remaining Maturity</li> </ul>	<ul style="list-style-type: none"> <li>• Loan Purpose</li> <li>• Occupancy Type</li> <li>• Property Type</li> <li>• Origination Year</li> <li>• Geographic Distribution</li> <li>• Servicer</li> <li>• Seller (available on the first page of the pool statistics)</li> </ul>	<ul style="list-style-type: none"> <li>• Distribution by First Payment Date</li> <li>• Current Interest Rates</li> <li>• Next Rate Change Date Information</li> <li>• Loan Margins</li> </ul>

A sample pool statistics section of a prospectus supplement including more detail on each of the above statistics is provided in *Exhibit B* at the end of this prospectus. For a description of how we obtain information provided in the pool statistics section, you should read the Pool Statistics Methodology section of *Exhibit B*. Certificateholders should determine for themselves how to use the pool statistics.

We generally update certain information about the pool on an ongoing monthly basis on our Web site. Certificateholders should note that, unless otherwise stated in this prospectus or a prospectus supplement, information on our Web site is *not* incorporated by reference in this prospectus or in any prospectus supplement.

## THE MORTGAGE LOANS

Each mortgage loan in a pool is evidenced by a promissory note and secured by a deed of trust, mortgage or similar security instrument creating a first lien (or, if the prospectus supplement so states, a subordinate lien) on a one- to four-unit residential property. These may include manufactured housing loans and loans secured by pledges of ownership interests and assignments of occupancy rights in cooperative housing corporations. The loans bear interest at either a fixed or an adjustable rate. Each mortgage loan requires the borrower to make monthly payments of principal and interest, except as provided otherwise in the related prospectus supplement. Our pools include loans originated for the purpose of purchase or refinancing of one- to four-unit residential properties. The properties may be either owner-occupied or non-owner-occupied.

We or our custodian either takes possession of the original note endorsed in blank (or a duplicate copy of the original note along with a lost note affidavit, in the case of notes that have been lost or are missing). If we use a custodian, the custodian must be one of our sellers or their affiliates, a mortgage banker or an institution that is supervised and regulated, or a subsidiary or affiliate of an institution that is supervised and regulated, by the Comptroller of the Currency, the Board of Governors of the Federal Reserve System, the Office of Thrift Supervision, the Federal Deposit Insurance Corporation or the National Credit Union Administration. Before issuing a series of certificates, we review the mortgage loan schedule for that series, and afterwards we may, from time to time, conduct random spot checks to confirm that the related documents are held by the custodian.

We have the right to change these document delivery and custody requirements at any time so long as we determine that the change will not materially and adversely affect certificateholders' interests. We have set up these requirements to protect certificateholders' interests in the mortgage loans contained in the related pool. Nevertheless, because the law is unclear regarding a liquidation, reorganization or similar proceeding involving the assets of Fannie Mae, no assurance can be made regarding the status of the certificateholders' interests in the mortgage loans if a proceeding of that type should occur.

## Conventional and Government Mortgage Loans

Most of the loans included in our pools are conventional mortgage loans—that is, loans that are not insured by the Federal Housing Administration (FHA) or guaranteed by the Department of Veterans Affairs (VA), the Department of Housing and Urban Development (HUD) or the Rural Housing Service (RHS). We refer to non-conventional loans as government loans. We refer to pools consisting exclusively of government loans as government pools, which are designated by a separate pool prefix.

For issue dates prior to March 1, 2006, RHS-guaranteed loans and certain HUD Native American loans are eligible for delivery into conventional pools. For issue dates on and after March 1, 2006, all government loans, including RHS-guaranteed loans and HUD Native American loans, only can be included in government pools.

Both conventional loans and government loans can bear interest at either a fixed rate or an adjustable rate, and can provide for repayment of the principal on several different bases. The following discussion describes the types of interest rate and loan repayment terms that may be features of the loans in a pool. The prospectus supplement identifies which of these types of loans are included in the pool.

### Fixed-Rate Loans

Fixed-rate pools consist entirely of fixed-rate loans. Although the loans in a fixed-rate pool bear various fixed rates of interest, certificateholders will receive interest at a single fixed pass-through rate, which is specified in the related prospectus supplement. In most instances, the interest rates of the underlying fixed-rate loans in a single pool are grouped so that the rates on the mortgage loans are all within a two percent (two hundred basis points) range. Because the pass-through rate for each loan in a fixed-rate pool is the same, the pass-through rate will not change if prepayments occur, even if those prepayments cause a change in the weighted average interest rate of the remaining loans in the pool. However, because interest is paid based on the outstanding principal balance of the certificates, and principal prepayments are passed through as repayment of principal on the certificates, principal prepayments may affect the yield on the certificates. For a discussion of how prepayments can affect yield, see “**YIELD, MATURITY, AND PREPAYMENT CONSIDERATIONS**” above.

Each fixed-rate pool will be designated with a distinct prefix, indicating that the mortgage loans in the pool are one of the following types. No fixed-rate pool may include mortgage loans of more than one of these types within the same pool, except that graduated payment mortgage loans and growing equity mortgage loans that have become eligible for inclusion may be pooled with fully amortizing loans.

- **Fully amortizing loans**—Each scheduled monthly payment of principal and interest is in the same amount and fully amortizes the principal of the loan over its term. The term is usually 10, 15, 20, 25, 30 or 40 years. The pool prefix indicates the general maturity of the loans in the pool.
- **Interest-only initially to fully amortizing equal payment loans**—During an initial period of time, no scheduled principal payment is due on the loan, and the borrower’s required monthly payment is set at an amount sufficient to pay only the monthly interest due on the outstanding principal balance at the mortgage interest rate. Consequently, during this initial period, distributions on certificates backed by pools of this type of mortgage loan will consist only of interest and unscheduled principal from partial or full prepayments on the mortgage loans. On the first payment due date following the end of the initial interest-only period, the monthly payment amount will change to an amount necessary to pay interest at the mortgage interest rate plus principal in an amount that fully amortizes the outstanding principal balance of the loan on a level debt service basis over the remainder of its term. Accordingly, distributions on the certificates following the end of the initial interest-only period related to the new monthly payment will include scheduled principal (as well as unscheduled principal).



- **Balloon loans**—Each scheduled monthly payment of principal and interest, except the final payment, is in the same amount. That amount is not sufficient, however, to amortize the loan fully over its term. The final scheduled payment at maturity is a lump sum or balloon payment that is substantially larger than any previous scheduled payment.
- **Biweekly loans**—Each scheduled payment of principal and interest is in the same amount and fully amortizes the loan over its term. Payments are due every 14 days. The borrower’s biweekly payment is equal to one-half the amount of the monthly payment for a fully amortizing 30, 20, 15, or 10 year loan, as applicable, with the same principal amount and interest rate. Because the borrower’s payments are due every 14 days, there are 26 payments in a year (or 27 in some years). Biweekly loans generally have two biweekly payments during ten months of the year and three payments in the other two months. In years with 27 payments, biweekly loans have two biweekly payments during nine months and three payments in the other three months.
- **Graduated payment mortgage loans**—The scheduled monthly payments of principal and interest gradually increase over a fixed period of time, in accordance with a pre-set schedule. The early payment amounts are not sufficient to pay all of the accrued interest, so during the early portion of the term some of the interest is deferred. The only graduated payment mortgage loans that are eligible for inclusion in our fixed-rate pools are those as to which no further payment increases are scheduled and as to which no further interest will be deferred after the issue date of the related certificates.
- **Growing equity mortgage loans**—The scheduled monthly payments of principal and interest gradually increase over a fixed period of time, in accordance with a pre-set schedule. The amount of the increases is applied solely to principal. The only growing equity mortgage loans that we include in our fixed-rate pools are those growing equity mortgage loans for which no future payment increases are scheduled after the issue date of the related certificates.
- **Minimum servicing fee on fixed-rate pools**—We typically require a minimum servicing fee of 25 basis points for each mortgage loan in our fixed-rate pools. However, if a pool contains loans with a minimum servicing fee that is below 25 basis points, we will indicate this feature by using a special prefix in the prospectus supplement. Initially, a servicer may deliver loans that have aggregate servicing fees that are equal to or greater than the applicable minimum. A servicer may, at a later date, securitize the amount in excess of the applicable minimum servicing fee and retain only the minimum servicing fee. In no event will the servicer retain less than the minimum servicing fee for a particular pool. Additionally, securitization of any amount in excess of the minimum servicing fee after the issuance of a pool will not affect the rate of interest you receive on your certificates.

### Adjustable-Rate Mortgages (ARMs)

We will calculate interest for each adjustable-rate pool at a monthly rate, which we call the pool accrual rate. The pool accrual rate is equal to the weighted average of the mortgage interest rate (net of the sum of our servicing fee and our guaranty fee) for each loan in that pool. Therefore, the pool accrual rate is not a fixed pass-through rate and generally will vary from month to month as mortgage loans adjust, amortize or prepay. We refer to the sum of the servicing fee and our guaranty fee as our fee percentage. We refer to the difference between the loan’s mortgage margin (a percentage specified in a mortgage note) and our fee percentage as the MBS margin.

$$\begin{aligned}
 \text{Pool Accrual Rate} &= \text{Weighted Average of} \\
 &\quad (\text{Mortgage Interest Rate}^* - \text{Fee Percentage}^*) \\
 \text{Fee Percentage}^* &= \text{Servicing Fee}^* + \text{Guaranty Fee}^* \\
 \text{MBS Margin}^* &= \text{Mortgage Margin}^* - \text{Fee Percentage}^*
 \end{aligned}$$

\* For each loan in the pool.

ARMs generally have an initial fixed interest rate period during which the interest for the loans accrues at a fixed market rate that is not based upon an index or the note's mortgage margin. Beginning on the first interest rate change date for each of the ARMs in a pool, the interest on the loans will accrue at a rate equal to the index value plus the mortgage margin (subject to rounding and to interest rate caps and floors).

In some adjustable-rate pools, the mortgage margin may be zero percent. Because we usually charge a fee percentage, where the mortgage margin is zero the MBS margin will be expressed as a negative value MBS margin in the pool statistics. However, the pool accrual rate for pools containing these loans will still be equal to the weighted average of the mortgage interest rate (net of the sum of our servicing fee and guaranty fee) for each loan in the pool.

We generally establish the MBS margin for loans in an adjustable-rate pool in one of two ways:

- In some adjustable-rate pools, the MBS margin is the same for all loans in the pool, even though the mortgage margins may vary from loan to loan. We accomplish this by varying the fee percentage from loan to loan, so that the difference between each loan's mortgage margin and its corresponding fee percentage results in an MBS margin that is the same for each loan. We refer to this type of adjustable-rate pool as a fixed MBS margin pool.
- In other adjustable-rate pools, our fee percentage is the same for each of the loans in the pool, with the result that the MBS margins vary to the same degree as the mortgage margins among the loans in the pool. We refer to this type of adjustable-rate pool as a weighted average MBS margin pool.
- ***Increasing Fee Percentage Pools***—For most pools, the fee percentage for each loan remains constant for the life of the loan. For some pools, however, the fee percentage for each loan in the pool will increase at the first interest rate change date for such loan. Thereafter, the fee percentage for each loan will remain constant for the life of the loan. We refer to these pools as increasing fee percentage pools. If your pool has an increasing fee percentage, we will indicate this in the prospectus supplement. The pool accrual rate for increasing fee percentage pools will be calculated according to the same formula as set forth above for pools with fee percentages that remain constant. When the fee percentage increases, however, this will result in a pool accrual rate that will be lower than it otherwise would be if that pool did not have increasing fee percentage loans. After all the loans in a pool have reached their first adjustment, the amount of the difference in the pool accrual rate from what the pool accrual rate would be for that pool if that pool did not have the increasing fee percentage feature will equal the amount as calculated pursuant to the formula set forth in ***Exhibit B*** at the end of this prospectus.

The prospectus supplement will provide information about the MBS margin for your pool. Each month we make available updated MBS margin information for the pool on our Web site and in various financial publications.

Each adjustable-rate loan is of one of the following types. An adjustable-rate pool will include loans of one of these types. Unless the prospectus supplement states otherwise, adjustable-rate pools will not include mortgage loans that commingle one or more of the features described below. The prospectus supplement will describe each of the following features to the extent they apply to a particular issue of certificates.

- ***Fully amortizing ARMs***—The interest rate adjusts periodically during the term of the loan. Each time the rate is adjusted, the monthly payment amount is adjusted to cover accrued interest and full amortization of principal on a level payment basis over the remaining loan term, based on the current interest rate. Unless we specify otherwise in the applicable prospectus supplement, each loan included in an ARM pool is a fully amortizing adjustable-rate loan.

- ***Interest-only initially to fully amortizing loans***—For an initial period of time, the interest rate is typically a fixed rate and no scheduled principal payment is due on the loan. The borrower’s required monthly payment is set at an amount sufficient to pay only the monthly interest due on the outstanding principal balance at the fixed rate. Consequently, during this initial period, distributions on certificates backed by pools of this type of mortgage loan will consist only of interest and unscheduled principal from partial or full prepayments on the mortgage loans. Beginning on the payment due date of the last scheduled interest-only payment, the interest rate on the loan will begin adjusting in accordance with the provisions of the mortgage note to a rate based on the index and margin specified in the mortgage note. On the first payment due date following the end of the initial interest-only period, the monthly payment amount will change to an amount necessary to pay interest at the new mortgage interest rate plus principal in an amount that fully amortizes the outstanding principal balance of the loan on a level debt service basis over the remainder of its term. Accordingly, distributions on the certificates following the end of the initial interest-only period related to the new monthly payment will include scheduled principal (as well as unscheduled principal) and monthly interest based on the pool accrual rate then in effect.
- ***Deferred interest/negative amortization ARMs***—As with ARMs that do not permit negative amortization, the interest rate and payment amount of negatively amortizing ARMs adjust periodically during the term of the loan. However, an ARM that permits negative amortization features either an adjustment schedule in which the payment amounts are adjusted less frequently than the interest rate or a payment cap limiting the amount by which the payment can increase as a result of an interest rate increase, or, in some cases, both. In any case, this feature creates the possibility that after an interest rate adjustment, the monthly payment will be insufficient to cover the accrued interest. Whenever that occurs, the portion of interest that is not included in the payment amount will be added to the loan’s principal balance. This addition to principal is referred to as negative amortization. For certain of these negatively amortizing ARMs that require a minimum monthly payment in an amount that may be less than the full amount of monthly accrued interest, the servicer may offer the borrower the following incrementally higher payment options to achieve a particular aim:
  - A payment that covers only the full amount of monthly accrued interest;
  - A higher payment that would amortize the outstanding principal balance of the loan based on a 30-year amortization schedule; or
  - An even higher monthly payment that would amortize the outstanding balance of the loan based on a 15-year amortization schedule.

In a pool comprised of ARM loans that permit negative amortization, we may include negatively amortizing ARM loans that feature the above options as well as those that do not. However, even if a servicer does not specifically offer the above options, borrowers still may have the ability to make additional payments to reduce or avoid the effect of any negative amortization as well as to prepay principal.

- ***Fully amortizing ARMs with fixed-rate conversion option***—The interest rate and payments adjust in the same manner as fully amortizing ARMs, described above, unless the loan is converted. The borrower has the option to convert the interest rate to a fixed rate at specified times.
- ***Minimum servicing fee on ARM pools***—We typically require a minimum servicing fee of 25 basis points for each mortgage loan in our adjustable-rate pools. However, if a pool contains loans with a minimum servicing fee that is below 25 basis points, we will indicate this feature by using a special prefix in the prospectus supplement. Initially, a servicer may deliver loans that have aggregate servicing fees that are equal to or greater than the applicable minimum. A servicer may, at a later date, securitize the amount in excess of the applicable minimum

servicing fee and retain only the minimum servicing fee. In no event will the servicer retain less than the minimum servicing fee for a particular pool. Additionally, securitization of any amount in excess of the minimum servicing fee after the issuance of a pool will not affect the rate of interest you receive on your certificates.

### ***How adjustable-rate loans work***

Adjustable-rate loans bear interest at rates that adjust periodically in response to changes in an index. Some of the frequently used indices are described below.

- ***Initial fixed-rate period.*** For an initial period, interest on most adjustable-rate loans accrues at a fixed rate, which may not be based on the index value in effect at the time of the loan's origination. The prospectus supplement will state the length of time from loan origination to the first interest rate change for the loans in the pool and the frequency of subsequent interest rate adjustments.
- ***Calculation of the adjustable interest rate.*** After the initial fixed-rate period, if any, the interest rate on the loan is adjusted at regular intervals specified in the mortgage note. On each rate change date, the interest rate is adjusted to equal the sum of the index value most recently available as of a date specified in the mortgage note plus an amount specified in the mortgage note and referred to as the mortgage margin. The result is rounded according to the rounding convention stated in the mortgage note (usually to the nearest, next lower or next higher 1/8 or 1/4 of 1%). Unless the prospectus supplement states otherwise, the index value used in this calculation is the index value that was most recently available as of the date that is 45 days before the adjustment date. (This 45-day period is referred to as the lookback period.)
- ***Interest rate caps and floors; payment change and payment caps.*** Most adjustable-rate loans contain periodic interest rate caps and floors, which limit the amount by which the interest can increase or decrease on each interest rate change date. The prospectus supplement will describe the periodic interest rate caps and floors that apply to the initial rate adjustment and to each subsequent interest rate adjustment. Adjustable-rate loans also include a lifetime interest rate cap. The interest rate on the adjustable-rate loan can never exceed the lifetime interest rate cap, regardless of the applicable index value. Some adjustable-rate loans also have lifetime interest rate floors below which the interest rate cannot be set. Unless the prospectus supplement states otherwise, all payment adjustments on ARM loans will be effective in the month after each interest rate change and no payment caps (which limit the amount by which the payment can increase or decrease) will apply to the loans in the pool.
- ***Options to convert to fixed rate.*** Some adjustable-rate mortgage loans permit the borrower to convert the loan to a fixed interest rate loan at certain times specified in the mortgage loan documents. If the borrower exercises the right to convert the ARM to a fixed-rate loan, we will repurchase the loan from the pool during the calendar month before the loan begins to accrue interest at the new fixed rate at a price equal to its stated principal balance, together with one month's interest at its then-current pool accrual rate. As a result, the weighted average life of the certificates for a pool of convertible ARMs may be significantly shorter than for a comparable pool of non-convertible ARMs. In general, the new fixed rate is based on a spread of at least 0.375% above the net yield we require or the Federal Home Loan Mortgage Corporation requires when purchasing 30-year fixed-rate loans under short-term mandatory delivery commitments in effect at the time the ARM converts to its fixed rate. (If the original term of the convertible ARM is 15 years or less, the required net yield for 15-year fixed-rate loans is used.) Unless stated in the related prospectus supplement, we will not include convertible ARM loans in a pool. The prospectus supplement for a convertible ARM pool will specify the times when the ARMs may begin to accrue interest at a fixed rate.

- **Negative amortization.** Unless we specify otherwise in the prospectus supplement, the pool will contain no loans that have a possibility of negative amortization.
  - **Payment change frequency and payment caps.** If the mortgage note permits negative amortization, there may be times when the monthly payment is insufficient to pay all of the interest that has accrued during the month. This usually occurs when payments are not adjusted as frequently as the interest rate adjusts, when a payment cap applies, or both. Payment caps and floors limit the amount by which the borrower's payment can increase or decrease with each interest rate change, frequently to 7.5% above or below the amount of the monthly payment before the interest rate change. If a payment cap or floor applies, the prospectus supplement will so state. In either case, when this happens, the amount by which the payment is insufficient to pay the interest due is deferred and added to the principal balance of the mortgage loan. Interest then accrues on the new higher mortgage loan balance.
  - **Periodic reamortization.** Most adjustable-rate loans that permit negative amortization provide for a full reamortization of principal periodically, usually five or ten years from the first payment due date for the loan and, then, every five years for the remainder of the loan term. These loans also usually provide that, between these dates of planned reamortization, if the addition of deferred interest to principal would cause the then outstanding principal balance of the loan to exceed a specified percent of the original principal balance, then the loan is reamortized. The levels that are most frequently specified to trigger this unscheduled reamortization are 110%, 115% and 125% of the original principal balance. Reamortization is the adjustment of the monthly payment amount to an amount sufficient to pay the then outstanding principal balance of the loan, together with interest at the then applicable rate, in equal monthly payments for its remaining term. This readjustment is made without regard to the caps on payment adjustments that would otherwise apply. If a loan permits negative amortization, the prospectus supplement will indicate the dates for scheduled reamortizations and the trigger level for unscheduled reamortizations.
  - **Rate adjustments upon assumption.** Adjustable-rate loans generally permit the purchaser of the real property that secures the loan to assume the loan, provided that the purchaser is creditworthy. For additional information about the rules that apply in this circumstance, see "**YIELD, MATURITY, AND PREPAYMENT CONSIDERATIONS—Due-on-Sale Clause.**" In some cases, at the time of the assumption, the maximum and minimum interest rates and payment or lifetime interest rate caps may be reset to reflect then-prevailing market interest rates. If a pool includes loans that provide for resets of any of these features at the time a loan is assumed, the prospectus supplement will disclose the parameters applicable to any reset.

### **ARM Indices**

Some of the most frequently used indices are described below. The prospectus supplement for each pool will specify the index used (which may be one described below or a different one) to determine the mortgage interest rates for the mortgage loans in the pool. We make no representations as to the continued availability of these indices or the date on which the index is published or made publicly available. If an index becomes unavailable, we generally will use a comparable index.

- **US Treasury Indices:** The weekly average yield on United States Treasury securities adjusted to a constant maturity of one year (One-Year Treasury Index), three years (Three-Year Treasury Index), five years (Five-Year Treasury Index) and ten years (Ten-Year Treasury



Index), in each case as made available by the Federal Reserve Board.<sup>(1)</sup> These indices are sometimes referred to as the constant maturity Treasury or “CMT” indices.

- *WSJ LIBOR Indices:* The average of the London Interbank Offered Rates for six-month (Six-Month WSJ LIBOR Index) and one-year (One-Year WSJ LIBOR Index) United States dollar-denominated deposits, as published in *The Wall Street Journal*.
- *Fannie Mae LIBOR Index:* The average of the London Interbank Offered Rates for six-month (Six-Month Fannie Mae LIBOR Index) United States dollar-denominated deposits, as published by Fannie Mae.
- *COFI Index:* The 11th district monthly weighted average cost of funds index of the Federal Home Loan Bank of San Francisco, as made available by the Bank (COFI Index).<sup>(2)</sup>

### ***Uniform Hybrid Adjustable-Rate Mortgage Pools***

A pool may contain certain adjustable-rate mortgage loans that have fixed interest rates for an initial period of years and then adjust annually after this initial period. We call these adjustable-rate mortgage loans “hybrid ARMs.” Certain pools of these hybrid ARMs will be designated with a specific prefix and a subtype indicating that the pool is composed entirely of loans with a uniform set of attributes. We refer to this type of pool as a “uniform hybrid ARM” pool. Generally, the initial fixed interest rate period for these uniform hybrid ARMs will be 3, 5, 7, or 10 years. When we identify these uniform hybrid ARMs by prefix and subtype, they will not be pooled with hybrid ARMs of a different type.

A pool of uniform hybrid ARMs has a structure that combines both fixed and weighted attributes. All uniform hybrid ARM pools will have a fixed MBS margin. Also, all uniform hybrid ARM pools will have a fixed pool accrual rate in an increment of 1/4 of 1% (0.25%) until the first interest rate adjustment date for the mortgage loans in the pool. After this initial adjustment, the pool accrual rate will equal the weighted average of the mortgage interest rates (net of our fee percentage) of the adjustable-rate mortgage loans. Although the first interest rate adjustment dates vary among the mortgage loans in the pool, they are all within a specified range that is more constricted than the range for most other hybrid ARM products.

All uniform hybrid ARMs will have an initial fixed interest rate period that is a specified range of scheduled payments. As an example, for the uniform hybrid ARM with an initial period of five years (“5/1 uniform hybrid ARM”), this range will be 54 to 62 scheduled payments. During this period, the initial interest rate for each of the ARMs in the pool will be fixed at a competitive market rate. After the initial fixed-rate period, the mortgage interest rate will vary annually in response to the One-Year WSJ LIBOR Index and subject to certain interest rate caps described below and in the related prefix and subtype. The adjustable mortgage interest rate will be equal to (i) the One-Year WSJ LIBOR Index value that is most recently available 45 days before the interest rate change date plus (ii) a specified percentage that a lender sets when the adjustable-rate mortgage is originated.

All uniform hybrid ARMs will be subject to certain periodic and lifetime interest rate caps (as specified in the related prefix and subtype). The following is an example of this cap structure using the 5/1 uniform hybrid ARM. At the first annual interest rate change date, the mortgage interest rate may

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<sup>(1)</sup> These indices are published by the Board of Governors of the Federal Reserve System in Federal Reserve Statistical Release: Selected Interest Rates No. H.15 (519). This release usually appears on Monday (or Tuesday, if Monday is not a business day) of every week. You can obtain a copy by writing the Publications Department at the Board of Governors of the Federal Reserve System, 20th and “C” Streets, NW, Washington, D.C. 20551, by calling (202) 452-3244, or by accessing their Web site at [www.federalreserve.gov/releases](http://www.federalreserve.gov/releases). We do not intend this internet address to be an active link.

<sup>(2)</sup> The COFI Index is published in the monthly Federal Home Loan Bank of San Francisco Bulletin. You can obtain a copy by writing to the Office of Public Information, Federal Home Loan Bank of San Francisco, P.O. Box 7948, 600 California Street, San Francisco, California 94120 or by calling (415) 616-1000. You can also obtain the COFI Index by calling (415) 616-2600 or by accessing the FHLB-SF Web site at [www.fhlbsf.com](http://www.fhlbsf.com). We do not intend this internet address to be an active link.

not be adjusted to a rate that is more than five percentage points above or below the initial interest rate. Additionally, at any subsequent annual interest rate change date for the 5/1 uniform hybrid ARM, the mortgage interest rate may not be adjusted to a rate that is more than two percentage points above or below the previous mortgage interest rate. Finally, the lifetime cap for the 5/1 uniform hybrid ARM will not allow the mortgage interest rate to adjust to a rate that is more than five percentage points above the initial interest rate. We refer to the lifetime cap as the maximum mortgage interest rate. Furthermore, the mortgage interest rate for each of the ARMs in any uniform hybrid ARM pool may never decrease to less than the related mortgage margin. We call this the minimum mortgage interest rate.

The uniform hybrid ARMs in a pool generally will not be assumable until the expiration of the initial fixed-rate period. See “**YIELD, MATURITY, AND PREPAYMENT CONSIDERATIONS—*Due-on-Sale Clause***” above. The original terms of the uniform hybrid ARMs may range up to 30 years.

### **Fannie Majors**

Each Fannie Majors® pool is composed of a single mortgage type originated within 12 months of the issue date and usually exceeds \$200 million at issuance. Some Fannie Majors pools are larger than \$500 million. Fannie Majors pools are backed by fixed-rate, adjustable-rate, or balloon mortgages. Fannie Majors pools are generally larger and potentially more geographically diversified than non-Fannie Majors pools and contain mortgage loans typically delivered to us by multiple lenders. However, some Majors pools may settle with loans from only a single lender. During the month of issuance of a Fannie Majors pool, we may issue book-entry securities with respect to initial deliveries of loans made into the pool and before all final deliveries are made. Fannie Majors pools are identified by the same set of prefixes assigned to single-lender pools.

### **Special Feature Mortgage Loans**

The following types of mortgage loans are sometimes treated separately in establishing loan pools. These loans may have either a fixed or an adjustable interest rate, and may have payment structures of one or more of the types described above with respect to fixed- and adjustable-rate loans.

#### ***Relocation Loans***

Some employers enter into an agreement with a lender for the lender to make mortgage loans to one or more employees who are moving to a new job location. The mortgage loans are to finance the purchase of a home at the new job location. In general, these employees are highly mobile and expect to be relocated frequently. These loans may involve financial contribution by the employer, which can include subsidies and interest rate buydowns. We cannot estimate the future prepayment performance of relocation loans or how their performance might compare with that of loans that are not relocation loans. However, since the employer frequently has a financial interest in the loan, a beneficial change in the interest rate environment may cause the employer to encourage the employee to refinance the loan. We are not aware of any studies or statistics on the prepayment rates of relocation loans. In addition to the factors affecting loan prepayment rates in general, the prepayment of relocation loans depends on the circumstances of individual employees and employers and the characteristics of the specific relocation programs involved. Furthermore, a change in the economy or in the employer’s business, such as an economic downturn or accelerated expansion of the employer’s business, could cause an employer to suspend its relocation program or to move employees more frequently.

If a pool contains more than 10% of relocation loans, the pool prefix and the prospectus supplement, in the case of fixed-rate pools, will indicate that the pool contains only relocation loans. Relocation loans also may be included in other pools. When this occurs, unless the prospectus supplement states otherwise, the relocation loans in such pools will not exceed 10%, by aggregate principal balance, of the pool on its issue date.

### ***Cooperative Share Loans***

In some communities (particularly in the New York City metropolitan area), residents of residential units in multi-tenant housing projects own their dwellings through ownership in a cooperative housing corporation. Unlike borrowers under traditional mortgage loans, the borrowers do not buy the real estate but rather acquire interests in the cooperative housing corporation with rights to occupy their respective dwelling units.

A cooperative share loan is secured by two things: the stock or certificate of membership (or other similar evidence of ownership) issued by the cooperative housing corporation to the borrower as tenant-stockholder or resident-member, and the proprietary lease, occupancy agreement or other similar agreement granting the borrower as tenant-stockholder or resident-member the right to occupy a particular dwelling unit in the housing project owned by the cooperative housing corporation. The borrower's ownership interest and occupancy rights are subject to restrictions on sale or transfer.

In addition to making the monthly mortgage payment, the borrower generally must pay a proportional share of real estate taxes on the housing project and of any blanket mortgage loan payments owed by the cooperative housing corporation and secured by the housing project. If the borrower fails to do so, the cooperative housing corporation can terminate the borrower's occupancy rights. In addition, the borrower's occupancy rights are subordinate to the lien of any blanket mortgage loan on the housing project. If the corporation should default on its blanket mortgage loan, the holder of the corporation's blanket mortgage loan (which could be Fannie Mae, given that we purchase such blanket mortgage loans under our multifamily programs) could foreclose on the housing project and terminate the occupancy rights of the borrower. This increases the likelihood of a repurchase of the cooperative share loan out of the pool due to borrower default, and a resulting prepayment of principal on the related certificates.

It is often the case that a single lender will have made several cooperative share loans to residents of the same housing project, and those loans may be included in the same pool. In that case, the certificateholders that have invested in the related series of certificates would be significantly at risk for multiple loan repurchases, and resulting prepayment of principal on the certificates, arising from a default by that particular cooperative housing corporation under its blanket mortgage loan.

If a pool contains more than 10% of cooperative share loans, the pool prefix and the prospectus supplement, in the case of fixed-rate pools, will indicate that the pool contains only cooperative share loans. Cooperative share loans also may be included in other pools. When this occurs, unless the prospectus supplement states otherwise, the cooperative share loans in such pools will not exceed 10%, by aggregate principal balance, of the pool on its issue date.

### ***Buydown Mortgage Loans***

To induce people to buy homes, builders and sellers of homes, or other interested parties, including lenders, may agree to pay some of the costs of the loan, including subsidizing the monthly mortgage payments for an agreed period of time. This arrangement, which we refer to as a "buydown," may enable borrowers to qualify for loans, even though their available funds ordinarily would not enable them to do so.

A pool may contain significant temporary interest rate buydown loans, which are buydowns of more than two percentage points below the note rate or a buydown that is extended for more than two years. If a pool contains more than 10% of significant temporary interest rate buydown loans, the pool prefix and the prospectus supplement, in the case of fixed-rate pools, will indicate that the pool contains only significant temporary interest rate buydown loans. Significant temporary interest rate buydown mortgage loans also may be included in other pools. If this occurs, unless the prospectus supplement states otherwise, significant temporary interest rate buydown mortgage loans in such pools will not exceed 10%, by aggregate principal balance, of the pool on its issue date.



### ***“J” Prefix Pools***

If over 15% of the aggregate principal balance of a pool on its issue date is composed of at least two types of the three special feature mortgage loans described above (relocation loans, cooperative share loans, and buydown loans), we will designate the pool with a special “J” prefix. For example, if relocation mortgage loans constitute 9% and buydown mortgage loans constitute 8% of a pool, the pool will be designated with a “J” prefix, and the percentages of each category of mortgage loans will be included in the prospectus supplement. The “J” prefix also may be used to call attention to additional special disclosure characteristics that are included in a prospectus supplement for certain fixed-rate pools.

### ***Community Reinvestment Act Mortgage Loans***

Many lenders that sell loans to us are required to ensure that they meet the credit needs of their entire community, including low- and moderate-income neighborhoods, pursuant to the Community Reinvestment Act. Mortgage loans originated to meet the Community Reinvestment Act objectives are subject to our eligibility and underwriting criteria and policies as we may waive or modify them from time to time. In addition, the mortgaged properties may be concentrated in low- and moderate-income neighborhoods and localities. The prospectus supplement for certain pools may include loan-level details regarding the census tract information of the properties securing the mortgage loans, the borrowers’ income levels and loan balances, or information on how and when these loan-level details can be obtained at a later time. An investor must make its own determination as to whether a particular pool meets the Community Reinvestment Act objectives or other objectives relevant to that particular investor.

### ***Reperforming Government Mortgage Loans***

Some pools are composed entirely of FHA and VA mortgage loans that were ninety days or more delinquent during the twelve months immediately prior to issuance of the certificates. The pool prefix or the prospectus supplement will indicate if this is the case. These loans are referred to as reperforming mortgage loans because all the mortgage loans in the pool will be current as of the date of issuance of the related certificates. Reperforming FHA and VA mortgage loans may experience more delinquencies and a faster rate of prepayment than mortgage loans without similar delinquency histories, although we have no statistical data to indicate if this is the case.

## **FANNIE MAE PURCHASE PROGRAM**

The mortgage loans we purchase must meet standards required by the law under which we were chartered, which we refer to as the Charter Act. These standards require that the mortgage loans be, in our judgment, of a quality, type and class consistent with the purchase standards imposed by private institutional mortgage investors. Consistent with those requirements, and with the purposes for which we were chartered, we establish eligibility criteria and policies for the mortgage loans we purchase, for the sellers from whom we purchase loans, and for the servicers who service our mortgage loans. See “**FANNIE MAE**” above for information regarding the Charter Act and the charter purpose.

### **Selling and Servicing Guides**

Our eligibility criteria and policies, summarized below, are set forth in our Selling and Servicing Guides (Guides) and updates and amendments to these Guides. We amend our Guides and our eligibility criteria and policies from time to time. This means it is possible that not all the mortgage loans in a particular pool will be subject to the same eligibility standards. It also means that the standards described in the Guides may not be the same as the standards that applied when loans in a particular pool were originated. We also may waive or modify our eligibility and loan underwriting requirements or policies when we purchase mortgage loans.

## **Mortgage Loan Eligibility Standards—Conventional Loans**

### ***Dollar Limitations***

The Charter Act requires that we establish maximum original principal balance dollar limitations for the conventional loans that we purchase. These limitations, which we refer to as our conforming loan limits, typically are adjusted annually. As of January 1, 2006, our conforming loan limit for conventional loans secured by first liens on residences containing one dwelling unit is \$417,000, except for mortgage loans secured by property in Alaska, Guam, Hawaii or the Virgin Islands where it is \$625,500. Our conforming loan limit as of January 1, 2006 for conventional loans secured by first liens on residences containing two dwelling units is \$533,850, three dwelling units is \$645,300 and four dwelling units is \$801,950, except for mortgage loans secured by property in Alaska, Guam, Hawaii or the Virgin Islands where it will be 50% higher. Our conforming loan limit for mortgage loans secured by subordinate liens on single-family one- to four-unit residences is 50% of the amount for first lien loans secured by one unit residences, or, as of January 1, 2006, \$208,500, except in Alaska, Guam, Hawaii and the Virgin Islands, where it is \$312,750. In addition, the aggregate original principal balance of all the mortgage loans we own that are secured by the same residence cannot exceed the amount of our first lien conforming loan limit for single-family one- to four-unit residences. Aside from the limits imposed under the Charter Act, we may, from time to time, impose maximum dollar limitations on specific types of mortgage loans that we purchase.

### ***Loan-to-Value Ratios***

The Charter Act requires that we obtain credit enhancement whenever we purchase a conventional mortgage loan secured by a single-family one- to four-unit residence with a loan-to-value ratio over 80%. The credit enhancement may take several forms, including mortgage insurance issued by an insurer acceptable to us covering the amount in excess of 80%, repurchase arrangements with the seller of the mortgage loans, and seller-retained participation interests. In our discretion, we may impose credit enhancement requirements that are more restrictive than those of the Charter Act.

Our loan-to-value ratio requirements for loans we purchase vary depending upon a variety of factors which, for example, can include the type of loan, the loan purpose, loan amount, number of dwelling units in the property securing the loan, repayment terms and borrower credit history. Depending upon these factors, the loan-to-value ratio can be as high as 100%.

### ***Underwriting Guidelines***

We have established underwriting guidelines for mortgage loans that we purchase. These guidelines are designed to provide a comprehensive analysis of the characteristics of a borrower and a mortgage loan, including such factors as the borrower's credit history, the purpose of the loan, the property value and the loan amount.

We review and change our underwriting guidelines, from time to time, including expanding our underwriting criteria in order to make home loans more accessible to borrowers who are members of groups that have been underserved by mortgage lenders, including low and moderate income families, people with no prior credit history and those with less than perfect credit history, rural residents and people with special housing needs. In our discretion, we may grant waivers from our underwriting guidelines when we purchase any particular mortgage loan.

## **Mortgage Loan Eligibility Standards—Government Insured Loans**

### ***Dollar Limitations***

The Charter Act sets no maximum dollar limitations on the loans that we can purchase if the loans are government loans.

The maximum loan amount for FHA-insured single-family mortgage loans is established by statute. We purchase FHA mortgages up to the maximum original principal amount that the FHA will insure for the area in which the property is located.

The VA does not establish a maximum loan amount for VA guaranteed loans secured by single-family one- to four-unit properties. We will purchase VA mortgages up to our current maximum original principal amount for conforming loans secured by similar one- to four-unit properties.

The RHS has no maximum dollar limit for loans it guarantees. We will purchase RHS mortgages up to our current maximum original principal amount for conforming loans secured by similar one- to four-unit properties.

### ***Loan-to-Value Ratios***

The maximum loan-to-value ratio for FHA-insured, VA-guaranteed and RHS-guaranteed mortgage loans we purchase is the maximum established by the FHA, VA or RHS for the particular program under which the mortgage was insured or guaranteed.

### ***Underwriting Guidelines***

FHA-insured, VA-guaranteed and RHS-guaranteed mortgage loans that we purchase must be originated in accordance with the applicable requirements and underwriting standards of the agency providing the insurance or guaranty. Each insured or guaranteed loan that we purchase must have in effect a valid mortgage insurance certificate or loan guaranty certificate. In the case of VA loans, the unguaranteed portion of the VA loan amount cannot be greater than 75% of the purchase price of the property or 75% of the VA's valuation estimate, whichever is less.

### **Seller and Servicer Eligibility**

Before we approve a company to become a seller or servicer for us, we require that it demonstrate to our satisfaction the following:

- that it has a proven ability to originate or service, as applicable, the type of mortgages for which our approval is being requested;
- that it employs a staff with adequate experience in that area;
- that it has as one of its principal business purposes the origination or servicing, as applicable, of residential mortgages;
- that it is properly licensed, or otherwise authorized, to originate, sell or service, as applicable, residential mortgages in each of the jurisdictions in which it does business;
- that its financial condition is acceptable to us;
- that it has quality control and management systems to evaluate and monitor the overall quality of its loan production and servicing activities; and
- that it is covered by a fidelity bond and errors and omissions insurance acceptable to us.

We enter into a written mortgage selling and servicing contract with each seller and servicer we approve, under which, among other things, such seller and/or servicer agrees to maintain the foregoing attributes to our satisfaction.

### **Servicing Arrangements**

We are responsible for servicing and administering the mortgage loans. We may contract with other entities to perform those functions under our supervision and on our behalf. Often, the entity with whom we contract is the seller that sold the loans to us. Even if we hire a servicer, we will remain

responsible to certificateholders for all the servicing and administrative functions related to the mortgage loans.

We may not resign from our duties as servicer under the trust indenture unless a change in law requires it. Any such resignation would not become effective until a successor has assumed our duties. Even if our duties as servicer under the trust indenture terminate, we would remain obligated under our guaranty.

Servicers must meet the eligibility standards and performance obligations in our Guides. All servicers are obligated to perform diligently all services and duties customary to servicing mortgage loans. We monitor the servicer's performance and we have the right to remove any servicer at any time we consider its removal to be in the certificateholders' best interest. Duties performed by the servicer include general loan servicing responsibilities, collection and remittance of payments on the mortgage loans, administration of mortgage escrow accounts, collection of insurance claims and foreclosure, if necessary.

### **Servicing Compensation and Payment of Certain Expenses**

Unless otherwise stated in the prospectus supplement, each month we retain the portion of interest collected on the loans that is not required to be paid to certificateholders to pay various expenses of the trust, including the amount of the fee payable to the servicer and the fee payable to us for providing our guaranty. We also retain prepayment premiums, assumption fees, late payment charges and other similar charges, to the extent they are collected from borrowers, as additional servicing compensation unless the prospectus supplement states otherwise. We pay all the expenses we incur in connection with our servicing responsibilities, including (but not limited to) fees for any party with whom we contract to service the mortgage loans on our behalf. We are not entitled to reimbursement for such expenses from the related trust fund except for our servicing compensation and guaranty fees described above.

### **Seller Representations and Warranties**

Our sellers make representations and warranties to us about the mortgage loans we purchase. In general, the representations and warranties relate to:

- compliance with our eligibility standards and with our underwriting guidelines;
- characteristics of the mortgage loans in each pool;
- compliance with applicable federal and state laws and regulations in the origination of the loans, including consumer protection laws;
- compliance with all applicable laws and regulations related to authority to do business in the jurisdiction where a mortgaged property is located;
- our acquisition of loans free and clear of any liens;
- validity and enforceability of the loan documents; and
- the lien position of the mortgage.

We rely on these representations and warranties at the time of purchase to ensure that loans meet our eligibility standards. After purchase, we perform random quality control reviews of selected loans to monitor compliance with our guidelines, our eligibility standards and applicable laws and regulations. We can require a seller or servicer to repurchase a loan if we find a breach of warranties and representations. For a discussion of how these repurchases can affect the performance of the certificates, see “**RISK FACTORS—PREPAYMENT FACTORS: Property/Credit**—We could withdraw some mortgage loans from the pool due to a breach of representations and warranties, accelerating the rate at which you receive your return of principal” above.

## **CERTAIN FEDERAL INCOME TAX CONSEQUENCES**

The certificates and payments on the certificates generally are subject to taxation. Therefore, you should consider the tax consequences of holding a certificate before you acquire one. The following discussion describes certain U.S. federal income tax consequences to beneficial owners of certificates. The discussion is general and does not purport to deal with all aspects of federal taxation that may be relevant to particular investors. This discussion may not apply to your particular circumstances for various reasons including the following:

- This discussion reflects federal tax laws in effect as of the date of this prospectus. Changes to any of these laws after the date of this prospectus may affect the tax consequences discussed below.
- This discussion addresses only certificates acquired by beneficial owners at original issuance and held as capital assets (generally, property held for investment).
- This discussion does not address tax consequences to beneficial owners subject to special rules, such as dealers in securities, certain traders in securities, banks, tax-exempt organizations, life insurance companies, persons that hold certificates as part of a hedging transaction or as a position in a straddle or conversion transaction, or persons whose functional currency is not the U.S. dollar.
- This discussion may be supplemented by a discussion in any applicable prospectus supplement.
- This discussion does not address taxes imposed by any state, local or foreign taxing jurisdiction.

For these reasons, you should consult your own tax advisors regarding the federal income tax consequences of holding and disposing of certificates as well as any tax consequences arising under the laws of any state, local or foreign taxing jurisdiction.

For purposes of this discussion, the term mortgage loan, in the case of a participation interest, means the interest in the underlying mortgage loan represented by that participation interest; and in applying a federal income tax rule that depends on the origination date of a mortgage loan or the characteristics of a mortgage loan at its origination in such a case, the term mortgage loan means the underlying mortgage loan and not the participation interest.

### **U.S. Treasury Circular 230 Notice**

The tax discussions contained in this prospectus (including the sections entitled “**CERTAIN FEDERAL INCOME TAX CONSEQUENCES**” and “**ERISA CONSIDERATIONS**”) and any applicable prospectus supplement were not intended or written to be used, and cannot be used, for the purpose of avoiding United States federal tax penalties. These discussions were written to support the promotion or marketing of the transactions or matters addressed in this prospectus. You should seek advice based on your particular circumstances from an independent tax advisor.

### **Internal Revenue Service Guidance Regarding the Certificates**

In Revenue Ruling 84-10, 1984-1 C.B. 155, the Internal Revenue Service set forth certain federal income tax consequences relating to investments in the certificates issued with respect to a pool. Pursuant to Revenue Ruling 84-10, a pool will not be classified as an association taxable as a corporation for federal income tax purposes. Instead, a pool will be classified as a trust under subpart E of part I of subchapter J of the Internal Revenue Code of 1986, as amended (the “Code”), and each beneficial owner of a certificate will be considered to be the beneficial owner of a pro rata undivided interest in each of the mortgage loans included in that particular pool.

Although Revenue Ruling 84-10 does not specifically address participation interests in mortgage loans, other IRS pronouncements clearly indicate that the holdings of Revenue Ruling 84-10 are equally applicable to a certificate backed by a pool consisting (in whole or in part) of participation



interests. Revenue Ruling 84-10 also does not contemplate (i) the mandatory repurchase of ARMs from pools pursuant to a borrower's exercise of an option to convert an ARM to a fixed-rate mortgage loan, (ii) the difference between the biweekly payments of interest received under biweekly loans from mortgagors and the monthly payments of interest made to beneficial owners of certificates, or (iii) the differences between the principal and interest amounts received from mortgagors under mortgage loans that provide for the daily accrual of interest and the monthly payments of principal and interest made to beneficial owners of certificates. However, our special tax counsel, Arnold & Porter LLP, has rendered an opinion to us that the conclusions of Revenue Ruling 84-10 will be applicable to ARM pools and biweekly mortgage pools and pools that include mortgage loans providing for the daily accrual of interest.

Revenue Ruling 84-10 does not address the treatment of a transfer of mortgage loans to a multiple lender pool such as a Fannie Majors pool. A transfer of mortgage loans to a Fannie Majors pool will be treated as a taxable exchange between the lender transferring the mortgage loans and the beneficial owners of certificates in the pool at the time of transfer. You should consult your own tax advisor regarding the federal income tax consequences of a transfer of mortgage loans to a Fannie Majors pool.

### **Application of Revenue Ruling 84-10**

Pursuant to the holdings of Revenue Ruling 84-10, a beneficial owner of a particular issue of certificates must report on its federal income tax return its pro rata share of the entire income from each mortgage loan in that particular pool, consistent with the beneficial owner's method of accounting. The items of income from a mortgage loan include interest, original issue discount (discussed below), prepayment premiums, assumption fees and late payment charges, plus any amount paid by us as interest under our guaranty. A beneficial owner can deduct its pro rata share of the expenses of the trust as provided in section 162 or section 212 of the Code, consistent with its method of accounting and subject to the discussion below.

A beneficial owner must also allocate its basis in a certificate among the mortgage loans included in that pool in proportion to the relative fair market values of those mortgage loans. If the basis allocated to a mortgage loan is less than the principal amount of that mortgage loan, the beneficial owner may have market discount with respect to that mortgage loan, and if the basis exceeds the principal amount, the beneficial owner may have premium with respect to that mortgage loan. (Market discount and premium are discussed below.)

#### ***Original Issue Discount***

Certain mortgage loans may be issued with original issue discount within the meaning of section 1273(a) of the Code. Original issue discount generally arises only with respect to ARMs that provide for an incentive interest rate (sometimes referred to as a teaser rate) or mortgage loans, including ARMs, that provide for the deferral of interest. If a mortgage loan is issued with original issue discount, a beneficial owner must include the original issue discount in income as it accrues, generally in advance of the receipt of cash attributable to such income.

#### ***Market Discount***

A beneficial owner that acquires a mortgage loan for less than its principal amount generally has market discount in the amount of the difference between the principal amount and the beneficial owner's basis in that mortgage loan. In general, three consequences arise if a beneficial owner acquires an interest in a mortgage loan with market discount. First, the beneficial owner must treat any principal payment with respect to a mortgage loan acquired with market discount as ordinary income to the extent of the market discount that accrued while such beneficial owner held an interest in that mortgage loan. Second, the beneficial owner must treat gain on the disposition or retirement of such a certificate as ordinary income under the circumstances discussed below under "**—Sales and Other Dispositions of Certificates.**" Third, a beneficial owner that incurs or continues indebtedness to



acquire a certificate at a market discount may be required to defer the deduction of all or a portion of the interest on the indebtedness until the corresponding amount of market discount is included in income. Alternatively, a beneficial owner may elect to include market discount in income on a current basis as it accrues, in which case the three consequences discussed above will not apply. If a beneficial owner makes this election, the beneficial owner must also apply the election to all debt instruments acquired by the beneficial owner on or after the beginning of the first taxable year to which the election applies. A beneficial owner may revoke the election only with the consent of the IRS.

A beneficial owner must determine the amount of accrued market discount for a period using a straight-line method, based on the maturity of the mortgage loan, unless the beneficial owner elects to determine accrued market discount using a constant yield method. The IRS has authority to provide regulations for determining the accrual of market discount in the case of debt instruments, including mortgage loans, that provide for more than one principal payment, but has not yet issued such regulations. In addition, the legislative history to the Tax Reform Act of 1986 states that market discount on certain types of debt instruments may be treated as accruing in proportion to remaining accruals of original issue discount, if any, or if none, in proportion to remaining distributions of interest. You should consult your own tax advisors regarding the method a beneficial owner should use to determine accrued market discount.

Notwithstanding the above rules, market discount on a mortgage loan is considered to be zero if the discount is less than 0.25 percent of the principal balance of the mortgage loan multiplied by the number of complete years from the date the beneficial owner acquires an interest in the mortgage loan to the maturity of the mortgage loan (referred to as the market discount de minimis amount). The IRS has authority to provide regulations to adjust the computation of the market discount de minimis amount in the case of debt instruments, including mortgage loans, that provide for more than one principal payment, but has not yet issued such regulations. The IRS could assert, nonetheless, that the market discount de minimis amount should be calculated using the remaining weighted average life of a mortgage loan rather than its final maturity. You should consult your own tax advisors regarding the ability to compute the market discount de minimis amount based on the final maturity of a mortgage loan.

### *Premium*

A beneficial owner that acquires a mortgage loan for more than its principal amount generally has premium with respect to that mortgage loan in the amount of the excess. In that event, the beneficial owner may elect to treat the premium as amortizable bond premium. This election is available only with respect to an undivided interest in a mortgage loan that was originated after September 27, 1985. If the election is made, a beneficial owner must also apply the election to all debt instruments the interest on which is not excludible from gross income (fully taxable bonds) held by the beneficial owner at the beginning of the first taxable year to which the election applies and to all fully taxable bonds thereafter acquired by the beneficial owner. A beneficial owner may revoke the election only with the consent of the IRS.

If a beneficial owner makes this election, the beneficial owner reduces the amount of any interest payment that must be included in the beneficial owner's income by the portion of the premium allocable to the period based on the mortgage loan's yield to maturity. Correspondingly, a beneficial owner must reduce its basis in the mortgage loan by the amount of premium applied to reduce any interest income. The amount of premium to be allocated among the interest payments on an ARM is determined by reference to an equivalent fixed-rate debt instrument constructed as of the date the beneficial owner acquires an interest in the ARM.

If a beneficial owner does not elect to amortize premium, (i) the beneficial owner must include the full amount of each interest payment in income, and (ii) the premium must be allocated to the principal distributions on the mortgage loan and, when each principal distribution is received, a loss equal to the premium allocated to that distribution will be recognized. Any tax benefit from premium

not previously recognized will be taken into account in computing gain or loss upon the sale or disposition of the certificate. See “—**Sales and Other Dispositions of Certificates.**”

### ***Accrual Method Election***

A beneficial owner may elect to include in income its entire return on a mortgage loan (i.e., the excess of all remaining payments to be received on the mortgage loan over the amount of the beneficial owner’s basis in the mortgage loan) based on the compounding of interest at a constant yield. Such an election for a mortgage loan with amortizable bond premium (or market discount) will result in a deemed election to amortize premium for all the beneficial owner’s debt instruments with amortizable bond premium (or to accrue market discount currently for all the beneficial owner’s debt instruments with market discount) as discussed above.

### ***Expenses of the Trust***

A beneficial owner’s ability to deduct its share of the fee payable to the servicer, the fee payable to us for providing our guaranty and other expenses to administer the pool is limited under section 67 of the Code in the case of (i) estates and trusts, and (ii) individuals owning an interest in a certificate directly or through an investment in a pass-through entity (other than in connection with such individual’s trade or business). Pass-through entities include partnerships, S corporations, grantor trusts, certain limited liability corporations and non-publicly offered regulated investment companies, but do not include estates, nongrantor trusts, cooperatives, real estate investment trusts and publicly offered regulated investment companies.

Generally, a beneficial owner can deduct its share of these costs only to the extent that these costs, when aggregated with certain of the beneficial owner’s other miscellaneous itemized deductions, exceed two percent of the beneficial owner’s adjusted gross income. For this purpose, an estate or nongrantor trust computes adjusted gross income in the same manner as in the case of an individual, except that deductions for administrative expenses of the estate or trust that would not have been incurred if the property were not held in such trust or estate are treated as allowable in arriving at adjusted gross income.

In addition, section 68 of the Code may provide for certain limitations on itemized deductions otherwise allowable for a beneficial owner who is an individual. Further, a beneficial owner may not be able to deduct any portion of these costs in computing its alternative minimum tax liability.

### **Sales and Other Dispositions of Certificates**

Upon the sale, exchange or other disposition of a certificate, the beneficial owner generally will recognize gain or loss equal to the difference between the amount realized upon the disposition and the beneficial owner’s adjusted basis in the certificate. The adjusted basis of a certificate generally will equal the cost of the certificate to the beneficial owner, increased by any amounts of original issue discount and market discount included in the beneficial owner’s gross income with respect to the certificate, and reduced by distributions on the certificate previously received by the beneficial owner as principal and by any premium that has reduced the beneficial owner’s interest income with respect to the certificate. Any such gain or loss generally will be capital gain or loss, except (i) as provided in section 582(c) of the Code (which generally applies to banks) or (ii) to the extent any gain represents original issue discount or accrued market discount not previously included in income (to which extent such gain would be treated as ordinary income). Any capital gain (or loss) will be long-term capital gain (or loss) if at the time of disposition the beneficial owner held the certificate for more than one year. The ability to deduct capital losses is subject to limitations.

The Taxpayer Relief Act of 1997 amended section 1271 of the Code to provide that amounts received by a beneficial owner on retirement of any mortgage loan of a natural person are considered to be amounts received in exchange therefor. The legislation applies to mortgage loans originated after June 8, 1997, and any interest in a mortgage loan acquired after June 8, 1997. The application of

section 1271 to a retirement of a mortgage loan that was acquired at a discount is unclear, and you should consult your own tax advisors regarding the application of section 1271 to a certificate in such a case.

### **Special Tax Attributes**

In Revenue Ruling 84-10, the IRS ruled on the status of the certificates under specific sections of the Code. In particular, the IRS ruled as follows:

1. A certificate owned by a domestic building and loan association is considered as representing loans secured by an interest in real property within the meaning of section 7701(a)(19)(C)(v) of the Code, provided the real property underlying each mortgage loan is (or, from the proceeds of the mortgage loans, will become) the type of real property described in that section of the Code.
2. A certificate owned by a real estate investment trust is considered as representing real estate assets within the meaning of section 856(c)(5)(B) of the Code, and the interest income is considered interest on obligations secured by mortgages on real property within the meaning of section 856(c)(3)(B) of the Code.

If a certificate represents an interest in a pool that contains a cooperative share loan, an escrow mortgage loan, a buydown loan, a government loan, or a loan secured by a manufactured home, you should also consider the following tax consequences applicable to an undivided interest in those loans.

#### ***Cooperative Share Loans***

The IRS has ruled that a cooperative share loan will be treated as a loan secured by an interest in real property, within the meaning of section 7701(a)(19)(C)(v) of the Code, provided that the dwelling unit that the cooperative's stock entitles the tenant-shareholder to occupy is to be used as a residence. The IRS also has ruled that stock in a cooperative qualifies as an interest in real property within the meaning of section 856(c)(5)(C) of the Code. Accordingly, interest on cooperative share loans qualifies as interest on obligations secured by mortgages on interests in real property for purposes of section 856(c)(3)(B) of the Code.

#### ***Escrow Mortgage Loans***

In certain cases, a mortgage loan may be secured by additional collateral consisting of an escrow account held with a financial institution, referred to as an escrow mortgage loan. The escrow account could consist of an interest rate buydown account that meets the requirements of our Selling Guide or any other escrow account described in the related prospectus supplement. A beneficial owner's investment in an escrow mortgage loan generally should be treated as a loan secured by an interest in real property within the meaning of section 7701(a)(19)(C)(v) of the Code, provided the escrow account does not represent an account with the beneficial owner. In addition, an investment in an escrow mortgage loan by a real estate investment trust generally should be treated in its entirety as a real estate asset within the meaning of section 856(c)(5)(B) of the Code, provided the fair market value of the real property securing the escrow mortgage loan equals or exceeds the principal amount of such escrow mortgage loan at the time the real estate investment trust makes a commitment to acquire a certificate. Because of uncertainties regarding the tax treatment of escrow mortgage loans, you should consult with your tax advisors concerning the federal income tax treatment of investments in escrow mortgage loans.

#### ***Buydown Loans***

Sometimes a lender, builder, seller or other third party may provide the funds for the interest rate buydown accounts that secure certain escrow mortgage loans, sometimes referred to as buydown loans. Under our Selling Guide, the borrower is liable for the entire payment on a buydown loan, without

offset by any payments due from the buydown account. Accordingly, we plan to treat buydown loans entirely as the obligation of the borrower.

The IRS could take the position, however, that a buydown loan should be treated as if the borrower were obligated only to the extent of the net payment after application of the interest rate buydown account. If the IRS were able to maintain this position successfully, a beneficial owner of a buydown loan would be treated as holding two instruments: one representing the lender's rights with respect to the buydown account, and the other representing the borrower's debt to the extent of the net payment by the borrower. With respect to the instrument represented by the borrower's debt, this treatment would require the beneficial owner to accelerate the recognition of a portion of the interest payable after the buydown period. Moreover, during the buydown period and to the extent of the buydown account, the rulings described above regarding sections 856(c)(3)(B), 856(c)(5)(B) and 7701(a)(19)(C)(v) of the Code would be inapplicable. Because of uncertainties regarding the tax treatment of buydown loans, you should consult with your tax advisors concerning the federal income tax treatment of investments in buydown loans.

### ***Government Mortgage Loans***

Because generally information is not available with respect to the loan-to-value ratios of government mortgage loans contained in pools denoted by prefix GA, GL, GO, TJ, TK, TQ or TT, no representations can be made regarding the qualification of such loans under sections 856(c)(3)(B), 856(c)(5)(B) and 7701(a)(19)(C)(v) of the Code.

### ***Loans Secured by Manufactured Homes***

For certain purposes of the Code, a mortgage loan secured by a manufactured home is treated as secured by an interest in real property if the manufactured home satisfies the conditions set forth in section 25(e)(10) of the Code. That section requires a manufactured home to have a minimum of 400 square feet of living space and a minimum width in excess of 102 inches and to be of a kind customarily used at a fixed location. Although Revenue Ruling 84-10 does not specifically refer to mortgage loans secured by manufactured homes, the conclusions discussed above regarding sections 856(c)(3)(B), 856(c)(5)(B) and 7701(a)(19)(C)(v) of the Code should be applicable to a beneficial owner's investment in a mortgage loan that is secured by property described in section 25(e)(10). With respect to mortgage loans secured by manufactured homes, the conditions of section 25(e)(10) will be satisfied.

### **Mortgage Loan Servicing**

The IRS issued guidance on the tax treatment of mortgage loans in cases in which the fee retained by the servicer of the mortgage loans exceeds what is established under tax law to be reasonable compensation for the services to be performed. This guidance is directed primarily to servicers and, in most cases, should not have a significant effect on beneficial owners of mortgage loans.

Under the IRS guidance, if a servicing fee on a mortgage loan is determined to exceed reasonable compensation, the payments of the excess servicing fee are treated as a series of stripped coupons and the mortgage loan is treated as a stripped bond within the meaning of section 1286 of the Code. In general, if a mortgage loan is treated as a stripped bond, any discount with respect to that mortgage loan will be treated as original issue discount. Any premium with respect to such a mortgage loan may be treated as amortizable bond premium regardless of the date the mortgage loan was originated, because a stripped bond is treated as originally issued on the date a beneficial owner acquires the stripped bond. See “—**Application of Revenue Ruling 84-10—Premium.**” In addition, the excess portion of servicing compensation will be excluded from the income of owners and thus will not be subject to the limitations on the deductibility of miscellaneous itemized deductions. See “—**Application of Revenue Ruling 84-10—Expenses of the Trust.**”

A mortgage loan is effectively not treated as a stripped bond, however, if the mortgage loan meets either the 100 basis point test or the de minimis test. A mortgage loan meets the 100 basis point test if the total amount of servicing compensation on the mortgage loan does not exceed reasonable compensation for servicing by more than 100 basis points. A mortgage loan meets the de minimis test if (i) the discount at which the mortgage loan is acquired is less than 0.25 percent of the remaining principal balance of the mortgage loan multiplied by its weighted average remaining life; or (ii) in the case of wholly self-amortizing mortgage loans, the acquisition discount is less than 1/6 of one percent times the number of whole years to final stated maturity. In addition, servicers are given the opportunity to elect to treat mortgage servicing fees up to a specified number of basis points (which depends on the type of mortgage loans) as reasonable servicing. No guidance has been provided as to the effect, if any, of such safe harbors and any elections thereunder on beneficial owners of mortgage loans.

The IRS guidance contains a number of ambiguities. For example, it is not clear whether the rules described above are to be applied on an individual loan or an aggregate basis. You should consult your tax advisors about the IRS guidance and its application to investments in the certificates.

### **Information Reporting and Backup Withholding**

With each distribution, we will furnish to each certificateholder a statement setting forth the portions of such distribution allocable to principal and to interest. In addition, we will furnish or make available, within a reasonable time after the end of each calendar year, to each certificateholder who at any time during such year received a distribution from us, a statement setting forth that holder's pro rata share of income and administrative expense for such calendar year.

Payments of interest and principal, as well as payments of proceeds from the sale of certificates, may be subject to the backup withholding tax under section 3406 of the Code if the recipient of the payment is not an exempt recipient and fails to furnish certain information, including its taxpayer identification number, to us or our agent, or otherwise fails to establish an exemption from such tax. Any amounts deducted and withheld from such a payment would be allowed as a credit against the beneficial owner's federal income tax. Furthermore, certain penalties may be imposed by the IRS on a holder or owner who is required to supply information but who does not do so in the proper manner.

### **Foreign Investors**

Additional rules apply to a beneficial owner that is not a U.S. Person (a "Non-U.S. Person"). "U.S. Person" means a citizen or resident of the United States, a corporation, partnership or other entity (taxable as a corporation or a partnership) created or organized in or under the laws of the United States or any political subdivision thereof, an estate the income of which is subject to U.S. federal income tax regardless of the source of its income, or a trust if a court within the United States can exercise primary supervision over its administration and at least one U.S. Person has the authority to control all substantial decisions of the trust.

Payments on a certificate made to, or on behalf of, a beneficial owner that is a Non-U.S. Person generally will be exempt from U.S. federal income and withholding taxes, provided the following conditions are satisfied:

- the beneficial owner does not hold the certificate in connection with its conduct of a trade or business in the United States;
- the beneficial owner is not, with respect to the United States, a personal holding company or a corporation that accumulates earnings in order to avoid U.S. federal income tax;
- the beneficial owner is not a U.S. expatriate or former U.S. resident who is taxable in the manner provided in section 877(b) of the Code;



- the beneficial owner is not an excluded person (i.e., a 10-percent shareholder of Fannie Mae within the meaning of section 871(h)(3)(B) of the Code or a controlled foreign corporation related to Fannie Mae within the meaning of section 881(c)(3)(C) of the Code);
- the beneficial owner signs a statement under penalties of perjury certifying that it is a Non-U.S. Person or, in the case of an individual, that the beneficial owner is neither a citizen nor resident of the United States, and provides the name, address and taxpayer identification number, if any, of the beneficial owner;
- the last U.S. Person in the chain of payment to the beneficial owner (the withholding agent) receives such non-U.S. beneficial ownership statement from the beneficial owner or a financial institution holding on behalf of the beneficial owner and does not have actual knowledge that such statement is false; and
- the certificate represents an undivided interest in a pool of mortgage loans all of which were originated after July 18, 1984.

That portion of interest income of a beneficial owner who is a Non-U.S. Person on a certificate that represents an interest in one or more mortgage loans originated before July 19, 1984 will be subject to a U.S. withholding tax at the rate of 30 percent or lower treaty rate, if applicable. Regardless of the date of origination of the mortgage loans, backup withholding will not apply to payments made to a beneficial owner that is a Non-U.S. Person if the beneficial owner or a financial institution holding on behalf of the beneficial owner provides a non-U.S. beneficial ownership statement to the withholding agent.

A non-U.S. beneficial ownership statement may be made on an IRS Form W-8BEN or a substantially similar substitute form. The beneficial owner or financial institution holding on behalf of the beneficial owner must inform the withholding agent of any change in the information on the statement within 30 days of such change. In all cases, the withholding agent must file the Form W-8BEN or substitute form with the IRS.

## **ERISA CONSIDERATIONS**

The Employee Retirement Income Security Act (“ERISA”) or section 4975 of the Code imposes requirements on employee benefit plans subject to ERISA (such as employer-sponsored retirement plans) and upon other types of benefit plans and arrangements subject to section 4975 of the Code (such as individual retirement accounts). ERISA and section 4975 of the Code also impose these requirements on some entities in which these benefit plans or arrangements invest. We refer to these plans, arrangements and entities, collectively, as plans. Any person who is a fiduciary of a plan also is subject to the requirements imposed by ERISA and section 4975 of the Code. Before a plan invests in any certificate, the plan fiduciary must consider whether the governing instruments for the plan permit the investment, whether the certificates are a prudent and appropriate investment for the plan under its investment policy and whether such an investment might result in a transaction prohibited under ERISA or section 4975 of the Code for which no exemption is available.

The U.S. Department of Labor has issued a regulation covering the acquisition by a plan of a guaranteed governmental mortgage pool certificate, defined to include certificates which are backed by, or evidence an interest in, specified mortgages or participation interests therein and are guaranteed by Fannie Mae as to the payment of interest and principal. Under the regulation, investment by a plan in a guaranteed governmental mortgage pool certificate does not cause the assets of the plan to include the mortgage loans underlying the certificate or cause the sponsor, trustee and other servicers of the mortgage pool to be subject to the fiduciary responsibility provisions of ERISA or the prohibited transaction provisions of ERISA or section 4975 of the Code in providing services with respect to the mortgages in the pool. Our counsel, Sidley Austin LLP, has advised us that the certificates qualify under the definition of guaranteed governmental mortgage pool certificates and, as a result, the purchase and holding of certificates by plans will not cause the underlying mortgage loans or the assets



of Fannie Mae to be subject to the fiduciary requirements of ERISA or to the prohibited transaction provisions of ERISA or section 4975 of the Code merely by reason of that plan's holding of a certificate. However, investors should consult with their own counsel regarding the ERISA eligibility of certificates they may purchase.

#### **LEGAL OPINION**

If you purchase certificates, we will send you, upon request, an opinion of our general counsel (or one of our deputy general counsels) as to the validity of the certificates, the issue supplement and the trust indenture for that issue.

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**Frequently Used Single-Family MBS Pool Prefixes**

Below is a current listing of pool prefixes that we use most frequently. Our prefixes may be modified or supplemented from time to time. For a more complete listing and description of our current pool prefixes, please refer to our corporate Web site at [www.fanniemae.com](http://www.fanniemae.com).

- CA** . . . . . Conventional Long-Term, Level-Payment Mortgages; Single-Family; assumable.
- CI** . . . . . Conventional Intermediate-Term, Level-Payment Mortgages; Single-Family; maturing or due in 15 years or less.
- CL** . . . . . Conventional Long-Term, Level-Payment Mortgages; Single-Family; maturing or due in 30 years or less.
- CN** . . . . . Conventional Short-Term, Level-Payment Mortgages; Single-Family; maturing or due in 10 years or less.
- CT** . . . . . Conventional Intermediate-Term, Level-Payment Mortgages; Single-Family; maturing or due in 20 years or less.
- CX** . . . . . Conventional Balloon, Level-Payment Mortgages; Single-Family; maturing or due in seven years or less.
- CZ** . . . . . Conventional Extra Long-Term, Level-Payment Mortgages; Single-Family; maturing or due in forty (40) years or less.
- GA** . . . . . Government, Adjustable-Rate Mortgages; Single-Family.
- GL** . . . . . Government, Level-Payment Mortgages; Single-Family; maturing or due in 30 years or less.
- GO** . . . . . Government, Level-Payment Mortgages; Single-Family; each pool is comprised entirely of loans which were delinquent for 90 days or more during the 12 months prior to the Pool Issue Date. All loans are current as of the Pool Issue Date.
- JI** . . . . . Conventional Intermediate-Term, Level-Payment Mortgages; Single-Family; maturing or due in 15 years or less. Either: (i) more than 15 percent of pool issue balance is comprised of loans with more than one special product characteristic (as defined in the Fannie Mae Guides) or (ii) more than 10 percent of pool issue balance is comprised of loans with one or more other unique characteristics. See individual Prospectus Supplement for details.
- JL** . . . . . Conventional Long-Term, Level-Payment Mortgages; Single-Family; Initial Terms greater than 15 years. Either: (i) more than 15 percent of pool issue balance is comprised of loans with more than one special product characteristic (as defined in the Fannie Mae Guides) or (ii) more than 10 percent of pool issue balance is comprised of loans with one or more other unique characteristics. See individual Prospectus Supplement for details.
- K0** . . . . . Conventional Long-Term, Level-Payment Mortgages; Single-Family; maturing or due in greater than 15 years but less than or equal to 30 years. The pool issue balance is comprised entirely of loans that have a three-year prepayment premium provision.
- K1** . . . . . Conventional Intermediate-Term, Level-Payment Mortgages; Single-Family; maturing or due in 15 years or less. The pool issue balance is comprised entirely of loans that have a three-year prepayment premium provision.
- KI** . . . . . Conventional Intermediate-Term, Level-Payment Mortgages; Single-Family; maturing or due in 15 years or less. The pool issue balance is comprised entirely of loans that have a prepayment premium provision.
- KL** . . . . . Conventional Long-Term, Level-Payment Mortgages; Single-Family; maturing or due in 30 years or less. The pool issue balance is comprised entirely of loans that have a prepayment premium provision.

- LA** . . . . . Adjustable-Rate Mortgage; Single-Family; uniform 5/1 hybrid; indexed to the one-year Wall Street Journal London Interbank Offered Rate (LIBOR); five-year initial fixed period; 5 percent cap initial interest rate adjustment, 2 percent cap subsequent interest rate adjustments, with a 5 percent lifetime cap. Minimum servicing of 12.5 basis points; stated MBS pool accrual rate in initial fixed period and stated MBS margin.
- LB** . . . . . Adjustable-Rate Mortgages, Single-Family, London Interbank Offered Rate (LIBOR), lifetime caps are pool-specific.
- NP** . . . . . Conventional Long-Term; Single-Family; commencing with Interest Only period greater than or equal to seven years and less than or equal to 10 years; fully amortizing level payments for the remaining term; maturing or due in 30 years or less.
- RE** . . . . . Conventional Long-Term, Level-Payment Relocation Mortgages; Single-Family.
- S1** . . . . . Conventional Long-Term Adjustable-Rate Mortgages; Single-Family; includes a wide variety of ARM types and indices; maturing or due in thirty (30) years or less. Minimum Servicing Fee on each loan in the pool is 12.5 bps.
- S2** . . . . . Conventional Extra Long-Term, Adjustable-Rate Mortgages; Single-Family; includes a wide variety of ARM types and indices; maturing or due in forty (40) years or less. Minimum Servicing Fee on each loan in the pool is 12.5 bps.
- WD** . . . . . Adjustable-Rate Mortgages; Single-Family; indexed to the one-year Treasury Constant Maturity; extended fixed initial period; annual changes thereafter; various caps at first adjustment; 2 percent per interest rate adjustment thereafter; lifetime caps are pool-specific.
- WS** . . . . . Conventional Adjustable-Rate Mortgages; Single-Family. Includes a wide variety of ARM types and indices.
- WZ** . . . . . Conventional Extra Long-Term Mortgages; Single-Family; includes a variety of ARM types and indices; maturing or due in forty (40) years or less.

ALL INFORMATION IN THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE DEEMED TO REPRESENT ANY ACTUAL ISSUANCE. FURTHERMORE, CERTAIN INFORMATION WILL ONLY BE APPLICABLE TO ADJUSTABLE-RATE MORTGAGES. PLEASE SEE THE POOL STATISTICS METHODOLOGY SECTION FOLLOWING THIS SAMPLE FOR FURTHER INFORMATION ON THE POOL STATISTICS DISCLOSED BY THIS SAMPLE PROSPECTUS SUPPLEMENT.

**FANNIE MAE  
MORTGAGE-BACKED SECURITIES PROGRAM  
SUPPLEMENT TO PROSPECTUS DATED JANUARY 01, 2006**

**\$1,167,254.00**

**ISSUE DATE JANUARY 01, 2006**

**SECURITY DESCRIPTION FNAR 01.2345 WD-123456**

**3.2240 INITIAL POOL ACCRUAL RATE**

**FANNIE MAE POOL NUMBER WD-123456**

**CUSIP 12345ABC1**

PRINCIPAL AND INTEREST PAYABLE ON THE 25TH OF EACH MONTH  
BEGINNING FEBRUARY 27, 2006

**POOL STATISTICS**

(1)SELLER	ABC SELLER
(1)SERVICER	XYZ SERVICER
NUMBER OF MORTGAGE LOANS	6
(2)AVERAGE ORIGINAL LOAN SIZE	\$194,725.00
(10)MATURITY DATE	10/01/2032
(3)INITIAL INTEREST RATE CHANGE DATE	09/01/2005
(4)WEIGHTED AVERAGE MONTHS TO ROLL	35 mo
SUBTYPE	204W
CONVERTIBLE	NO
TRANSFER TYPE	W (Wire)
PASS THROUGH METHOD	W (Weighted)
(5)WEIGHTED AVERAGE COUPON RATE	3.8490%
(6)MAXIMUM POOL ACCRUAL RATE	9.2240%
(7)MINIMUM POOL ACCRUAL RATE	0.0000%
(8)WEIGHTED AVERAGE LOAN AGE	1 mo
(9)WEIGHTED AVERAGE LOAN TERM	360 mo
(10)WEIGHTED AVERAGE REMAINING MATURITY	359 mo
(11)WEIGHTED AVERAGE LTV	73%
(12)WEIGHTED AVERAGE CREDIT SCORE	690
(12)% UPB WITHOUT CREDIT SCORE	25.7%
(13)% UPB WITH INTEREST ONLY FIRST DISTRIBUTION	0.0000%

**FANNIE MAE**  
**MORTGAGE-BACKED SECURITIES PROGRAM**  
 SUPPLEMENT TO PROSPECTUS DATED JANUARY 01, 2006  
**FANNIE MAE POOL NUMBER WD-123456**  
**CUSIP 12345ABC1**  
**POOL STATISTICS PAGE 2 OF 4**

<sup>(14)</sup>**QUARTILE DISTRIBUTION**

Loan Size	
MAX	\$300,000.00
75%	300,000.00
MED	199,050.00
25%	172,100.00
MIN	127,200.00

Coupon Rate	
MAX	4.250
75%	4.000
MED	3.750
25%	3.750
MIN	3.500

LTV	
MAX	95
75%	88
MED	80
25%	40
MIN	40

Credit Score	
MAX	720
75%	700
MED	675
25%	650
MIN	600

Loan Term (# Of Months)	
MAX	360
75%	360
MED	360
25%	360
MIN	360

Loan Age (# Of Months)	
MAX	1
75%	1
MED	1
25%	0
MIN	0

Remaining Maturity (# Of Months)	
MAX	360
75%	360
MED	359
25%	359
MIN	359

<sup>(15)</sup>**LOAN PURPOSE**

	# Of Loans	%	Aggregate UPB
PURCHASE	6	100.00	\$1,167,254.62
REFINANCE	0	0.00	0.00

<sup>(16)</sup>**PROPERTY TYPE**

# Of Units	# Of Loans	%	Aggregate UPB
1	6	100.00	\$1,167,254.62
2 - 4	0	0.00	0.00

<sup>(17)</sup>**OCCUPANCY TYPE**

Type	# Of Loans	%	Aggregate UPB
PRINCIPAL RESIDENCE	6	100.00	\$1,167,254.62
SECOND HOME	0	0.00	0.00
INVESTOR	0	0.00	0.00



**FANNIE MAE  
MORTGAGE-BACKED SECURITIES PROGRAM  
SUPPLEMENT TO PROSPECTUS DATED JANUARY 01, 2006  
FANNIE MAE POOL NUMBER WD-123456  
CUSIP 12345ABC1  
POOL STATISTICS PAGE 3 OF 4**

**(18) ORIGINATION YEAR**

Year	# Of Loans	%	Aggregate UPB
2002	6	100.00	\$1,167,254.62

Year	# Of Loans	%	Aggregate UPB

**(19) GEOGRAPHIC DISTRIBUTION**

State	# Of Loans	%	Aggregate UPB
GEORGIA	1	17.96	\$209,669.51
LOUISIANA	2	42.73	498,763.20
MICHIGAN	1	10.90	127,200.00

State	# Of Loans	%	Aggregate UPB
NEW HAMPSHIRE	1	14.72	\$171,862.89
TEXAS	1	13.69	159,759.02

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POOL STATISTICS PAGE 4 OF 4**

**<sup>(20)</sup> DISTRIBUTION OF LOANS BY FIRST PAYMENT DATE**

Date	Original Interest Rate	# Of Loans	Aggregate UPB
10/01/02	BELOW - 5.00	4	\$740,054.62
11/01/02	BELOW - 5.00	2	427,200.00

**CURRENT INTEREST RATES**

Current Mortgage Interest Rate	# Of Loans	Aggregate UPB
BELOW - 5.00	6	\$1,167,254.62

**<sup>(21)</sup> GROSS MARGINS**

Current Loan Margins	# Of Loans	Aggregate UPB
2.7500	6	\$1,167,254.62

**<sup>(22)</sup> NEXT RATE CHANGE DATE TABLE**

Date	% Of Bal	MBS Margin High	MBS Margin Low	MBS Margin	Net Coupon High	Net Coupon Low	Wtd Avg Net Coupon	Net Life Caps High	Net Life Caps Low	Net Life Floor High	Net Life Floor Low
03/01/06	63.0000	2.1250	2.1250	2.1250	3.6250	2.8750	3.2370	9.6250	8.8750	0.0000	0.0000
04/01/06	37.0000	2.1250	2.1250	2.1250	3.3750	3.1250	3.1990	9.3750	9.1250	0.0000	0.0000
Wt Avg		2.1250			3.2240			9.2240		0.0000	

**<sup>(23)</sup> DISTRIBUTION OF LOANS BY FIRST SCHEDULED AMORTIZATION**

First Scheduled Amortization	Original Interest Rate	# Of Loans	Aggregate UPB
11/01/20	6.01 - 7.00	1	\$ 240,000.00
12/01/20	6.01 - 7.00	13	3,044,366.43
01/01/21	6.01 - 7.00	45	8,530,550.00

## POOL STATISTICS METHODOLOGY

We provide to certificateholders the information as reported to us by lenders. If a lender has delivered mortgages that are not within the parameters that a lender represents and warrants to us, the lender may be obligated to repurchase the affected mortgage loans. Certificateholders should make their own conclusions regarding the data provided in the prospectus supplement.

We may update certain information about each pool on an ongoing monthly basis on our Web site.

The issue date unpaid principal balance of each pool may vary by up to 1% from the amount specified in the prospectus supplement.

### <sup>(1)</sup> *Seller and Servicer*

We will provide the name of the seller (the entity that delivered the mortgage loans to us) and the servicer (the entity that is servicing the mortgage loans upon delivery to us) for each pool. For pools that have multiple sellers, we will state “multiple” in the pool statistics section of the prospectus supplement. For pools that have multiple servicers, we will provide a table in the pool statistics section of the prospectus supplement listing the names of all servicers that service five or more percent of the pool (calculated by unpaid principal balance as of the issue date), the number of loans serviced by each of these servicers, the percent of the pool’s unpaid principal balance as of the issue date that they service and the aggregate unpaid principal balance of the loans each of them services.

### <sup>(2)</sup> *Average Original Loan Size*

On the issue date, we will calculate both a simple average and a quartile distribution of the original unpaid principal balances of all the underlying mortgage loans.

### <sup>(3)</sup> *Initial Interest Rate Change Date*

For adjustable-rate mortgage loans, we state the first interest rate change date of the loan that has the earliest first interest rate change date in the pool.

### <sup>(4)</sup> *Weighted Average Months to Roll*

For adjustable-rate mortgage loans, on the issue date, we will calculate a weighted average of the number of months until the next interest rate change date for each mortgage loan in the pool.

### <sup>(5)</sup> *Weighted Average Coupon Rate*

On the issue date, we will calculate both a weighted average and a quartile distribution of the interest rates then in effect on the underlying mortgage loans.

### <sup>(6)</sup> *Maximum Pool Accrual Rate*

For a pool containing adjustable-rate mortgage loans, on the issue date, we will calculate the maximum pool accrual rate that would accrue for that pool if all of the underlying mortgage loans were accruing interest at the maximum rate provided in their respective loan documents.

### <sup>(7)</sup> *Minimum Pool Accrual Rate*

For a pool containing adjustable-rate mortgage loans, on the issue date, we will calculate the minimum pool accrual rate that would accrue for that pool if all of the underlying mortgage loans were accruing interest at the minimum rate provided in their respective loan documents. Generally, the minimum pool accrual rate will not be less than the weighted average of the MBS margins of the mortgage loans in the pool.

### <sup>(8)</sup> *Loan Age*

On the issue date, we will calculate both a weighted average and a quartile distribution of the ages of the underlying mortgage loans. The age of a mortgage loan is the number of months from the loan’s origination to the issue date of the security. For purposes of calculating this data element, origination shall mean the date on which the first full month of interest begins to accrue on the mortgage loan.

<sup>(9)</sup> ***Loan Term***

On the issue date, we will calculate both a weighted average and a quartile distribution of the loan terms of the underlying mortgage loans. The loan term for a mortgage loan is the number of months in which regular scheduled borrower payments are due under the terms of the related mortgage note.

<sup>(10)</sup> ***Remaining Maturity***

On the issue date, we will calculate both a weighted average and a quartile distribution of the calculated maturity for the underlying mortgage loans. The calculated maturity for a mortgage loan is the number of months remaining until the borrower will pay off his mortgage loan, assuming that a borrower makes all future scheduled required payments on time as set forth in the mortgage note but makes no additional prepayment after the date of calculation. The calculated maturity for a loan may be earlier than the maturity date stated in the note if a borrower has made any partial prepayments prior to the date of calculation. The maturity date of a pool as stated in the prospectus supplement is the latest calculated maturity for any of the underlying mortgage loans, as calculated on the issue date for such pool.

<sup>(11)</sup> ***Loan-to-Value Ratio***

We will calculate both a weighted average and a quartile distribution of the loan-to-value ratios for the mortgage loans, which are expressed as percentages. We generally require the loan-to-value ratio of an underlying mortgage loan in a pool to be a comparison of the delivery date unpaid principal balance of the mortgage loan and either (1) in the case of a purchase, the lower of the sales price of a mortgaged property or its appraised value at the time of a sale or (2) in the case of a refinancing, the appraised or estimated value of the mortgaged property at the time of refinancing. However, we sometimes use other methods to determine the value of a mortgaged property. For instance, the loan-to-value ratio for some mortgage loans that are refinancings is based on a comparison of the delivery date unpaid principal balance of that loan and the value that was determined at the origination of the mortgage loan being refinanced. In any case, appraisals or other valuation methods are merely estimates of the mortgaged property values and may not reflect the actual amount received upon sale or liquidation. For pools containing government mortgage loans, such as mortgage loans insured by FHA or guaranteed by VA, we do not provide loan-to-value ratios.

<sup>(12)</sup> ***Credit Score of Borrowers***

Credit scores are often used by the financial services industry to evaluate the quality of borrowers' credit. Credit scores are typically based on a proprietary statistical model that is developed for use by credit data repositories. These credit repositories apply the model to borrower credit information to come up with a credit score. One statistical model used widely in the financial services industry was developed by Fair, Isaac & Company, Inc. ("Fair Isaac"). This model is used to create a credit score called the FICO® score. FICO scores can vary depending on which credit repository is using the Fair Isaac model to supply the score. FICO scores, as reported by the credit repositories, may range from a low of 150 to a high of 950. According to Fair Isaac, a high FICO score indicates a lesser degree of credit risk.

Sellers that provide us with credit scores typically deliver FICO credit scores. If credit scores have been provided to us for underlying mortgage loans in a pool, we will provide both a weighted average and a quartile distribution of the scores in the prospectus supplement. We request our sellers to provide us credit scores, as a matter of course. If no credit score is delivered, the prospectus supplement will set forth the percentage of the unpaid principal balance of the loans for which no credit score was delivered. These loans will be excluded from the quartile distribution and from the weighted average calculation. The credit scores provided to us were obtained at a single point between the date of application for a mortgage loan and the date of origination of a mortgage loan. Certificateholders should note that a borrower's credit score may have changed after the date it was obtained. Thus, a credit score obtained at application or at origination may have no relation to a borrower's credit score at the time the MBS backed by that loan is issued. We do not guarantee the methodology used to determine the credit score or the utility of a credit score to a certificateholder.

<sup>(13)</sup> ***% UPB with Interest Only First Distribution***

We provide the percent of the aggregate issue date unpaid principal balance of mortgage loans in a pool that do not have their first scheduled principal payment due until the second due period following the issue date of the certificates. Certificateholders will receive no scheduled principal payment on the first distribution date (but will receive interest) with respect to that percentage of loans.

<sup>(14)</sup> ***Quartile Calculations***

We calculate the quartile figures set forth in the pool statistics as follows. For each mortgage loan characteristic where quartile figures appear, we order each loan in the pool from the highest to the lowest value. For example, we would, in the case of loan-to-value ratios, order each loan in the pool from that with the highest loan-to-value ratio to that with the lowest loan-to-value ratio. The lowest loan-to-value ratio would appear in the pool statistics under “MIN.” We determine the next figure in the quartile table for such mortgage loan characteristic by counting the loans starting with the lowest value and continuing upward until the unpaid principal balance of the loans so counted equals twenty-five percent of the issue date principal balance of all the loans in the pool. The value associated with the last loan so counted appears in the quartile distribution table under “25%.” We then determine the next figures in the quartile table by counting all of the loans starting with the lowest value and continuing upward until the unpaid principal balance of the loans so counted equals fifty percent of the issue date principal balance of all the loans in the pool. We then repeat this process to determine the value in the quartile table associated with seventy-five percent. The values of the last loan so counted in each case appears in the quartile distribution table under “MED” and “75%,” respectively. The highest such value for any mortgage loan in a pool appears in the quartile distribution table under “MAX.”

<sup>(15)</sup> ***Loan Purpose***

We will provide information as of the issue date, in a tabular format, on the number of mortgage loans in a pool that are either refinance mortgage loans or purchase money mortgage loans. We also will provide the aggregate dollar amount of these mortgage loans and the percentage of the entire pool (by unpaid principal balance) that these loans constitute.

<sup>(16)</sup> ***Property Type***

We will provide information as of the issue date, in a tabular format, on the number of mortgage loans in a pool that are secured by one unit properties and by two to four unit properties. We also will provide the aggregate dollar amount of these mortgage loans and the percentage of the entire pool (by unpaid principal balance) that these loans constitute.

<sup>(17)</sup> ***Occupancy Type***

We will provide information as of the issue date, in a tabular format, on the number of mortgage loans in a pool that, as of their respective origination dates, were secured by principal residences, second homes, or investment properties. We also will provide the aggregate dollar amount of these mortgage loans and the percentage of the entire pool (by unpaid principal balance) that these loans constitute. The actual occupancy of the properties as of the issue date has not been verified.

<sup>(18)</sup> ***Origination Year***

We will provide information as of the issue date, in a tabular format, regarding the aggregate unpaid principal balance of the underlying mortgage loans originated in a particular year, the count of the loans by such year, and the percentage of the pool’s issue date unpaid principal balance that such loans constitute. For purposes of this calculation, origination year shall mean the year in which such loan closed.

<sup>(19)</sup> ***Geographic Distribution***

We will provide information as of the issue date, in a tabular format, regarding the geographic distribution by state of the mortgaged properties underlying the mortgage loans in a pool. We will provide the count of the loans by state, the aggregate unpaid principal balance of those loans, and the percentage of the pool’s issue date unpaid principal balance that such loans constitute.

<sup>(20)</sup> ***Distribution of Loans by First Payment Date***

For adjustable-rate mortgage loans, we will provide information as of the issue date, in a tabular format, regarding distribution of the underlying mortgage loans in a pool by their first payment date and the number of the mortgage loans having each such listed first payment date. We will also provide the aggregate dollar amount of these mortgage loans.

<sup>(21)</sup> ***Gross Margins***

For adjustable-rate mortgage loans, we will provide information as of the issue date, in a tabular format, regarding the mortgage loan margins (as stated in the mortgage note) and the number of mortgage loans having each such listed mortgage loan margin. We will also provide the aggregate dollar amount of these mortgage loans.

<sup>(22)</sup> ***Next Rate Change Date Table***

For adjustable-rate mortgage loans, we will provide information as of the issue date, in a tabular format, regarding the next rate change date for the underlying mortgage loans in a pool, including the percentage of the pool (by unpaid principal balance) that will have its next rate change on the listed dates, MBS margin, coupon, cap, and floor information.

<sup>(23)</sup> ***Distribution of Loans by First Scheduled Amortization***

For certain pools of loans that have an initial interest-only period, we will provide information as of the issue date, in a tabular format, including the date of the first scheduled monthly payment that includes amortization, the original interest rate, the number of mortgage loans, and the aggregate unpaid principal balance.

**Calculation of Increase in Fee Percentage**

For pools with an increasing fee percentage feature, you can calculate the amount by which the pool accrual rate will be less after all loans in the pool have had their first interest rate adjustment (from what it would otherwise be for that pool if such pool did not have an increasing fee percentage feature) by looking at the pool statistics of your prospectus supplement.

$$\begin{array}{l} \text{Weighted Average Coupon Rate} \\ \text{(value is set forth on the first} \\ \text{page of the pool statistics)} \end{array} - \begin{array}{l} \text{Initial Pool Accrual Rate} \\ \text{(value is set forth on the first} \\ \text{page of the pool statistics)} \end{array} = X$$

$$\begin{array}{l} \text{Weighted Average Gross} \\ \text{Margin (you can calculate by} \\ \text{taking the gross margins} \\ \text{presented on the gross margin} \\ \text{table on the last page of the} \\ \text{pool statistics and weighting} \\ \text{these margins on the basis of} \\ \text{their unpaid principal} \\ \text{balances)} \end{array} - \begin{array}{l} \text{Weighted Average MBS Margin} \\ \text{(value is set forth on the last} \\ \text{page of the pool statistics on} \\ \text{the next rate change date} \\ \text{table)} \end{array} = Y$$

Difference in pool accrual rate for increasing fee percentage pools after all loans in the pool have adjusted equals the difference between X and Y.



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No one is authorized to give information or to make representations in connection with the MBS certificates other than the information and representations contained in this prospectus. You must not rely on any unauthorized information or representation. This prospectus does not constitute an offer or solicitation with regard to the MBS certificates if it is illegal to make such an offer or solicitation to you under state law. By delivering this prospectus at any time, no one implies that the information contained in it is correct after its date.

The Securities and Exchange Commission has not approved or disapproved the MBS certificates or determined if this prospectus or any supplement to this prospectus is truthful and complete. Any representation to the contrary is a criminal offense.

Additional prospectuses and information regarding outstanding pools are available upon request by calling us at 800-237-8627 or (202) 752-7115 or on our corporate Web site at [www.fanniemae.com](http://www.fanniemae.com).

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## Guaranteed Mortgage Pass-Through Certificates (Single-Family Residential Mortgage Loans)

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### SINGLE-FAMILY MBS PROSPECTUS

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January 1, 2006

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