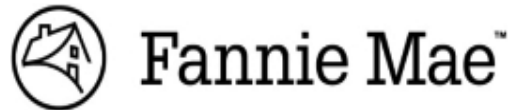


Single-Family Mega Prospectus



Guaranteed MBS Pass-Through Securities (Single-Family Mega Certificates)

The Mega Certificates

We, the Federal National Mortgage Association, or Fannie Mae, will issue the Guaranteed MBS Pass-Through Securities (the “Mega certificates”). Each issuance of Mega certificates will have its own identification number and will represent beneficial ownership interests in the assets of a trust. The assets of each trust may include the following:

- Fannie Mae Guaranteed Mortgage Pass-Through Certificates that represent beneficial ownership interests in distinct pools of mortgage loans secured by single-family properties;
- Fannie Mae Guaranteed Mega Certificates that were previously issued and represent indirect beneficial ownership interests in mortgage loans secured by single-family properties; and/or
- Fannie Mae Guaranteed REMIC Pass-Through Certificates that represent indirect beneficial ownership interests in mortgage loans secured by single-family properties.

Fannie Mae Guaranty

We guarantee to each trust that we will supplement amounts received by the trust as required to permit timely payments of principal and interest on the Mega certificates. **We alone are responsible for making payments under our guaranty. The Mega certificates and payments of principal and interest on the Mega 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 beginning on page 7. Unless you understand and are able to tolerate these risks, you should not invest in the Mega certificates.

The Mega 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 Mega 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 May 1, 2018.

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DISCLOSURE DOCUMENTS FOR ISSUANCES OF SINGLE-FAMILY MEGA CERTIFICATES

The disclosure documents for any particular issuance of Mega certificates are this prospectus, the related prospectus supplement, and the related final data statement, together with any information incorporated into these documents by reference as discussed under the heading “**INCORPORATION BY REFERENCE.**”

Prospectuses

This Prospectus and the Prospectus Supplements

We will provide information that supplements this prospectus in connection with each issuance of Mega certificates. We will post this prospectus, the related prospectus supplement, and the related final data statement for each issuance of Mega certificates on our website identified below. In addition, we will deliver these documents either electronically or in paper form to parties who request them in accordance with our procedures. **In determining whether to purchase any issuance of Mega certificates in an initial offering, you should rely ONLY on the information in this prospectus, the related prospectus supplement, the final data statement, and any information that we have otherwise incorporated into these documents by reference. We take no responsibility for any unauthorized information or representation.**

Each prospectus supplement will include information about the Mega certificates being offered. Certain statistical information regarding the Mega certificates, the securities held in the related trust (the “underlying securities”), and the mortgage loans backing the underlying securities (the “related mortgage loans”) may also be found in the final data statement for the trust or in the prospectus supplement for the underlying securities. See “—**Final Data Statements**” and “—**Prospectuses for the Underlying Securities.**” Certain information about the underlying securities and the related mortgage loans will be given as of the issue date of the underlying securities. Other information about the underlying securities and the related mortgage loans will be given as of the issue date of the Mega certificates, which is the first day of the month in which the Mega certificates are issued. Because each prospectus supplement will contain specific information about a particular issuance of Mega 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” containing additional summary information with respect to current events, including certain regulatory, accounting and financial issues affecting Fannie Mae.

We provide daily at-issuance disclosure for certificates backed by single-family underlying securities through our New Issue Mega Statistics file (“NIMS”). For those certificates, NIMS will include, among other items, Mega-level data and a list of the underlying securities.

We provide updated information and corrections regarding each issuance of Mega certificates, the underlying securities, and the related mortgage loans through our “PoolTalk”[®] application.

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

We file with the Securities and Exchange Commission (“SEC”) a quarterly report (each, an “ABS 15G report”) required by Rule 15Ga-1 under the Securities Exchange Act of 1934, as amended (the “Exchange Act”). Each ABS 15G report discloses information concerning each fulfilled and unfulfilled repurchase request (or request for an alternative remedy) that we have made to third parties for breaches of the representations and warranties concerning the mortgage loans that back most of our outstanding mortgage-related securities, including those securities that may be underlying securities in respect of the Mega certificates. The ABS 15G reports are available on the SEC’s website at www.sec.gov, and at the SEC’s Public Reference Room at 100 F Street NE, Washington, DC 20549. All references to the SEC’s website address are provided solely for your information. Information appearing on the SEC’s website is not incorporated into this prospectus or into any prospectus supplement.

This prospectus, the related prospectus supplement, and the related final data statement are available on our website at www.fanniemae.com. You may also obtain copies of these documents without charge by emailing us at fixedincome_marketing@fanniemae.com; calling Fannie Mae at 800-2FANNIE (800-2326643); or writing to Fannie Mae, Attention: Fixed-Income Securities, 3900 Wisconsin Avenue NW, Area 2H-3S, Washington, DC 20016. (Please note that later in 2018, Fannie Mae’s address will change to 1100 15th Street, NW, Washington, DC 20005.) A preliminary prospectus supplement is typically available on or before, and the final prospectus

supplement is typically available on the first business day after, the settlement date of the related issuance of Mega certificates. All references to our website address are provided solely for your information. Unless otherwise stated, information appearing on our website is not incorporated into this prospectus or into any prospectus supplement.

Prospectuses for the Underlying Securities

The underlying securities backing each issuance of Mega certificates consist of the following:

- Fannie Mae Guaranteed Mortgage Pass-Through Certificates that represent beneficial ownership interests in distinct pools of mortgage loans (“MBS”) secured by single-family properties (“single-family MBS”);
- Fannie Mae Guaranteed MBS Pass-Through Securities (Mega Certificates) that were previously issued and represent indirect beneficial ownership interests in single-family loans (“previously issued Mega certificates”); and/or
- Fannie Mae Guaranteed REMIC Pass-Through Certificates that represent indirect beneficial ownership interests in single-family mortgage loans (“REMIC certificates”).

For each issuance of Mega certificates, you should review the prospectuses for the related underlying securities, as applicable:

- for Mega certificates directly or indirectly backed by single-family MBS, the Fannie Mae Guaranteed Mortgage Pass-Through Certificates (Single-Family Residential Mortgage Loans) Prospectus, dated May 1, 2018, or such earlier or later version of that prospectus as may be applicable (the “Single-Family MBS Prospectus”), and the related prospectus supplements;
- for Mega certificates directly or indirectly backed by previously issued Mega certificates, this prospectus or such earlier version of this prospectus as may be applicable, and the related prospectus supplements; and
- for Mega certificates directly or indirectly backed by REMIC certificates, the Fannie Mae Guaranteed Single-Family REMIC Pass-Through Certificates Prospectus, dated June 1, 2014, or such earlier or later version of that prospectus as may be applicable (the “Single-Family REMIC Prospectus”), and the related prospectus supplements.

For more information about the underlying securities, see “**THE UNDERLYING SECURITIES**” in this prospectus. Prospectuses for the underlying securities specified above will be available on our website at www.fanniemae.com. You may also obtain copies of these prospectuses without charge by contacting us in the manner described in “—**Prospectuses—This Prospectus and the Prospectus Supplements.**”

Final Data Statements

Once the trust for a particular issuance of Mega certificates has been formed, we prepare a final data statement containing certain final information about the underlying securities. Except as described below, a final data statement for a trust presents aggregate data on each of the underlying securities (for example, latest maturity date of related mortgage loans, current weighted average coupon, original weighted average remaining term, and current weighted average remaining term). The final data statement for Mega certificates backed entirely by REMIC securities will present aggregate data on the MBS underlying the REMIC securities held in the related trust.

A final data statement prepared for an issuance of Mega certificates will be posted on our website on or about the settlement date of the related issuance of Mega certificates. If any underlying securities have not yet settled when a final data statement is prepared, we will update the final data statement as necessary. In that case, we will post a revised final data statement containing the updated data on our website on or about the final business day of the month in which the related Mega certificates are issued. In addition, at-issuance disclosure data for newly issued single-family certificates will be available in NIMS.

The final data statements described above will be available on our website at www.fanniemae.com. You may also obtain copies of the final data statements without charge by contacting us in the manner described in “—**Prospectuses—This Prospectus and the Prospectus Supplements.**”

Preliminary Security-Level Information

We post on our website preliminary security-level information about proposed issuances of Mega certificates that have been priced in that month through the date and time of posting but that have not yet settled (and may not settle). This preliminary information, which includes the CUSIP number and expected settlement date of each proposed issuance of Mega certificates and is subject to change, may be located on our website by clicking on “Recently Priced Mega Transactions” in the “Data Collections” section on the Structured Transactions and Megas page. Final information for an issuance of Mega certificates that has settled will be included in the disclosure documents, all of which are posted on our website.

Collateral Information

We post on our website certain collateral information for issuances of Mega certificates that have settled during the current month through the date and time of posting. This collateral information, which includes the weighted average coupon and the weighted average maturity of the underlying securities backing each issuance, may be located on our website by clicking on “Monthly Collateral Summary” in the “Data Collections” section on the Structured Transactions and Megas page. If the collateral information for an issuance of Mega certificates is posted before some or all of the underlying securities have settled, the collateral information will be considered preliminary. The final collateral information will be included in the final data statement for that issuance of Mega certificates and may differ from the preliminary collateral information. The final data statement reflecting revised collateral information will be posted on our website on or about the final business day of the month in which the Mega certificates are issued. See “—Final Data Statements.”

Additional Information

For each trust, we post on our website, through our PoolTalk application, certain pool-level information as of the issue date of the Mega certificates. This information is updated on a monthly basis. In addition, for each trust, while the Mega certificates remain outstanding, we post through PoolTalk selected aggregate information about the related mortgage loans, presented on a pool-level basis. Some loan information is provided in quartile format (for example, loan-to-value ratio, borrower credit score), and other loan information is provided in tabular format (for example, occupancy type, loan purpose, property type by number of units, and servicer of the mortgage loan). Most of this aggregate mortgage loan information is updated on a monthly basis. See “**DESCRIPTION OF THE MEGA CERTIFICATES—Reports to Certificateholders.**”

INCORPORATION BY REFERENCE

We are incorporating by reference in this prospectus the documents specified under “**DISCLOSURE DOCUMENTS FOR ISSUANCES OF SINGLE-FAMILY MEGA CERTIFICATES—Prospectuses—Prospectuses for the Underlying Securities.**” We are also incorporating by reference 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, the related prospectus supplement and the final data statement together with these documents.

You should rely on only the information provided or incorporated by reference in this prospectus, the related prospectus supplement and the final data statement. Moreover, you should rely on only 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 most recently ended;
- all other reports we have filed pursuant to section 13(a) or 15(d) of the Exchange Act since the end of the fiscal year covered by our most recently filed Form 10-K until the date of this prospectus, including our quarterly reports on Form 10-Q and our current reports on Form 8-K, but excluding any information we “furnish” 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 Exchange Act after the date of this prospectus and before the completion of the offering of the related Mega certificates, but excluding any information we “furnish” to the SEC on Form 8-K.

Our common stock is registered with the SEC under the Exchange Act. We file quarterly and annual reports with the SEC. Those SEC filings are available on our website at www.fanniemae.com and on the SEC's website at www.sec.gov. We refer to these websites for your reference only; we are not incorporating into this prospectus any of the information available on these websites other than as specifically stated in this prospectus. You should rely only on the information included or incorporated by reference or deemed to be incorporated by reference in this prospectus in deciding whether or not to invest in the Mega certificates. We have not authorized anyone to provide you with any different or additional information.

We make available free of charge through our website our annual reports on Form 10-K, our quarterly reports on Form 10-Q, our current reports on Form 8-K and all other SEC reports and amendments to those reports as soon as reasonably practicable after we electronically file the material with, or furnish it to, the SEC. Materials that we file with the SEC are also available on the SEC's website and at the SEC's Public Reference Room at 100 F Street NE, Washington, DC 20549.

You may also request copies of any filing from us, at no cost, by contacting us in the manner described in **“DISCLOSURE DOCUMENTS FOR ISSUANCES OF SINGLE-FAMILY MEGA CERTIFICATES—Prospectuses—*This Prospectus and the Prospectus Supplements.*”**

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 issuance of Mega certificates, you should have the information necessary to make a fully informed investment decision. For that, you must read this prospectus in its entirety (and any other documents to which we refer you in this prospectus), the related prospectus supplement, the related final data statement and each disclosure document for the underlying securities in the related trust.

Title of Security Guaranteed MBS Pass-Through Securities (Single-Family Mega certificates).

Issuer and Guarantor Fannie Mae is a government-sponsored enterprise that was chartered by the U.S. Congress in 1938 under the name “Federal National Mortgage Association” to support liquidity and stability in the secondary mortgage market, where existing mortgage loans are purchased and sold. The address of our principal office is 3900 Wisconsin Avenue NW, Washington, DC 20016; the address will change to 1100 15th Street, NW, Washington, DC 20005 later in 2018; the telephone number is 800-2FANNIE (800-232-6643).

Fannie Mae has been under conservatorship since September 6, 2008. The conservator, the Federal Housing Finance Agency, succeeded to all rights, titles, powers and privileges of Fannie Mae and of any shareholder, officer or director of the company with respect to the company and its assets. For additional information on conservatorship, see “**FANNIE MAE—Regulation and Conservatorship.**”

Our regulators include the Federal Housing Finance Agency, the U.S. Department of Housing and Urban Development, the SEC, and the U.S. Department of the Treasury (the “Treasury”). The Office of Federal Housing Enterprise Oversight, the predecessor of the Federal Housing Finance Agency, was our safety and soundness regulator prior to enactment of the Federal Housing Finance Regulatory Reform Act of 2008.

On September 7, 2008, we entered into a senior preferred stock purchase agreement with the Treasury pursuant to which we issued to it one million shares of senior preferred stock and a warrant to purchase, for a nominal price, shares of common stock equal to 79.9% of the outstanding common stock of Fannie Mae. **Nevertheless, we alone are responsible for making payments under our guaranty. The Mega certificates and payments of principal and interest on the Mega 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.**

Sponsor and Depositor..... We are the sponsor of each issuance of Mega certificates, and the depositor of the underlying securities into the related trust.

Description of Mega Certificates..... Each Mega certificate will represent a fractional

	undivided beneficial ownership interest in a pool of underlying securities and in the principal and interest distributions from those underlying securities. We will issue the Mega 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 prospectus supplement. The book-entry certificates will not be convertible into physical certificates.
Minimum Denomination	We will issue the Mega certificates in minimum denominations of \$1,000, with additional increments of \$1.
Issue Date	The first day of the month in which the Mega certificates of a particular issuance are issued.
Settlement Date	No later than the last business day of the month in which the Mega certificates of a particular issuance are issued.
Distribution Date	The 25th day of each month is the date designated for payments to holders of Mega certificates (unless otherwise specified in the prospectus supplement). If that day is not a business day, payments will be made on the next business day. The first distribution date for an issuance of Mega certificates will occur in the month following the month in which the Mega certificates are issued. For example, if an issue date is March 1, the first distribution date is April 25 or, if April 25 is not a business day, the first business day following April 25.
Final Distribution Date	The distribution date immediately following the latest maturity date of a mortgage loan (as specified in the final data statement) directly or indirectly backing the underlying securities backing a particular issuance of Mega certificates.
Use of Proceeds	We generally issue Mega certificates in exchange for the underlying securities that back the Mega certificates. We sometimes issue Mega certificates backed by underlying securities that we already own, in which case we receive cash proceeds that are generally used for purchasing mortgage loans or for general corporate purposes.
Interest	On each distribution date, we will pass through interest on the Mega certificates of a particular issuance in an amount equal to all interest accrued on the then-outstanding Mega certificates of that issuance for the related interest accrual period, minus the amount of any deferred interest resulting from negative amortization on the related mortgage loans with respect to that distribution date.
	Because our guaranty requires us to supplement amounts received by the trust as required to permit timely payment of interest, the amount of interest distributed to holders of Mega certificates on a distribution date will not be affected by any loss mitigation measure taken with respect to, or other loan modification made to, a related mortgage loan backing an underlying security

while it remains in the trust.

See “**RISK FACTORS—RISKS RELATING TO YIELD AND PREPAYMENT—Uncertainty relating to the determination of LIBOR and the potential phasing out of LIBOR after 2021 may adversely affect the value of Mega certificates indirectly backed by ARM loans using LIBOR indices**” and “**—The use of an index in place of LIBOR for determining interest rates may adversely affect the value of Mega certificates indirectly backed by ARM loans using LIBOR indices.**”

Principal.....

On each distribution date, we will pass through principal of the Mega certificates of a particular issuance in an amount equal to the portion of the aggregate amount of principal due on the underlying securities during the preceding deposit period that is allocable to the then-outstanding certificates of that issuance. (As to any distribution date, the deposit period is the period beginning immediately after the preceding distribution date and ending on the distribution date.)

Because our guaranty requires us to supplement amounts received by the trust as required to permit timely payment of the principal amounts specified above, the amount of principal distributed to holders of Mega certificates on a distribution date will **not** be affected by any loss mitigation measure taken with respect to, or other loan modification made to, a related mortgage loan backing an underlying security while it remains in the trust.

Monthly Factor

We publish the monthly factor for each issuance of Mega certificates on or about the fourth business day of each month. If you multiply the monthly factor by the original principal balance of your Mega certificates, you will obtain the current principal balance of your Mega certificates, after giving effect to the monthly principal payment to be made on the distribution date in that month. The most current monthly factor is generally available through PoolTalk on our website.

Guaranty

We guarantee to each trust that we will supplement amounts received by the trust as required to permit payments on the related Mega certificates on each distribution date in an amount equal to:

- the amount of interest described in “—Interest” above, and
- the amount of principal described in “—Principal” above.

In addition, we guarantee to the related trust that we will supplement amounts received by the trust as required to make the full and final payment of the unpaid principal balance of the related Mega certificates on the final distribution date.

Our guaranty runs directly to the trust and not directly to certificateholders. Certificateholders have limited rights to bring proceedings directly against us to enforce our guaranty. See “**THE TRUST DOCUMENTS—Certificateholders’ Rights upon a Guarantor Event of Default.**” While we are in the current conservatorship, the conservator does not have the right to repudiate our guaranty on the Mega certificates offered by this prospectus. However, if we are placed into receivership, or if we emerge from conservatorship and are then again placed into a new conservatorship, the receiver or conservator, as applicable, will have the right to repudiate our guaranty on the Mega certificates. See “**RISK FACTORS—RISKS RELATING TO CERTAIN CREDIT CONSIDERATIONS.**”

Certificateholders have limited rights to bring proceedings against the Treasury if we fail to pay under our guaranty. The total amount that may be recovered from Treasury is subject to limits imposed in the senior preferred stock purchase agreement. For a description of certificateholders’ rights to proceed against Fannie Mae and Treasury, see “**FANNIE MAE—Certificateholders’ Rights under the Senior Preferred Stock Purchase Agreement.**”

Final Data Statements

The final data statement for a particular issuance of Mega certificates identifies the underlying securities for that issuance. It also provides certain data about the underlying securities and the Mega certificates being issued. The final data statement is posted on our website on or about the settlement date for that issuance.

Underlying Securities

Each Mega certificate is backed by one or more underlying securities representing the direct or indirect beneficial ownership of residential mortgage loans secured by single-family properties which may include single-family MBS, previously issued single-family Mega certificates, and/or REMIC certificates.

See “**THE UNDERLYING SECURITIES**” in this prospectus.

Exchange of Mega Certificates.....

In certain circumstances, a certificateholder may exchange Mega certificates for certificates of one or more classes of stripped mortgage-backed securities (“SMBS certificates”). In addition, in certain circumstances, a certificateholder may exchange SMBS certificates for Mega certificates. See “**DESCRIPTION OF THE MEGA CERTIFICATES—Exchange of Mega Certificates**” in this prospectus.

Business Day

Any day other than a Saturday or Sunday, a day when the fiscal agent or paying agent is closed, or a day when the Federal Reserve Bank of New York is closed or is authorized or obligated by law or executive order to remain closed. In addition, for purposes of withdrawals from a certificate account, a day on which the Federal Reserve Bank is closed in the district where the

	certificate account is maintained if the related withdrawal is being made from that certificate account.
Trust Documents.....	Each issuance of Mega certificates is issued pursuant to the Single-Family Mega Master Trust Agreement, effective as of May 1, 2018, as supplemented by a trust issue supplement for that issuance (collectively, the “trust documents”). We summarize certain pertinent provisions of the trust agreement in this prospectus. You should refer to the trust agreement and the related trust issue supplement for a complete description of your rights and obligations as well as those of Fannie Mae in its various capacities. The trust agreement may be found on our website.
Trustee.....	We serve as the trustee for each trust pursuant to the terms of the trust agreement and the related trust issue supplement.
Paying Agent.....	An entity designated by us to perform the functions of a paying agent. The Federal Reserve Bank of New York currently serves as our paying agent for the Mega certificates.
Fiscal Agent.....	An entity designated by us to perform certain administrative functions for our trusts. The Federal Reserve Bank of New York currently serves as our fiscal agent for the Mega certificates.
Termination.....	The trust for a particular issuance of Mega certificates will terminate when the certificate balance of the underlying securities has been reduced to zero, and all required distributions have been passed through to certificateholders. Fannie Mae does not have any unilateral option to cause an early termination of the trust.
Federal Income Tax Consequences.....	Each trust will be classified as a fixed investment trust. Each beneficial owner of a Mega certificate of a particular issuance will be treated as the owner of a pro rata undivided interest in each of the underlying securities held in the trust.
Legal Investment Considerations.....	Under the Secondary Mortgage Market Enhancement Act of 1984, the Mega certificates offered by this prospectus and the related prospectus supplement will be considered “securities issued or guaranteed by . . . the Federal National Mortgage Association.” Nevertheless, you should consult your own legal advisor to determine whether and to what extent the Mega certificates of a particular issuance constitute legal investments for you.
ERISA Considerations.....	For the reasons discussed in “ ERISA CONSIDERATIONS ” in this prospectus, an investment in Mega certificates by a plan subject to the Employee Retirement Income Security Act (“ERISA”) will not cause the assets of the plan to include the mortgage loans directly or indirectly backing the underlying securities held in the trust for purposes of the fiduciary provisions of ERISA or the prohibited

transaction provisions of ERISA or section 4975 of the Internal Revenue Code of 1986, as amended (the "Code").

RISK FACTORS

We have listed below some of the principal risk factors associated with an investment in Mega certificates. Moreover, you should carefully consider the risk factors related to Fannie Mae that are found in our annual report on Form 10-K and our quarterly reports on Form 10-Q, which we incorporate by reference into this prospectus. The risk factors related to Fannie Mae include risks that may affect your investment in and the value of the Mega certificates. You should also carefully consider the additional risk factors related to underlying securities that are found in the Single-Family MBS Prospectus and the Single-Family REMIC Prospectus, as applicable. In addition, we may disclose additional risk factors associated with a particular issuance of Mega certificates in the related prospectus supplement.

You should review all of these risk factors before investing in the Mega certificates. Because each investor has different investment needs and a different risk tolerance, you should consult your own financial or legal advisor to determine whether the Mega certificates are a suitable investment for you.

RISKS RELATING TO INVESTMENT SUITABILITY

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

The Mega 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 both the Mega certificates being offered and the related underlying securities as well as the information contained in this prospectus, the prospectus supplement, any supplement to the prospectus supplement, the final data statement and the documents incorporated by reference;
- understand thoroughly the terms of the Mega certificates and the related underlying securities;
- 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 Mega certificates and the underlying securities; 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 Mega certificates until maturity.

If a trust holds underlying securities directly or indirectly backed by mortgage loans with loan-to-value ratios greater than 125%, the related Mega certificates are not eligible assets for a real estate mortgage investment conduit (“REMIC”).

A mortgage loan with a loan-to-value ratio in excess of 125% is not a “qualified mortgage” within the meaning of section 860G(a)(3) of the Code. Any pool with a prefix of “CR” or “CW” will consist exclusively of mortgage loans with loan-to-value ratios greater than 125%. As a result, if a trust is indirectly backed by a mortgage loan with a loan-to-value ratio greater than 125%, the related Mega certificates evidencing a beneficial ownership interest in the trust will not be an eligible investment for a REMIC.

RISKS RELATING TO YIELD AND PREPAYMENT

The Mega certificates are affected by the prepayment and other risk factors to which the underlying securities are subject.

Because the Mega certificates of a particular issuance are affected by the prepayment and other risk factors to which the underlying securities are subject, investors should read and understand the risk factors found in the Single-Family MBS Prospectus and Single-Family REMIC Prospectus, as applicable.

Yields on the Mega certificates will be subject to a number of factors, including the rate of prepayment on the mortgage loans backing the underlying securities.

Yields on the Mega certificates will be sensitive to the prepayment rate of the mortgage loans that indirectly back the Mega certificates. In general, the effective yield on your Mega certificates will depend upon:

- the price you paid for the Mega certificates;
- how quickly or slowly borrowers prepay their mortgage loans;
- the timing of any liquidations of the mortgage loans due to borrower defaults or to casualties or condemnations affecting the properties securing the loans;
- the timing of any purchases of the mortgage loans by us; and
- the actual characteristics of the mortgage loans.

If the related mortgage loans are repaid more quickly than expected, principal on your Mega certificates will be paid to you sooner than expected. Depending on then-prevailing economic conditions and interest rates, you may not be able to reinvest the proceeds at a yield that is equal to or greater than the yield on your Mega certificates.

In contrast, if the related mortgage loans are repaid more slowly than expected, principal on your Mega certificates will be paid to you later than expected and your ability to reinvest these funds would be delayed. In this case, if the yield on your Mega certificates is lower than the yield available on comparable investments, you will be adversely affected by having less principal available to reinvest and by having your principal remain invested in the Mega certificates for a longer period than expected.

Yields on the Mega certificates may be lower than expected due to an unexpected rate of principal prepayments.

The actual yield on your Mega certificates is likely to be lower than expected if:

- you buy Mega certificates at a premium, and principal payments on the related mortgage loans are faster than expected, or
- you buy Mega certificates at a discount, and principal payments on the related mortgage loans are slower than expected.

Moreover, in the case of Mega certificates purchased at a premium, you may lose money on your investment if prepayments on the related mortgage loans occur at a rapid rate.

Uncertainty relating to the determination of LIBOR and the potential phasing out of LIBOR after 2021 may adversely affect the value of Mega certificates indirectly backed by ARM loans using LIBOR indices.

On July 27, 2017, the United Kingdom Financial Conduct Authority announced that it intends to stop persuading or compelling banks to submit LIBOR rates after 2021. Accordingly, it is uncertain whether the ICE Benchmark Administration (the “IBA”), the entity responsible for administering LIBOR, will continue to quote LIBOR after 2021.

In addition, in early 2018, the IBA stated its intention to continue to administer and quote LIBOR after 2021, possibly employing an alternative methodology. Therefore, no assurance can be given that LIBOR on any date accurately represents the London interbank rate or the rate applicable to actual loans in U.S. dollars for the relevant period between leading European banks, or that the underlying methodology for LIBOR will not change.

Efforts to identify a set of alternative U.S. dollar reference interest rates include proposals by the Alternative Reference Rates Committee (the “ARRC”) of the Federal Reserve Board and the Federal Reserve Bank of New York. We are a member of the ARRC and are participating in several of its working groups. As of the date of this prospectus, we are unable to predict the effect of any alternative reference rates that may be established or any other reforms to LIBOR that may be adopted in the United Kingdom, in the U.S. or elsewhere. Uncertainty as to the nature of such potential changes, alternative reference rates or other reforms may adversely affect the trading market for LIBOR-based securities, including those Mega certificates backed indirectly by ARM loans using LIBOR indices. In addition, this uncertainty may affect the rate of prepayments on the related ARM loans. Moreover, any future reform, replacement or disappearance of LIBOR may adversely affect the value of and return on those Mega certificates.

The use of an index in place of LIBOR for determining interest rates may adversely affect the value of Mega certificates indirectly backed by ARM loans using LIBOR indices.

Under the terms of ARM loans that currently use LIBOR indices, we will be required to designate an alternative index for the determination of interest rates on such ARM loans in the event that LIBOR is no longer available. In the event of any such designation, we may also be required to designate an alternative method for index determination. We can provide no assurance that any such alternative index or method will yield the same or similar economic results over the lives of the related ARM loans. In addition, although our designation of any alternative index or method will take into account various factors, including then-prevailing industry practices, there can be no assurance that broadly-accepted industry practices will develop, and it is uncertain what effect any divergent industry practices will have on the value of and return on the related certificates. Furthermore, we cannot predict the outcome of any judicial challenge by mortgagors of the designation of an alternative index for the determination of interest rates on ARM loans or the impact of any adverse outcome on the yields for the related Mega certificates.

Delay securities have lower yields and lower market values.

Mega certificates are delay securities because they do not receive interest immediately following each interest accrual period. As a result, the Mega certificates have lower yields and lower market values than they would have if there were no such delay.

Unpredictable timing of the last payment may adversely affect the yield on the Mega certificates.

The actual final payment of your Mega certificate is likely to occur earlier, and could occur much earlier, than the specified final distribution date. If you assume that the actual final payment will occur on that or any other specific date, your yield may be lower than expected.

Reinvestment of payments of principal of your Mega certificates may not achieve the same yield as the yield on your Mega certificates.

The rate of payments of principal on your Mega certificates is uncertain as it depends upon the rate of payments of principal on the underlying securities and related mortgage loans. As you receive payments of principal of your Mega certificates, you may be unable to reinvest the principal at the same yield as the yield received on your Mega certificates.

Volatility in currency exchange rates may adversely affect the yield on the Mega certificates.

We will make all payments of principal and interest, as applicable, on the Mega certificates in U.S. dollars. If you conduct your financial activities in another currency, an investment in any U.S. dollar-denominated security such as the Mega certificates has significant additional risks. These include the possibility of significant changes in the rate of exchange and the possibility that exchange controls may be imposed. In recent years, the exchange rates between the U.S. dollar and certain currencies have been highly volatile. This volatility may continue. If the value of your currency appreciates relative to the value of the U.S. dollar, the yield on the Mega certificates, the value of payments on the Mega certificates and the market value of the Mega certificates would decline in terms of your currency. Additionally, given the uncertainty surrounding LIBOR indices and related global interest rate benchmarks, differences in the performance of those benchmarks could affect the yield on the Mega certificates.

We may withdraw some or all of the underlying securities due to a breach of representations or warranties, accelerating the rate at which you receive your return of principal.

In delivering underlying securities to us, transferors make representations and warranties about the underlying securities. If these representations and warranties were not true when made, we may purchase the affected underlying securities from the related trust at any time. The affected securities could include some or all of the underlying securities in the related trust.

When an underlying security is purchased from the related trust, its principal balance is generally passed through to certificateholders on the distribution date in the month following the month of purchase. Thus, the purchase of an underlying security due to a breach of a representation and warranty may accelerate the rate of principal payments on the Mega certificates. See “**THE TRUST DOCUMENTS—Purchase of Underlying Securities from Pools.**”

Mortgage loans with loan-to-value ratios greater than 125% may have different prepayment and default characteristics than conforming mortgage loans generally.

A Mega pool may include underlying securities that are directly or indirectly backed, wholly or in part, by mortgage loans with loan-to-value ratios greater than 125% (a “very high LTV loan”). Although information is limited regarding the default and prepayment rates for very high LTV loans, it is possible that loans of this type may experience rates of default and voluntary prepayment that differ from otherwise comparable loans with lower loan-to-value ratios. For a description of very high LTV loans, see “**THE MORTGAGE LOANS—High Loan-to-Value Mortgage Loans**” in the MBS Prospectus.

Very high LTV loans may be eligible for refinancing under the federal Home Affordable Refinancing Program and our Refi Plus program. Moreover, our mortgage seller/servicers are permitted to solicit refinancings of very high LTV loans even if the related seller/servicers are not soliciting refinancings from borrowers more generally so long as they are also soliciting eligible borrowers whose mortgage loans are owned or guaranteed by Freddie Mac. If very high LTV loans are refinanced, the weighted average life of your Mega certificates may be reduced, and your yield may be adversely affected.

In addition, very high LTV loans may already have been refinanced. A refinanced very high LTV loan is likely to have a lower interest rate than the predecessor loan, which may enable the related borrower to continue to make monthly principal and interest payments. In that case, the weighted average life of your Mega certificates may be extended, and your yield may be affected.

In general, very high LTV loans may be viewed as posing a greater risk of default than loans with lower loan-to-values because borrowers may decide that it is not in their economic interest to continue making monthly payments. To the extent the very high LTV loans default, the weighted average life of your Mega certificates may be reduced and your yield may be adversely affected.

RISKS RELATING TO LIQUIDITY

The proposed Single Security initiative may adversely affect the liquidity or market value of the Mega certificates and may entail certain additional risks.

In 2014, the Federal Housing Finance Agency (“FHFA”) directed Fannie Mae and Freddie Mac to develop a single common mortgage-backed security that is fungible with then-outstanding Fannie Mae guaranteed mortgage pass-through certificates and Freddie Mac Participation Certificates (“Freddie Mac PCs”). The security to be developed will be known as a Uniform Mortgage-Backed Security or UMBS. The FHFA initiative to develop a UMBS (the “Single Security initiative”) is intended to maximize liquidity for both Fannie Mae and Freddie Mac mortgage-backed securities in the “to-be-announced” or TBA market. In March 2018, FHFA announced that Fannie Mae and Freddie Mac will start issuing UMBS on June 3, 2019. As a result of the Single Security initiative, we may be required by FHFA to more closely align programs or practices with Freddie Mac, which could affect a variety of business activities, including but not limited to, mortgage purchases, servicing, repurchase policies or other securitization-related activities.

Historically, Fannie Mae guaranteed mortgage pass-through certificates have had a trading advantage over comparable Freddie Mac PCs. One of FHFA’s stated objectives for the Single Security initiative is to reduce the costs to Freddie Mac and taxpayers that result from differences in liquidity of Fannie Mae guaranteed mortgage pass-through certificates and Freddie Mac PCs. As the implementation date of the Single Security initiative approaches, some Fannie Mae guaranteed mortgage pass-through certificates and comparable Freddie Mac PCs are trading at or close to parity. If our market share declines in the future due to this trend or other factors, it could adversely affect our financial results. It is also possible that uncertainty surrounding the implementation and overall impact of the Single Security initiative could contribute to declines in the liquidity or market value of Fannie Mae guaranteed mortgage pass-through certificates. In addition, the Single Security initiative may require market participants to change trading practices, business operations or governing documentation (including, but not limited to, if diversification or concentration limits are applicable to a market participant).

The Single Security initiative will also result in Fannie Mae’s credit and operational exposure to Freddie Mac. Once the initiative is implemented, investors will be able to commingle Fannie Mae UMBS and Freddie Mac UMBS in resecuritizations. When we resecuritize Freddie Mac UMBS, our guaranty of principal and interest would extend to the underlying Freddie Mac UMBS. Accordingly, in the event Freddie Mac were to fail (for credit or operational reasons) to make a payment on Freddie Mac UMBS that we resecuritized, we would be responsible for

making the entire payment on the related Freddie Mac UMBS in order for our certificates to be paid. We do not intend to limit the amount of resecuritized Freddie Mac UMBS that we guarantee and we do not intend to modify our liquidity strategies to address this increased risk. As a result, we may be dependent on Freddie Mac and on the stock purchase agreements that we and Freddie Mac have with Treasury to avoid a liquidity event or a default under our guaranty.

Investors should take into account FHFA's stated commitment to the Single Security initiative and the related risks for all outstanding Fannie Mae guaranteed mortgage pass-through certificates, including the Mega certificates offered by this prospectus.

There may be no market for the Mega certificates, and we cannot assure you that a market will develop and continue.

We cannot be sure that each issuance of Mega certificates, when issued, will have a ready market or, if a market does develop, that the market will remain active during the entire term for which the Mega certificates are outstanding. In addition, neither we nor any other party are obligated to make a market in the Mega certificates. Therefore, it is possible that if you wish to sell your Mega certificates in the future, you may have difficulty finding potential purchasers.

Some of the factors that may affect the resale of the Mega certificates include the following:

- our financial condition and rating;
- our future structure, organization, and the level of government support for the company;
- whether we are in conservatorship or receivership;
- any increase or decrease in the level of governmental commitments to engage in market purchases of our mortgage-backed securities;
- the method, frequency and complexity of calculating principal or interest on the underlying securities and unpaid principal balances on the related mortgage loans;
- the age of the related mortgage loans;
- the prepayment features of the related mortgage loans;
- the availability of current information about the underlying securities and related mortgage loans;
- the outstanding principal amount of the Mega certificates of that issuance and other issuances with similar features;
- the amount of Mega certificates offered for resale from time to time;
- the minimum denominations of the Mega certificates;
- any significant reduction in our securitization volume due to a decline in mortgage loan originations by key sellers that have experienced liquidity or other major difficulties;
- any legal restriction or tax treatment that limits demand for Mega certificates;
- the availability of comparable or complementary securities;
- market uncertainty;
- 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; and
- the financial condition and rating of the sellers and the servicers of the related mortgage loans.

A reduction in or end to the Federal Reserve's acquisition of agency mortgage-backed securities could adversely affect our business, results of operations, financial condition, liquidity and net worth and reduce demand for our mortgage-related securities.

In recent years, the Federal Reserve has purchased a significant amount of mortgage-backed securities issued by us, Freddie Mac and Ginnie Mae. The Federal Reserve began to taper these purchases in January 2014 and

concluded its asset purchase program in October 2014. From October 2014 through September 2017, the Federal Reserve maintained a policy of reinvesting principal payments from its holdings of agency debt and agency mortgage-backed securities in agency mortgage-backed securities; therefore, it continued to purchase a significant amount of agency mortgage-backed securities. In October 2017, the Federal Reserve initiated the balance sheet normalization program the Federal Open Market Committee described in June 2017. Under this program, the Federal Reserve's securities holdings will be gradually reduced by decreasing reinvestment of principal payments from those securities. We expect the Federal Reserve's balance sheet normalization program likely will result, in the longer term, in increases in mortgage interest rates and a widening of mortgage spreads, which could adversely affect our business volume and reduce demand for our MBS, including the Mega certificates offered by this prospectus, which could adversely affect the price of those securities.

A revised Financial Industry Regulatory Authority (FINRA) rule may adversely affect the liquidity of the Mega certificates.

On June 15, 2016, the SEC approved amendments to FINRA Rule 4210 to establish margin requirements for "to be announced" transactions, Specified Pool Transactions and certain forward transactions involving collateralized mortgage obligations (collectively, the "Covered Agency Transactions").

Pursuant to the amended rule, FINRA members that engage in Covered Agency Transactions must establish risk limits for these transactions in accordance with the member's written risk policies and procedures. In addition, FINRA members must collect margin (cash and/or securities transferred from one counterparty to another to reduce the risks associated with a transaction) for certain Covered Agency Transactions. The revised margin requirements for Covered Agency Transactions became effective on December 15, 2017.

The amendments to FINRA Rule 4210 may adversely affect the liquidity of our MBS in the market, including the Mega certificates offered by this prospectus.

Changes to European Union (EU) regulations may adversely affect certain participants in the TBA market in our mortgage-related securities.

It is unclear whether instruments traded in the to-be-announced or "TBA" market, including any forward or delayed delivery contracts related to certificates offered under this prospectus, will be treated as derivatives under existing EU rules. As a result, the tax and other regulatory treatment of TBA trades under EU rules is uncertain. Further, there can be no assurance that EU rulemaking will clarify such treatment in the near term. If TBA trades were treated as derivatives for EU regulatory purposes, trading parties under EU jurisdiction could be subject to enhanced reporting, clearing and risk mitigation requirements (including, but not limited to, margin posting requirements) as well as increased capital charges and compliance costs.

There may be restrictions on your ability to include a Mega certificate in another Fannie Mae securitization.

Certificateholders sometimes choose to exchange their Mega certificates representing interests in different pools for a single Fannie Mae mortgage-backed security (usually another Mega certificate) backed by those certificates, which is generally referred to as a resecuritization. If we identify discrepancies in the data, or discover legal or other issues, related to a pool or to one or more of the related mortgage loans indirectly backing that pool that cannot be resolved promptly, Mega certificates for that pool may be restricted from resecuritization until the data discrepancies or other issues have been resolved. While a Mega certificate is so restricted, it is still eligible to be sold, transferred or otherwise hypothecated; it cannot, however, be resecuritized into another Fannie Mae mortgage-backed security. A list of pools whose Mega certificates are restricted from resecuritization may be located on our website by clicking on "Securities Ineligible for Resecuritization" in the "Data Collections" section on the Structured Transactions and Megs page and is updated regularly. If the data discrepancies are resolved, the Mega certificates will be removed from the restricted certificate list and become eligible for resecuritization.

RISKS RELATING TO CERTAIN CREDIT CONSIDERATIONS

If our credit becomes impaired, a buyer may be willing to pay only a reduced price for the Mega certificates.

There could be an adverse change in our liquidity position or financial condition that impairs our credit rating or the perception of our credit. Even if we were to make all payments required under our guaranty, reduced market liquidity may make it more difficult to sell the Mega certificates and potential buyers may offer less for the Mega certificates than they would have offered if our liquidity position or financial condition had remained unchanged.

If we failed to pay under our guaranty, the amounts distributed to certificateholders could be reduced and the timing of distributions could be affected.

Borrowers may fail to make timely payments on the related mortgage loans. In addition, an entity that is under contract to perform mortgage loan servicing functions for us (a “loan servicer”) may fail to remit borrower payments to us. In either case, we are responsible for making payments to the trust under our guaranty. However, we could fail to make the payments required under our guaranty to a trust if (i) our financial condition prevented us from fulfilling our guaranty obligations with respect to the underlying securities and the Mega certificates, or (ii) we were placed into a new conservatorship or into receivership and could not or did not fulfill our guaranty obligations. In that case, certificateholders would receive from the trust only the amounts paid on the underlying securities, which are generally limited to borrower payments and other recoveries on the related mortgage loans. As a result, delinquencies and defaults on the related mortgage loans or a loan servicer’s failure to remit borrower payments to the trust would adversely affect the amounts that certificateholders received each month.

Our dividend obligations on the senior preferred stock result in our retaining a limited amount of our net worth.

On September 7, 2008, we entered into a senior preferred stock purchase agreement with the Treasury pursuant to which we issued to it one million shares of senior preferred stock and a warrant to purchase, for a nominal price, shares of common stock equal to 79.9% of the outstanding common stock of Fannie Mae. As a result of the dividend provisions of the senior preferred stock and quarterly directives from our conservator, we are obligated to pay Treasury each quarter the amount, if any, by which our net worth as of the end of the immediately preceding fiscal quarter exceeds an applicable capital reserve amount. This capital reserve amount was scheduled to decrease to zero in 2018; however, in December 2017, FHFA entered into a letter agreement with Treasury on our behalf that modified the dividend and liquidation preference provisions of the senior preferred stock. The December 2017 letter agreement increased the capital reserve amount to \$3.0 billion, effective January 1, 2018. The letter agreement also provided that if we do not declare and pay the dividend amount in full for any dividend period for which dividends are payable, then the capital reserve amount will thereafter be zero. The FHFA Director has stated that, beginning in 2018 dividends will be declared and paid subject to such \$3.0 billion reserve, absent exigent circumstances.

Because we are permitted to retain only a limited amount of capital reserves, we may not have sufficient reserves to avoid a net worth deficit if we experience a comprehensive loss in a future quarter. Therefore, if we have a comprehensive loss for a quarter, we may also have a net worth deficit for that quarter. Although we expect to remain profitable on an annual basis for the foreseeable future, the expected volatility in our financial results, which may be significant from quarter to quarter, could result in a net worth deficit in a future quarter.

For any quarter for which we have a net worth deficit, we will be required to draw funds from Treasury under the senior preferred stock purchase agreement in order to avoid being placed into receivership. As of the date of this prospectus, the maximum amount of remaining funding under the agreement is \$113.9 billion. If we were to draw additional funds from Treasury under the agreement in a future period, the amount of remaining funding under the agreement would be reduced by the amount of our draw. Dividend payments we make to Treasury do not restore or increase the amount of funding available to us under the agreement.

As conservator, FHFA has certain rights to transfer our assets and liabilities, including our guaranty.

For so long as we remain in the current conservatorship, FHFA, as conservator, has the right to transfer or sell any of our assets or liabilities, including our guaranty obligations, without any approval, assignment or consent from us or any other party. However, during the current conservatorship FHFA has no authority to repudiate any contracts entered into after we were placed into conservatorship, including our guaranty related to Mega certificates

we issue during the current conservatorship, including the Mega certificates offered by this prospectus. The Federal Housing Finance Regulatory Reform Act of 2008 (the “2008 Reform Act”) does not restrict the rights of holders of Mega certificates issued during the current conservatorship.

If FHFA were to place us into receivership directly from the current conservatorship, or if we emerge from conservatorship and at a later date FHFA were to place us into conservatorship once again or into receivership, FHFA would have certain rights to transfer our assets and liabilities and to repudiate our existing contracts.

If FHFA were to place us into receivership directly from the current conservatorship, or if we emerge from the current conservatorship and at a later date FHFA were to place us into conservatorship once again or into receivership, FHFA would have all of the authority of a new conservator or a receiver, which would allow it to exercise certain powers that could adversely affect certificateholders, as described below.

Transfer of Guaranty Obligations. FHFA would have the right to transfer or sell any of our assets or liabilities, including our guaranty obligations, without any approval, assignment or consent from us or any other party. If FHFA, as conservator or receiver, were to transfer our guaranty obligations to another party, certificateholders would have to rely on that party for satisfaction of the guaranty obligations and would be exposed to the credit risk of that party each month.

Repudiation of Contracts. Under the circumstances described in the next sentence, FHFA could repudiate any contract entered into by us before it was appointed as a new conservator or as receiver, including our guaranty obligations to the trusts described in this prospectus. FHFA may repudiate a contract, including our guaranty, if it determines in its sole discretion that performance of the contract is burdensome and that repudiation of the contract promotes the orderly administration of Fannie Mae’s affairs. The 2008 Reform Act requires that any exercise by FHFA of its right to repudiate any contract occur within a reasonable period following its appointment as a new conservator or receiver.

If FHFA, as a new conservator or as receiver, were to repudiate our guaranty obligations, the conservatorship or receivership estate would be liable for damages as of the date of the new conservatorship or the receivership under the 2008 Reform Act. However, any such liability could be satisfied only to the extent that our assets were available for that purpose. Thereafter, certificateholders would receive from the related trust only the amounts paid on the underlying securities, which are generally limited to borrower payments and other recoveries on the related mortgage loans. As a result, delinquencies and defaults on the related mortgage loans or a loan servicer’s failure to remit borrower payments to the trust would adversely affect the amounts that certificateholders would receive each month. In addition, trust administration fees would be paid from mortgage loan payments before any distributions would be made to certificateholders. As a result, any damages paid as the result of the repudiation of our guaranty obligations may not be sufficient to offset any shortfalls experienced by certificateholders.

Rights of Certificateholders. Holders of Mega certificates issued before and during the current conservatorship, including the Mega certificates offered by this prospectus, are granted certain rights under the trust documents. If we are placed into a new conservatorship or into a receivership, however, these rights may not be enforceable against FHFA, or enforcement of those rights may be delayed. The trust documents provide that upon the occurrence of a guarantor event of default, which includes the appointment of a new conservator or a receiver, certificateholders have the right to replace Fannie Mae as trustee if the requisite percentage of certificateholders consents. Nevertheless, the 2008 Reform Act may prevent certificateholders from enforcing their rights to replace Fannie Mae as trustee if the event of default arises solely because a new conservator or receiver has been appointed.

If we are placed into a new conservatorship or receivership and do not or cannot fulfill our guaranty obligations, certificateholders could become unsecured creditors of Fannie Mae with respect to claims made under our guaranty to the extent that the underlying securities were insufficient to satisfy the claims of certificateholders. Certificateholders have certain limited rights to proceed against Treasury if we fail to pay under our guaranty. However, the total amount that may be recovered from Treasury is subject to limits imposed in the senior preferred stock purchase agreement. See “**FANNIE MAE—Certificateholders’ Rights under the Senior Preferred Stock Purchase Agreement.**”

RISK RELATING TO LIMITED AVAILABILITY OF CERTAIN INFORMATION

Only certain information is provided about the Mega certificates and underlying securities.

You should be aware that the information in the prospectus supplement or final data statement for a particular issuance of Mega certificates will not contain information about certain characteristics of the related mortgage loans, even though under certain circumstances these characteristics could affect the prepayment experience of the related mortgage loans and the yield on the Mega certificates. In addition, weighted average information will not disclose the range of coupons or remaining terms to maturity of individual mortgage loans. For example, while extremely wide ranges of coupons are unusual in pools of mortgage loans backing MBS, a pool with a weighted average coupon (WAC) that is 1.50% above the MBS pass-through rate could consist of mortgage loans half of which have coupons that are 0.50% above the pass-through rate and the other half of which have coupons that are 2.50% above the pass-through rate. A pool of this type could have a prepayment experience that is significantly different from that of a pool made up exclusively of mortgage loans with coupons that are 1.50% above the MBS pass-through rate. The remaining terms to maturity of mortgage loans in a pool may also vary widely. This difference would affect the scheduled amortization and could affect the prepayment rate of the related MBS and the yield on the Mega certificates.

RISKS RELATING TO CONFLICTS OF INTEREST

We serve as the trustee of each trust and the sponsor and guarantor of the Mega certificates, creating a potential conflict of interest.

We serve as the trustee, sponsor, and guarantor for the Mega certificates that we issue. In our role as trustee, we agree to administer the trust fund and the Mega certificates in accordance with the terms of the trust documents. In our role as the sponsor and/or guarantor, however, our interests may differ from those of the certificateholders. For example, the trust documents provide we may at our option purchase underlying securities from a trust under specified circumstances. See “**THE TRUST DOCUMENTS—Purchase of Underlying Securities from Pools.**” Any such repurchases will result in prepayments on the Mega certificates. Provided that the terms of the trust documents are followed, no independent third party has the authority to consent or withhold consent to such a repurchase decision.

RISKS RELATING TO NATURAL DISASTER

Recent natural disasters may present a risk of increased mortgage loan defaults.

Recent catastrophic weather events may present a risk of increased mortgage loan defaults. For example, in late summer 2017, Hurricane Harvey, Hurricane Irma and Hurricane Maria resulted in catastrophic damage to extensive areas of the Southeastern United States (including coastal Texas and Louisiana and coastal and inland Florida and Georgia), Puerto Rico and the U.S. Virgin Islands. Thousands of people have been displaced and interruptions in the affected regional economies have been significant. The long-term effects are unclear, and could lead to a general economic downturn in the affected regions, including job losses and declines in real estate values. Accordingly, the rate of defaults on mortgage loans in the affected areas may increase. Any such increase will result in early payments of principal to holders of Mega certificates (and early decreases in notional principal balances of interest only certificates) backed by MBS with underlying mortgage loans secured by properties in the affected areas. See the discussion about natural disasters in the Single-Family MBS Prospectus and the prospectus supplements for the underlying securities for additional information about the effect of natural disasters.

RISKS RELATING TO OPERATIONAL FAILURE

A failure in our operational systems or infrastructure, or those of third parties, could materially adversely affect our business, cause financial losses or impair liquidity in the Mega certificates.

Shortcomings or failures in our internal processes, data management or systems could disrupt our business or have a material adverse effect on our risk management, liquidity, financial statement reliability, financial condition and results of operations. We also face the risk of operational failure, termination or capacity constraints of paying agents or other financial intermediaries we use to facilitate our transactions. In addition, once we begin issuing UMBS, we plan to begin using Common Securitization Solutions, LLC (“CSS”) and the Common Securitization Platform (“CSP”) to perform certain operational functions associated with issuing and managing Mega certificates on our behalf, including data acceptance, issuance support, bond administration and the production

of disclosures. Accordingly, we will be reliant on CSS and the CSP for the operation of several of our securitization activities. Our business activities could be adversely affected and the market for the Mega certificates could be disrupted if the CSP were to fail or otherwise become unavailable to us or if CSS were unable to perform its obligations to us. Any failure, termination, constraint or other similar event could have a significant adverse impact on our business, liquidity, financial condition, net worth and results of operations. Any such failure could lead to a payment delay to certificateholders, and may adversely affect the liquidity or market value of the Mega certificates. See “**RISK FACTORS**” in our most recent Form 10-K.

FANNIE MAE

General

Fannie Mae is a government-sponsored enterprise that was chartered by Congress in 1938 to support liquidity, stability and affordability in the secondary mortgage market, where existing mortgage-backed assets are purchased and sold. Our charter does not permit us to originate loans and lend money directly to consumers in the primary mortgage market. Our most significant activities are securitizing mortgage loans originated by lenders into Fannie Mae mortgage-backed securities and purchasing mortgage loans and mortgage-backed securities for our mortgage portfolio. Fannie Mae has been securitizing mortgage loans since 1981 and has issued over \$12.8 trillion of single-family guaranteed mortgage pass-through certificates during that time. We have been the largest issuer of mortgage-related securities on an annual basis since 1990. We serve as the trustee of all trusts for our mortgage-related securities. See “**THE TRUST DOCUMENTS**” for further information about our role as trustee.

We obtain funds to purchase mortgage-backed assets for our mortgage portfolio by issuing a variety of debt securities in the domestic and international capital markets. We also make other investments that increase the supply of affordable housing.

As discussed below, we are currently in conservatorship.

Regulation and Conservatorship

FHFA is an independent agency of the federal government with general supervisory and regulatory authority over Fannie Mae, Freddie Mac and the 12 Federal Home Loan Banks. FHFA was established in July 2008, assuming the duties of our former safety and soundness regulator, the Office of Federal Housing Enterprise Oversight, and our former mission regulator, the U.S. Department of Housing and Urban Development (“HUD”). HUD remains our regulator with respect to fair lending matters.

On September 6, 2008, the Director of FHFA appointed FHFA as our conservator pursuant to its authority under the Federal Housing Enterprises Financial Safety and Soundness Act of 1992, as amended by the 2008 Reform Act (together, the “GSE Act”). Upon its appointment, FHFA immediately succeeded to all of the rights, titles, powers and privileges of Fannie Mae and those of any stockholder, officer, or director of Fannie Mae with respect to us and our assets. The conservatorship is a statutory process designed to preserve and conserve our assets and property and put the company in a sound and solvent condition. The conservatorship has no specified termination date, and there continues to be uncertainty regarding the future of our company, including how long we will continue to exist, the extent of our role in the market and what form we will have. For more information on the risks to our business relating to the conservatorship and uncertainties regarding the future of our company and business, see “**RISK FACTORS**” in our most recent Form 10-K. On September 7, 2008, we entered into a senior preferred stock purchase agreement with the Treasury pursuant to which we issued to it one million shares of senior preferred stock and a warrant to purchase, for a nominal price, shares of common stock equal to 79.9% of the outstanding common stock of Fannie Mae. As a result of the dividend provisions of the senior preferred stock and quarterly directives from our conservator, we are obligated to pay Treasury each quarter the amount, if any, by which our net worth as of the end of the immediately preceding fiscal quarter exceeds an applicable capital reserve amount. This capital reserve amount was scheduled to decrease to zero in 2018; however, in December 2017, FHFA entered into a letter agreement with Treasury on our behalf that modified the dividend and liquidation preference provisions of the senior preferred stock. The December 2017 letter agreement increased the capital reserve amount to \$3.0 billion, effective January 1, 2018. The letter agreement also provided that if we do not declare and pay the dividend amount in full for any dividend period for which dividends are payable, then the capital reserve amount will thereafter be zero. The FHFA Director has stated that, beginning in 2018 dividends will be declared and paid subject to such \$3.0 billion reserve, absent exigent circumstances.

Because we are permitted to retain only a limited amount of capital reserves, we may not have sufficient reserves to avoid a net worth deficit if we experience a comprehensive loss in a future quarter. Therefore, if we have a comprehensive loss for a quarter, we may also have a net worth deficit for that quarter. Although we expect to remain profitable on an annual basis for the foreseeable future, the expected volatility in our financial results, which may be significant from quarter to quarter, could result in a net worth deficit in a future quarter.

For any quarter for which we have a net worth deficit, we will be required to draw funds from Treasury under the senior preferred stock purchase agreement in order to avoid being placed into receivership. As of the date of this prospectus, the maximum amount of remaining funding under the agreement is \$113.9 billion. If we were to draw additional funds from Treasury under the agreement in a future period, the amount of remaining funding under the agreement would be reduced by the amount of our draw. Dividend payments we make to Treasury do not restore or increase the amount of funding available to us under the agreement.

The senior preferred stock purchase agreement provides that Treasury's funding commitment will terminate under any of the following circumstances:

- the completion of our liquidation and fulfillment of Treasury's obligations under its funding commitment at that time,
- the payment in full of, or reasonable provision for, all of our liabilities (whether or not contingent, including mortgage guaranty obligations), or
- the funding by Treasury of the maximum amount that may be funded under the agreement.

In addition, Treasury may terminate its funding commitment and declare the senior preferred stock purchase agreement null and void if a court vacates, modifies, amends, conditions, enjoins, stays or otherwise affects the appointment of the conservator or otherwise curtails the conservator's powers. Treasury may not terminate its funding commitment under the agreement solely by reason of our being in conservatorship, receivership or other insolvency proceeding, or due to our financial condition or any adverse change in our financial condition.

The senior preferred stock purchase agreement provides that most provisions of the agreement may be waived or amended by mutual written agreement of the parties; however, no waiver or amendment of the agreement is permitted that would decrease Treasury's aggregate funding commitment or add conditions to Treasury's funding commitment if the waiver or amendment would adversely affect in any material respect the holders of our debt securities or Fannie Mae guaranteed mortgage pass-through certificates, including the Mega certificates offered by this prospectus.

On September 7, 2008, we also entered into an agreement with Treasury that provides for a warrant to purchase, for a nominal price, shares of common stock equal to 79.9% of the outstanding common stock of Fannie Mae (the "warrant") on a fully diluted basis. The senior preferred stock and the warrant were issued as an initial commitment fee for Treasury's commitment. The senior preferred stock purchase agreement and the warrant contain covenants that significantly restrict our operations and that are described in our most recent Form 10-K.

We continue to rely on support from Treasury to eliminate any net worth deficits that we may experience in the future, which would otherwise trigger our being placed into receivership. Based on consideration of all the relevant conditions and events affecting our operations, including our reliance on the U.S. government, we continue to operate as a going concern and in accordance with our delegation of authority from FHFA. We remain liable for all of our obligations, including our guaranty obligations, associated with the Mega certificates and other mortgage-backed securities issued by us. The senior preferred stock purchase agreement is intended to enhance our ability to meet our obligations. Certificateholders have certain limited rights to bring proceedings against Treasury if we fail to pay under our guaranty. See "**—Certificateholders' Rights under the Senior Preferred Stock Purchase Agreement.**"

Possibility of Future Receivership

FHFA must place us into receivership if the Director of FHFA makes a written determination that our assets are less than our obligations (a "net worth deficit") or if we have not been paying our debts, in either case, for a period of 60 days after the deadline for the filing with the SEC of our annual report on Form 10-K or our quarterly report on Form 10-Q, as applicable. Although Treasury committed to providing us with funds in accordance with the terms of the senior preferred stock purchase agreement, Treasury may not provide these funds to us within the required 60 days if it has exhausted its borrowing authority or if there is a government shutdown. In addition, we

could be put into receivership at the discretion of the Director of FHFA at any time for other reasons, including conditions that FHFA has already asserted existed at the time the former Director of FHFA placed us into conservatorship.

A receivership would terminate the conservatorship. The appointment of FHFA as our receiver would not only grant FHFA the powers that it currently has as our conservator but would also terminate all rights and claims that certificateholders may have against our assets or under our charter arising from their status as certificateholders, other than their right to payment, resolution or other satisfaction of their claims as permitted under the 2008 Reform Act. Unlike a conservatorship, the purpose of which is to conserve our assets and return us to a sound and solvent condition, the purpose of a receivership is to liquidate our assets and resolve claims against us.

Certificateholders' Rights under the Senior Preferred Stock Purchase Agreement

Certificateholders are granted certain rights under the trust documents if a guarantor event of default occurs. See “**THE TRUST DOCUMENTS—Certificateholders' Rights upon a Guarantor Event of Default.**” Moreover, under the senior preferred stock purchase agreement, certificateholders are given certain limited rights against Treasury if (i) we default on our guaranty obligations, (ii) Treasury fails to perform its obligations under its funding commitment, and (iii) we and/or the conservator are not diligently pursuing remedies in respect of that failure.

In that case, the holders of the affected Mega certificates may file a claim for relief in the U.S. Court of Federal Claims, requiring Treasury to fund up to the lesser of:

- the amount necessary to cure the payment default, or
- the “available amount” under the agreement as of the last day of the immediately preceding fiscal quarter.

USE OF PROCEEDS

We generally issue Mega certificates in swap transactions in which the Mega certificates are issued in exchange for the underlying securities that will back the Mega certificates being issued. In some instances, we may issue Mega certificates backed by underlying securities that we already own. In those transactions, we generally receive cash proceeds upon sale of the Mega certificates to the related dealers. Unless otherwise stated in the related prospectus supplement, we apply the cash proceeds to the purchase of mortgage loans and for other general corporate purposes.

DESCRIPTION OF THE MEGA CERTIFICATES

This prospectus relates to Mega certificates issued on and after May 1, 2018, which are issued under our Single-Family Mega Master Trust Agreement, effective May 1, 2018 (as amended or replaced from time to time, the “trust agreement”). For information about Mega certificates issued before May 1, 2018, see the Mega prospectus that was in effect at the time those certificates were issued. There is a specific trust issue supplement to the trust agreement for each particular issuance of Mega certificates. We refer to the trust agreement and the related trust issue supplement for an issuance of Mega certificates as the “trust documents.”

General

We will create a trust for each issuance of Mega certificates under the trust documents for that series. We will execute the applicable trust documents in our corporate capacity and as trustee. We will issue each issuance of Mega certificates pursuant to the related trust documents.

The Mega certificates represent fractional undivided beneficial ownership interests in a distinct pool of underlying securities held in a trust created under the trust documents (as further described below). We will hold the underlying securities, in our capacity as trustee under the trust documents, for the benefit of all the holders of Mega certificates of the same issuance. The fractional undivided interest of each Mega certificate is equal to the initial principal balance of that Mega certificate divided by the aggregate principal balance of the underlying securities in the related pool on the issue date.

Issuance in Book-Entry Form

We will issue the Mega certificates in book-entry form using the book-entry system of the U.S. Federal Reserve Banks (each, a “Federal Reserve Bank”). They are freely transferable on the records of a Federal Reserve

Bank but are not convertible to physical certificates. Any transfers are subject to the minimum denomination requirements described under “—**Settlement.**”

A certificateholder is an entity that appears in the records of a Federal Reserve Bank as the owner of a Mega 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 Mega certificates. If a certificateholder is not also the beneficial owner of a Mega certificate, the certificateholder, and all other financial intermediaries in the chain between the certificateholder and the beneficial owner, are responsible for establishing and maintaining accounts for their customers. A “beneficial owner” or an “investor” is anyone who acquires a beneficial ownership interest in the Mega certificates. As an investor, you will not receive a physical certificate. Instead, your interest will be recorded on the records of the brokerage firm, bank, thrift institution or other financial intermediary that maintains an account for you.

The Federal Reserve Bank of New York currently serves as our fiscal agent pursuant to a fiscal agency agreement. In that capacity, it performs certain administrative functions for us with respect to certificateholders. Neither we nor any Federal Reserve Bank will have any direct obligation to the beneficial owner of a Mega certificate who is not also a certificateholder. We and any Federal Reserve Bank may treat the certificateholder as the absolute owner of a Mega certificate for all purposes, regardless of any contrary notice you may provide.

The Federal Reserve Bank of New York also currently serves as our paying agent. In that capacity it credits the account of the certificateholder when we make a distribution on the Mega certificates. Each certificateholder and any financial intermediaries are responsible for remitting distributions to the beneficial owners of the Mega certificates.

Settlement

Mega certificates must be issued in minimum denominations of \$1,000 with additional increments of \$1. Settlement is expected to occur no later than the last business day of the month in which the Mega certificates are issued. Settlement on fixed-rate Mega certificates may occur beginning one business day following the release of monthly factors for the underlying securities, which are typically released on or about the 4th business day of the month in which the Mega certificates are issued. Settlement on Mega certificates (“ARM Mega certificates”) backed by adjustable-rate underlying securities may occur beginning on or about the 7th business day of the month in which the Mega certificates are issued.

Pool Prefixes and Subtypes

We assign a separate pool number to each pool of underlying securities and the related issuance of Mega certificates. We also assign a two-character prefix that identifies the type of mortgage loans backing the underlying securities in that pool and the basic terms of the Mega certificates. The prefix indicates whether the related mortgage loans are conventional loans or are insured or guaranteed by the government; whether the loans bear interest at fixed or adjustable rates; the general term to maturity for fixed-rate pools; and various other features for adjustable-rate pools.

Single-family fixed-rate MBS and previously issued single-family fixed-rate Mega certificates directly or indirectly backing an issuance of Mega fixed-rate certificates generally have the same pool prefix and pass-through rate; provided, however, pools backing Mega certificates with a “JU” prefix may, subject to certain limitations, hold single-family fixed rate MBS and previously issued single-family fixed-rate Mega certificates with multiple prefixes and pass-through rates. In the future, we may create additional prefixes for pools backing Mega certificates that hold assets with dissimilar characteristics.

Each ARM Mega pool is assigned a subtype designation, which corresponds to the characteristics of the related mortgage loans (including the index; the frequency of rate and payment adjustments; the percent and timing of certain interest rate caps; the applicability of any prepayment premiums or interest-only payment periods; and any option of the borrower to convert an underlying loan to a fixed-rate loan). We also provide information regarding these characteristics in a prospectus supplement. Unless otherwise specified in the related prospectus supplement, all of the single-family adjustable-rate (“ARM”) MBS and previously issued single-family ARM Mega certificates directly or indirectly backing an issuance of Mega certificates will have the same subtype. In many cases, they also will have the same pool prefix.

With the exception of the Mega certificates specified in the following sentence, Mega certificates backed by single-family MBS use the same pool prefixes as those used by single-family MBS.

Single-family fixed-rate weighted-average Mega certificates and single-family Mega certificates backed entirely by REMIC certificates use different pool prefixes.

Pool prefixes and adjustable-rate subtypes are intended to provide a convenient reference source for the characteristics of the related mortgage loans. **Nevertheless, when deciding whether to purchase Mega certificates, you should rely on pool prefixes and subtypes ONLY in conjunction with the information in this prospectus, the related prospectus supplement, the final data statement and any information that we have incorporated into these documents by reference.**

You can find information on Mega and MBS pool prefixes and subtypes used for underlying securities by clicking “Prefix Glossary” and “ARM MBS Subtypes”, respectively, in the “Reference Documents” section on the Structured Transactions and Megas page on our website. Information on REMIC securities and the securities or mortgage loans backing the REMIC securities may be found in the Single-Family REMIC Prospectus under “**THE SERIES TRUST ASSETS—Underlying REMIC Securities**” and in the related prospectus supplement.

Distributions on Mega Certificates

We will make distributions on the Mega certificates on the 25th day of each month or, if the 25th day is not a business day, on the next business day. We refer to this date as a “distribution date.” We will make the first payment for each issuance of Mega certificates on the distribution date in the month following the month in which the Mega certificates are issued. For example, if an issue date is March 1, the first distribution date for that issuance is April 25 or, if April 25 is not a business day, the next business day. A business day is any day other than a Saturday or Sunday, a day when the fiscal agent or paying agent is closed, a day when the Federal Reserve Bank of New York is closed or, with respect to any required withdrawal for remittance to a paying agent, a day when the Federal Reserve Bank is closed in the district where the certificate account is maintained if the related withdrawal is being made from that certificate account. We will pay the certificateholder that is listed as of the record date as the holder in the records of any Federal Reserve Bank. The record date is the close of business on the last day of the month immediately before the month in which the distribution date occurs.

Interest Distributions

On each distribution date, we will distribute to certificateholders one month’s interest in an amount equal to the interest accrued on the principal balance of the then-outstanding Mega certificates of that issuance for the related interest accrual period, less any deferred interest resulting from negative amortization on the related mortgage loans with respect to that distribution date.

If any adjustable-rate mortgage loan (an “ARM loan”) directly or indirectly backing an underlying security permits negative amortization, any deferred interest will be added to the principal balance of the mortgage loan and, consequently, to the principal balance of the underlying security. The amount of deferred interest is then added to the outstanding principal of the Mega certificates and allocated to certificateholders according to their fractional undivided interests in the related trust. In this case, the amount of interest distributed on the underlying security on the related distribution date will not increase; accordingly, the amount of interest distributed on the related Mega certificates will not increase. See “**RISK FACTORS—RISKS RELATING TO YIELD AND PREPAYMENT—Uncertainty relating to the determination of LIBOR and the potential phasing out of LIBOR after 2021 may adversely affect the value of Mega certificates indirectly backed by ARM loans using LIBOR indices**” and “**—The use of an index in place of LIBOR for determining interest rates may adversely affect the value of Mega certificates indirectly backed by ARM loans using LIBOR indices.**”

Principal Distributions

On each distribution date, we will distribute to the related certificateholders, as payments of principal, an amount equal to the portion of the aggregate amount of principal due on the underlying securities during the preceding deposit period that is allocable to the then-outstanding Mega certificates of that issuance. As to any distribution date, a “deposit period” is the period beginning immediately after the preceding distribution date (or in the case of the initial distribution date, beginning on the first day of the month of the initial distribution date) and ending on the current distribution date.

Exchange of Mega Certificates

In certain cases, Mega certificates may be issued in exchange for other securities, and other securities may be issued in exchange for Mega certificates.

General

- Specified issuances of Mega certificates may be exchanged for certificates of one or more classes of SMBS certificates.
- Certificates of one or more classes of specified issuances of SMBS certificates may be exchanged for Mega certificates or for a combination of Mega certificates and certificates of one or more classes of SMBS certificates.

A list of trusts with exchangeable Mega certificates may be located on our website by clicking on “Mega Pools Exchangeable for SMBS certificates” in the “Data Collections” section on the Structured Transactions and Megas page. This list may also be obtained by contacting us in the manner described under “**DISCLOSURE DOCUMENTS FOR ISSUANCES OF SINGLE-FAMILY MEGA CERTIFICATES—Prospectuses—This Prospectus and the Prospectus Supplements.**” The list will be updated as exchangeable certificates are issued.

Under certain circumstances, holders of certain classes of grantor trust certificates may exchange some or all of their certificates for Mega certificates that represent identical percentage interests in the underlying principal and underlying interest payments. The exchange procedures and fees are specified in the disclosure documents related to that issuance of grantor trust certificates.

A certificateholder must pay us an exchange fee in connection with each exchange. Certificateholders should contact the Structured Transactions Group at structured_transactions@fanniemae.com or 800-2FANNIE (800-232-6643) for a determination of the exchange fee. In no event will our fee be less than \$2,000.

Because exchanges in any month are effective after the record date for the distribution date in that month, we will make distributions on the Mega certificates surrendered in exchange on the distribution date in the month of the exchange. We will make the first distribution on the Mega certificates received in an exchange on the distribution date in the month following the exchange.

Reports to Certificateholders

Monthly Factor and Other Monthly Disclosures

On or about the 4th business day of each month, we will publish the current monthly factor for each issuance of Mega certificates that remains outstanding. If you multiply the monthly factor by the original unpaid principal balance of your Mega certificates, you will obtain the then-current principal balance of your Mega certificates, after giving effect to the monthly principal payment to be distributed on the distribution date in that month. On the same day, we will also publish the fixed-rate quartiles for certain critical data elements (for example, remaining term, loan age, original loan term, original unpaid principal balance, note rate and pass-through rate) for the mortgage loans backing each issuance of fixed-rate Mega certificates.

Generally between the 4th and the 6th business day of each month, beginning in the month after an issuance of Mega certificates, we will publish the following information about the Mega certificates:

- for all single-family Mega certificates, geographical statistics and years of origination;
- for single-family fixed-rate Mega certificates, fixed-rate quartile file data (except as noted below);
- for all single-family Mega certificates, a supplemental file containing information for the related mortgage loans including, but not limited to, loan purpose, loan-to-value ratio and occupancy type;
- for single-family Mega certificates indirectly backed by related mortgage loans with initial interest-only periods, the number of months remaining until expiration of the related interest-only periods; and
- for all single-family Mega certificates indirectly backed by ARM loans, the ARM statistics file and the adjustable-rate quartiles file that details rate, adjustment, and cap information as well as certain other critical data elements for the related ARM loans.

These monthly disclosures are made available each month on our website and by various pricing and market information services.

Monthly Reports

As our paying agent, the Federal Reserve Bank of New York provides a monthly report to each certificateholder listed as the holder in the records of any Federal Reserve Bank. The report includes the information specified below with respect to each payment, adjusted to reflect each certificateholder's pro rata interest in the related trust as of the distribution date:

- the amount due on the Mega certificates on that distribution date on account of interest;
- the amount due on the Mega certificates on that distribution date on account of total scheduled and unscheduled principal;
- the total cash distribution on the Mega certificates on that distribution date;
- for Mega certificates indirectly backed by ARM loans that permit negative amortization, the amount of any deferred interest added to the principal balances of the ARM loans as of that distribution date as a result of negative amortization on the loans;
- the principal balances of the Mega certificates on that distribution date after giving effect to any distribution of principal on that date (and, for Mega certificates indirectly backed by ARM loans that permit negative amortization, after giving effect to any deferred interest added to the principal balances of the loans during the related interest accrual period); and
- for Mega certificates indirectly backed by ARM loans, the pool accrual rate for that distribution date.

Tax Information

We will post on our website, or otherwise make available, information required by the federal income tax laws. See “**MATERIAL FEDERAL INCOME TAX CONSEQUENCES.**”

YIELD, MATURITY AND PREPAYMENT CONSIDERATIONS

Because payments from the underlying securities are passed through directly to the holders of the Mega certificates, the yield, maturity and prepayment considerations and prepayment assumptions associated with an investment in the Mega certificates are the same as those described in the prospectuses and prospectus supplements applicable to the related underlying securities.

Effective Yield

Your yield will depend in part upon whether you purchase a Mega certificate at a discount from or a premium over its outstanding principal. In general, if you purchase a Mega certificate at a discount from its outstanding principal and the related mortgage loans are prepaid at a rate that is slower than expected, the yield on your Mega certificate will be lower than expected. If you purchase a Mega certificate at a premium over its outstanding principal and the related mortgage loans are prepaid at a rate that is faster than expected, the yield on your Mega certificate also will be lower than expected. **You must make your own decision about the principal prepayment assumptions you will use in deciding whether to purchase the Mega certificates.**

Although interest on the underlying securities 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 Mega certificates will be lower than it would be if we paid interest earlier.

Maturity and Prepayment Considerations

The maturity and prepayment considerations for a particular issuance of Mega certificates are directly related to those that apply to the MBS and/or REMIC securities directly or indirectly underlying the related trust. See the discussion under the heading “**YIELD, MATURITY AND PREPAYMENT CONSIDERATIONS**” in the Single-Family MBS Prospectus and the Single-Family REMIC Prospectus, as applicable.

In addition, certificateholders will receive an early payment of principal of their Mega certificates if we purchase any underlying securities from the pool under the circumstances discussed under “**THE TRUST DOCUMENTS—Purchase of Underlying Securities from Pools**” in this prospectus.

Weighted Average Lives and Final Distribution Dates

The “weighted average life” of a Mega certificate refers to the average length of time, weighted by principal, that will elapse from the time we issue the Mega certificate until we distribute to you the full amount of outstanding principal. The weighted average life of a Mega certificate will depend upon the extent to which each payment on the underlying securities is applied to principal rather than interest.

The actual weighted average life of a Mega certificate will be affected by the rate at which principal payments are actually made on the underlying securities. See the discussion under the heading “**YIELD, MATURITY AND PREPAYMENT CONSIDERATIONS**” in the Single-Family MBS Prospectus and Single-Family REMIC Prospectus, as applicable.

The final distribution date for the Mega certificates of a particular issuance is the date by which we must pay the holders the full outstanding principal balance of the Mega certificates of that issuance. The final distribution date is the distribution date immediately following the latest maturity date of a related mortgage loan, as specified in the prospectus supplement.

It is likely that we will pay the full outstanding principal balance of the Mega certificates of a particular issuance earlier, and perhaps much earlier, than the final distribution date, because the rate at which we pay principal on the Mega certificates will be determined by the rate at which principal payments are made on the related mortgage loans. We cannot assure that the outstanding principal balance of any issuance of Mega certificates will be paid in full before its final distribution date.

As indicated in “**THE TRUST DOCUMENTS—Termination,**” we have no clean-up call option.

THE UNDERLYING SECURITIES

General

The underlying securities held in a Mega trust may consist of MBS, previously issued Mega certificates and/or REMIC securities. There is no limit on the number of MBS, previously issued Mega certificates and REMIC securities that may back a particular Mega issue. The underlying securities will be directly or indirectly backed by pools of mortgage loans secured by single-family properties. The trust for an issuance of Mega certificates may hold one or more underlying securities issued by a single trust or by separate trusts but need not hold all of the underlying securities issued by any trust.

The Single-Family MBS Prospectus describes the general characteristics of single-family MBS and single-family mortgage loans that back single-family MBS. The Single-Family REMIC Prospectus describes the general characteristics of any REMIC certificates that may back the Mega certificates. This prospectus describes the general characteristics of previously issued Mega certificates that may back the Mega certificates. See “**DISCLOSURE DOCUMENTS FOR ISSUANCES OF SINGLE-FAMILY MEGA CERTIFICATES—Prospectuses—Prospectuses for the Underlying Securities.**”

Certain additional information concerning the underlying securities held in a particular trust may be found in the prospectus supplement, if any, for the underlying securities and the final data statement for the related issuance of Mega certificates. Before investing in an issuance of Mega certificates, investors should read the applicable prospectus and the prospectus supplement for each of the underlying securities. In addition, if the underlying securities include previously issued Mega certificates, investors should review each of the related final data statements.

It should be noted that a mortgage loan with a loan-to-value ratio in excess of 125% is not a “qualified mortgage” within the meaning of section 860G(a)(3) of the Code. As a result, if a trust is indirectly backed by a related mortgage loan with a loan-to-value ratio greater than 125%, the related Mega certificates evidencing a beneficial ownership interest in the trust will not be a suitable investment for a REMIC.

A single-family Mega trust may hold:

- MBS that are directly backed by single-family mortgage loans;
- Previously issued Mega certificates that are directly or indirectly backed by single-family MBS;

- Previously issued Mega certificates that are directly backed by previously issued single-family Mega certificates that in turn are backed by REMIC certificates; and/or
- REMIC certificates that are indirectly backed by single-family loans.

Single-family fixed-rate Mega certificates may be directly or indirectly backed by single-family fixed-rate MBS and previously issued single-family fixed-rate Mega certificates that generally have identical pass-through rates. The newly issued Mega certificates generally will have a pass-through rate identical to that of the underlying securities. In some cases, however, single-family fixed-rate Mega certificates are backed by underlying securities with interest rates, maturity dates, and prefixes that vary. In those cases, the newly issued Mega certificates will have a pass-through rate equal to the weighted average of the fixed pass-through rates of the underlying securities. The prospectus supplement for an issuance of Mega certificates will specify whether the Mega certificates are backed by underlying securities with the same pass-through rate or a combination of pass-through rates.

Single-family ARM Mega certificates may be directly or indirectly backed by ARM MBS and previously issued ARM Mega certificates. The newly issued ARM Mega certificates will accrue interest at the weighted average of the then-current pool accrual rates of the underlying securities. We will describe the characteristics of any single-family ARM loans backing the underlying securities in a prospectus supplement. Unless otherwise specified in the related prospectus supplement, all of the single-family ARM MBS and previously issued single-family ARM Mega certificates directly or indirectly backing an issuance of Mega certificates will have the same subtype.

Single-family Mega certificates may also be backed by one or more REMIC certificates. If backed by a single fixed-rate REMIC certificate, the newly issued Mega certificates will have a fixed interest rate identical to that of the REMIC certificate. If backed by more than one fixed-rate REMIC certificate with varying interest rates, the newly issued Mega certificates will have a pass-through rate equal to the weighted average of the fixed interest rates of the REMIC certificates. In addition, if backed by a single ARM REMIC certificate, the newly issued Mega certificates will accrue interest at the then-current interest rate of the REMIC certificate. If backed by more than one ARM REMIC certificate, the newly issued Mega certificates will accrue interest at the weighted average of the then-current interest rates of the REMIC certificates.

Mega certificates are usually backed by underlying securities delivered to us by a single dealer or other party. In some cases, however, Mega certificates are backed by single-family underlying securities delivered to us by more than one dealer or other party and aggregated by us into a single pool.

THE TRUST DOCUMENTS

The Mega certificates offered hereby are issued pursuant to the terms of the trust documents. We have summarized below certain provisions of the trust documents. This summary is not complete and may be modified by specific provisions described in the prospectus supplement for a specific issuance of Mega certificates. If there is any conflict between the information in this prospectus and the specific provisions of the trust documents, the terms of the trust documents will govern. The trust agreement is available on our website at www.fanniemae.com. You may also obtain a copy of the trust agreement and/or the trust issue supplement that applies to your issuance of Mega certificates from our Washington, DC office by a mailed request to the address listed in “**DISCLOSURE DOCUMENTS FOR ISSUANCES OF SINGLE-FAMILY MEGA CERTIFICATES—Prospectuses—This Prospectus and the Prospectus Supplements.**”

Fannie Mae Guaranty

We are the guarantor under the trust documents. We guarantee to each trust that we will supplement amounts received by the trust as required to permit payments on the Mega certificates on each distribution date in an amount equal to:

- the portion of the aggregate amount of principal due on the underlying securities backing the Mega certificates during the preceding deposit period that is allocable to the then-outstanding certificates of that Mega issuance; *plus*
- the unpaid principal balance at the purchase date of any underlying security purchased from the related trust; *plus*

- the interest accrued on the then-outstanding Mega certificates of that issuance for the related interest accrual period, minus any deferred interest resulting from negative amortization on the related underlying securities with respect to that distribution date.

Interest on the Mega certificates will accrue as set forth below:

- For single-family Mega certificates indirectly backed by fixed-rate mortgage loans with identical pass-through rates, interest will accrue at the same pass-through rates as those of the underlying securities.
- For single-family Mega certificates indirectly backed by fixed-rate mortgage loans with different pass-through rates, interest will accrue at the weighted average of the then-current pass-through rates of the underlying securities.
- For single-family Mega certificates indirectly backed by ARM loans, interest will accrue at the weighted average of the then-current pool accrual rates of the underlying securities; provided, however, that if the ARM loans permit negative amortization, the amount of interest payable on the related Mega certificates on each distribution date will be reduced by the aggregate amount of any deferred interest for the related interest accrual period. Any deferred interest will be added to the principal balance of the underlying securities and, in turn, will be added to the principal balance of the related Mega certificates.

In addition, we guarantee to each trust that we will supplement amounts received by the trust as required to make the full and final payment of any unpaid principal balance of the Mega certificates on the final distribution date, even if less than the required amount has been remitted to us.

Our guaranty runs directly to each trust and not directly to certificateholders. As a result, certificateholders have only limited rights to bring proceedings directly against Fannie Mae to enforce our guaranty. See “—**Certificateholders’ Rights upon a Guarantor Event of Default.**” Certificateholders also have limited rights to bring proceedings against Treasury if we fail to pay under our guaranty. The amount that may be recovered from Treasury is subject to limits imposed by the senior preferred stock purchase agreement. For a description of certificateholders’ rights to proceed against Treasury, see “**FANNIE MAE—Certificateholders’ Rights under the Senior Preferred Stock Purchase Agreement.**”

If we were unable to perform our guaranty obligations, certificateholders would receive from the trust only the amounts paid on the underlying securities. These amounts generally would be limited to borrower payments and any other recoveries on the related mortgage loans such as insurance, condemnation and foreclosure proceeds. As a result, delinquencies and defaults on the related mortgage loans would directly affect the amounts that certificateholders receive each month.

We alone are responsible for making payments under our guaranty. The Mega certificates and payments of principal and interest on the Mega 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.

Transfer of Underlying Securities to a Trust

The trust documents for each trust will contain a schedule identifying the underlying securities that are being transferred to the trust for that issuance of Mega certificates. The underlying securities will be registered in our name as trustee on the books of the Federal Reserve Bank of New York. As trustee, we will hold the underlying securities for the benefit of the holders of that issuance of Mega certificates.

Purchase of Underlying Securities from Pools

The trust documents provide that we may purchase underlying securities from the related pool under the following circumstances:

- If a representation or warranty about any underlying security made or deemed to be made by the transferor at the time we purchased the underlying security was not true when made, we may, within 90 days after discovery of the breach, purchase from the trust the underlying security with respect to which the breach occurred. Notwithstanding the foregoing, we may not purchase from the trust an underlying security that is a principal-only or interest-only security.

- If we determine, or a court or governmental agency determines, that our acquisition of any underlying security prior to its being transferred to a trust was not authorized, or if a court or governmental agency requires us to purchase any underlying security from a trust in order to comply with applicable law, we will purchase the affected underlying security as soon as practicable.

When an underlying security is purchased, its principal balance is generally passed through to the certificateholders on the distribution date in the month immediately following the month in which such underlying security is purchased. The price to be paid for any underlying security that we purchase is calculated as set forth in the related trust documents. For a discussion of how purchases of underlying securities may affect the performance of the Mega certificates, see “**RISK FACTORS—RISKS RELATING TO YIELD AND PREPAYMENT—We may withdraw some or all of the underlying securities due to a breach of representations or warranties, accelerating the rate at which you receive your return of principal**” in this prospectus.

Certificate Accounts

Our loan servicers remit borrower collections to us monthly for distribution to certificateholders. These funds are deposited into a certificate account at an eligible depository. Funds held in a certificate account are held by us as trustee in trust for the benefit of certificateholders pending distribution to certificateholders. Amounts in any certificate account are held separately from our general corporate funds but are commingled with funds for other Fannie Mae trusts and are not separated on a trust-by-trust basis. We may invest funds in any certificate account in specified eligible investments, including our own debt instruments. We currently invest substantially all funds in certificate accounts in our own debt instruments. If we were unable or unwilling to continue to do so, the timing of incremental intra-day distributions made on each distribution date could be affected. We are entitled to retain all earnings on funds on deposit in each certificate account as a trust administration fee. See “**—Certain Matters Regarding Our Duties as Trustee**” for a description of the trust administration fee. Loan servicers and certificateholders are not entitled to any earnings generated from funds in a certificate account and are not liable for any losses in a certificate account.

Certain Matters Regarding Our Duties as Trustee

We serve as trustee under the trust documents and receive a fee for our services to each trust, which is payable from the interest and other earnings on the related certificate accounts. Under the trust documents, the trustee may consult with and rely on the advice of counsel, accountants and other advisors. The trustee will not be responsible for errors in judgment or for anything it does or does not do in good faith if it so relies. This standard of care also applies to our directors, officers, employees and agents. We are not required, in our capacity as trustee, to risk our funds or incur any liability if we do not believe those funds are recoverable or if we do not believe adequate indemnity exists against a particular risk. This does not affect our obligations to each trust as guarantor under the Fannie Mae guaranty.

We are indemnified by each trust for actions we take in our capacity as trustee in connection with the administration of that trust. Officers, directors, employees and agents of the trustee are also indemnified by each trust with respect to that trust. Nevertheless, neither we nor they will be protected against any liability if it results from willful misfeasance, bad faith, gross negligence or willful disregard of their duties.

The trust documents provide that the trustee may, but is not obligated to, undertake any legal action that it deems necessary or desirable in the interests of certificateholders. We may be reimbursed for the legal expenses and costs of the action from the assets of the related trust.

We may resign from our duties as trustee under the trust documents with respect to a trust upon providing 90 days’ advance notice to the guarantor. Our resignation will not become effective until a successor has assumed our duties. We may be removed as trustee only if a “guarantor event of default” has occurred and is continuing with respect to a trust. See “**—Guarantor Events of Default.**” In that case, we can be removed (and then replaced by a successor trustee) as to the related trust by holders of Mega certificates representing at least 51% of the voting rights. Even if our duties as trustee under the trust documents terminate, we would continue to be obligated under our guaranty.

Removal of Successor Trustee

If Fannie Mae is no longer serving as the trustee and a successor trustee has been appointed, the successor trustee for an issuance of Mega certificates may be removed under the related trust documents upon any of the following “trustee events of default”:

- with respect to the related trust, the successor trustee fails to deliver to the paying agent all required funds for distribution (to the extent the successor trustee has received the related funds), and the failure continues uncorrected for 15 days after written notice to the successor trustee of nonpayment and a demand that the failure be cured has been given to the successor trustee by either the guarantor or, if a guarantor event of default has occurred and is continuing, the holders of Mega certificates representing at least 5% of the voting rights;
- with respect to the related trust, the successor trustee fails to fulfill any of its other material obligations under the trust documents, and the failure continues uncorrected for 60 days after written notice to the successor trustee of the failure and a demand that the failure be cured has been given to the successor trustee by either the guarantor (except when a guarantor event of default has occurred and is continuing) or the holders of Mega certificates representing at least 25% of the voting rights;
- the successor trustee ceases to be eligible to serve as successor trustee under the terms of the trust documents and fails to resign;
- the successor trustee becomes substantially incapable of acting as trustee, or a court or the regulatory entity that has primary supervisory authority over the successor trustee determines, under applicable law and regulation, that the successor trustee is unable to remain as trustee; or
- the successor trustee becomes insolvent, a conservator or receiver is appointed (either voluntarily or involuntarily and, in the case of an involuntary appointment, the order appointing the conservator or receiver has been undischarged or unstayed for 60 days) or the successor trustee admits in writing that it is unable to pay its debts.

If a trustee event of default occurs with respect to a trust and continues uncorrected, the guarantor (or if a guarantor event of default has occurred and is continuing, the issuer) may, and if directed by holders of Mega certificates representing at least 51% of the voting rights of the trust, will, remove the successor trustee and appoint a new successor trustee.

A successor trustee may also be removed without cause by the guarantor at any time (unless a guarantor event of default has occurred and is continuing) and, upon such removal, the guarantor may appoint another successor trustee within 90 days after the date that notice is given to the former successor trustee.

Guarantor Events of Default

Any of the following events will be considered a “guarantor event of default” under the trust documents for an issuance of Mega certificates:

- we fail to make a required payment under our guaranty, and our failure continues uncorrected for 15 days after written notice of the failure and a demand that the failure be cured has been given to us by the holders of Mega certificates representing at least 5% of the voting rights of the trust;
- we fail in any material way to fulfill any of our other obligations under the trust documents, and our failure continues uncorrected for 60 days after written notice of the failure and a demand that the failure be cured has been given to us by the holders of Mega certificates representing at least 25% of the voting rights of the trust; or
- we become insolvent, a receiver or a new conservator is appointed (either voluntarily or involuntarily and, in the case of an involuntary appointment, the order appointing the receiver or new conservator has been undischarged or unstayed for 60 days) or we admit in writing that we are unable to pay our debts.

Certificateholders’ Rights upon a Guarantor Event of Default

Certificateholders generally have no right under the trust documents to institute any proceeding against us with respect to the trust documents. Certificateholders may institute such a proceeding only if a guarantor event of default has occurred and is continuing and

- the holders of Mega certificates representing at least 25% of the voting rights of the trust have requested in writing that the trustee institute the proceeding in its own name as trustee; and
- the trustee has neglected or refused to institute any proceeding for 120 days.

The trustee will be under no obligation to take any action or to institute, conduct or defend any litigation under the trust documents at the request, order or direction of any certificateholder unless the certificateholders have offered to the trustee reasonable security or indemnity against the costs, expenses and liabilities that the trustee may incur.

Future Limitations on Certificateholders' Rights under the Trust Documents

Certificateholders' rights may be limited during a receivership or future conservatorship. If we are placed into receivership or if we emerge from the current conservatorship and are placed into conservatorship once again, certificateholders' rights to remove us as master servicer or trustee may be restricted. In addition, if we are placed into receivership or are again placed into conservatorship, FHFA will have the authority to repudiate or transfer our guaranty obligations as well as our other obligations under the trust documents for each issuance of Mega certificates. If that occurred, certificateholders would have only the right to proceed against Treasury that is described in "FANNIE MAE—Certificateholders' Rights under the Senior Preferred Stock Purchase Agreement." See also "RISK FACTORS—RISKS RELATING TO CERTAIN CREDIT CONSIDERATIONS."

Voting Under the Trust Documents

Voting Rights

Unless otherwise provided in the prospectus supplement for a particular issuance of Mega certificates, for purposes of voting, giving notice or consent, or otherwise taking action under the trust documents, holders of the Mega certificates will be allocated 100% of the voting rights in proportion to the aggregate certificate balances of their respective certificates.

Certificates of a particular issuance of Mega certificates that are beneficially held by us or any other party that is a transferor of the underlying securities may be voted by the transferor to the same extent as Mega certificates held by any other holder, subject to the restrictions specified in the following two paragraphs.

Certificates of a particular issuance of Mega certificates that are beneficially held by us, as guarantor, will be disregarded and deemed not to be outstanding for purposes of determining whether a guarantor event of default has occurred and is continuing or whether to remove the trustee when a guarantor event of default has occurred and is continuing. In all other matters with respect to a trust, certificates of the related issuance of Mega certificates that are beneficially owned by us, as guarantor, may be voted by us, as guarantor, to the same extent as certificates held by any other holder. If, however, we, as guarantor, beneficially own 100% of the Mega certificates of the related issuance, the Mega certificates owned by us, as guarantor, may be voted by us without restriction.

Certificates of a particular issuance of Mega certificates that are beneficially held by a successor trustee will be disregarded and deemed not to be outstanding for purposes of determining whether a trustee event of default has occurred and is continuing or whether to remove that successor trustee when a trustee event of default has occurred and is continuing. In all other matters with respect to a trust, certificates of the related issuance of Mega certificates that are beneficially owned by a successor trustee may be voted by that successor trustee to the same extent as certificates held by any other holder. If, however, a successor trustee beneficially owns 100% of the Mega certificates of the related issuance, the Mega certificates owned by that successor trustee may be voted by that successor trustee without restriction.

Voting Under the Trust Documents for Underlying Securities

Unless otherwise provided in the trust documents and the related prospectus supplement, the holders of a certain minimum percentage ownership in the underlying securities may give their consent to any matter requiring consent under the trust documents for the related underlying securities. The trust documents, however, do not permit us, as trustee, to vote any underlying securities held in the trust unless we have received consistent direction from certificateholders representing at least 51% of the voting rights. Following its receipt of such direction, the trustee will vote the underlying securities in their entirety in accordance with the direction.

Amendment

No Consent Required

We may amend the trust documents for an issuance of Mega certificates without notifying or obtaining the consent of the related certificateholders to do any of the following:

- correct an error or correct, modify or supplement any provision in the trust documents that is inconsistent with any other provision of the trust documents or this prospectus or the related prospectus supplement;
- cure an ambiguity or supplement a provision of the trust documents, provided that the cure of an ambiguity or supplement of a provision is not otherwise inconsistent with the trust documents; or
- modify the trust documents as necessary to maintain the fixed investment trust status of a trust for federal income tax purposes as evidenced by an opinion of counsel to that effect satisfactory in form and substance to the trustee.

An amendment to cure an ambiguity or supplement a provision of the trust documents that would otherwise require the consent of 100% of the certificateholders cannot be made without that consent.

100% Consent Required

We may amend the trust documents for an issuance of Mega certificates to take any of the following actions only with the consent of 100% of the related certificateholders:

- terminate or modify our guaranty obligations;
- reduce or delay payments to certificateholders;
- reduce the percentage of certificateholders required to consent to any waiver or amendment; or
- take an action that materially increases the taxes payable in respect of the related trust or adversely affects the status of the trust as a fixed investment trust for federal income tax purposes.

51% Consent Required

We may amend the trust documents for an issuance of Mega certificates for any reason other than the reasons set forth in “—***No Consent Required***” and “—***100% Consent Required***” with the consent of holders of Mega certificates representing at least 51% of the voting rights.

Termination

The trust will terminate with respect to an issuance of Mega certificates when the certificate principal balance of the related underlying securities has been reduced to zero and all distributions have been passed through to certificateholders. In no event will a trust continue beyond the last day of the 60th year following the issue date of that trust.

Except in the limited circumstances discussed under “—**Purchase of Underlying Securities from Pools**,” we do *not* have an option to purchase the underlying securities backing the Mega certificates or to purchase any of the related mortgage loans and then retire the Mega certificates. Moreover, we do *not* have any clean-up call option; that is, we cannot terminate any trust solely because the unpaid principal balance of the related underlying securities declines to a specified amount or reaches a specified percentage of the original unpaid principal balance of the underlying securities.

Merger

The trust documents provide that if we merge or consolidate with another corporation, the successor corporation will be our successor under the trust documents and will assume all of our duties under the trust documents, including our guaranty.

MATERIAL FEDERAL INCOME TAX CONSEQUENCES

Our special tax counsel has delivered an opinion to us that each trust will not be classified as an association taxable as a corporation for federal income tax purposes but instead will be classified as a fixed investment trust and, under subpart E of part I of subchapter J of the Internal Revenue Code of 1986, as amended (the “Code”), a beneficial owner of a Mega certificate will be considered to be the beneficial owner of a pro rata undivided interest in each of the underlying securities.

A transfer of underlying securities to a Mega trust in exchange for a Mega certificate will be treated as a non-taxable exchange if the Mega certificate received by the transferor represents the entire interest in all of the Mega trust’s assets. If more than one transferor transfers underlying securities to a single Mega trust, each in exchange for a Mega certificate, each of those exchanges will be treated as one or more taxable exchanges of a

portion of the underlying securities transferred by a transferor for a beneficial ownership interest in a portion of the underlying securities transferred by the other transferor(s). You should consult your own tax advisor regarding the federal income tax consequences of a transfer of underlying securities to a Mega trust.

For a general discussion of the federal income tax consequences of the ownership of MBS or REMIC certificates, see the discussion about federal income tax consequences in the Single-Family MBS Prospectus and Single-Family REMIC Prospectus, as applicable, and the prospectus supplements for the underlying securities. The federal income tax laws and regulations, as well as the administrative interpretations of those laws and regulations, are continually under review and may be changed at any time, possibly with retroactive effect. Recently, the tax law informally known as the Tax Cuts and Jobs Act, among other things, lowered corporate and certain individual income tax rates, eliminated certain deductions related to investments, and accelerated the timing of certain income inclusions for accrual-basis taxpayers. You should consult your own tax advisor regarding the federal income tax consequences of the purchase, ownership and sale of the underlying securities represented by a Mega certificate.

MATERIAL FEDERAL INCOME TAX CONSEQUENCES FOR POOLS WITH “CR” OR “CW” PREFIXES

To the extent that a mortgage loan has a loan-to-value ratio in excess of 100% (that is, the principal balance of the mortgage loan exceeds the fair market value of the real property securing the loan), the interest income on the portion of the mortgage loan in excess of the value of the real property will not be interest on obligations secured by mortgages on real property within the meaning of section 856(c)(3)(B) of the Code, and such excess portion will not be a real estate asset within the meaning of section 856(c)(5)(B) of the Code. The excess portion should represent a “Government security” within the meaning of section 856(c)(4)(A) of the Code. A holder that is a real estate investment trust should consult its tax advisor concerning the appropriate tax treatment of such excess portion.

A mortgage loan with a loan-to-value ratio in excess of 125% is not a “qualified mortgage” within the meaning of section 860G(a)(3) of the Code. Accordingly, Mega certificates that represent pools with “CR” or “CW” prefixes will not be an eligible asset for a REMIC.

For a discussion of other tax considerations applicable to very high LTV loans, see “**MATERIAL FEDERAL INCOME TAX CONSEQUENCES—Special Tax Attributes**” in the MBS Prospectus.

CREDIT RISK RETENTION

The Mega certificates satisfy the requirements of the Credit Risk Retention Rule (12 C.F.R. Part 1234) jointly promulgated by the Federal Housing Finance Agency, the Securities and Exchange Commission and several other federal agencies. In accordance with 12 C.F.R. 1234.8(a), (i) the Mega certificates are fully guaranteed as to timely payment of principal and interest by Fannie Mae and (ii) Fannie Mae is operating under the conservatorship of the Federal Housing Finance Agency with capital support from the United States.

EUROPEAN ECONOMIC AREA RISK RETENTION

Prospective investors whose investment activities are subject to investment laws and regulations, regulatory capital requirements or review by regulatory authorities may be subject to restrictions on investment in the Mega certificates. Prospective investors should consult legal, tax and accounting advisers for assistance in determining the suitability of and consequences of the purchase, ownership and sale of the Mega certificates.

The application of Articles 404–410 of the European Union Capital Requirements Regulation 575/2013 and similar EEA legislation on risk retention requirements (the “EEA Risk Retention Regulations”) to each Mega certificates transaction (each a “Transaction”) is unclear. Our exposure to the credit risk related to each Transaction is in the form of our guaranty obligations on the Mega certificates (the “Guaranty Obligations”). Our Guaranty Obligations represent general unsecured obligations. Obligations similar to our Guaranty Obligations have long been a central feature to our MBS pass-through issuance programs and our Guaranty Obligations were undertaken in the ordinary course of our business.

In determining the extent to which the EEA Risk Retention Regulations apply to each Transaction, investors subject to the EEA Risk Retention Regulations may wish to consider the guidance appearing in the preamble to the regulatory technical standards contained in Commission Delegated Regulation (EU) no. 625/2014 of March 13, 2014 which provides in relevant part: “Where an entity securitises its own liabilities, alignment of interest is established automatically, regardless of whether the final debtor collateralises its debt. Where it is clear that the credit risk remains with the originator the retention of interest by the originator is unnecessary, and would not improve on the pre-existing position.” We will remain fully liable under the Guaranty Obligations.

We do not intend to collateralize any of our credit exposure under the Guaranty Obligations or the Mega certificates.

In order to assist Applicable Investors (as defined below) in evaluating a potential investment in the Mega certificates, we will enter into a letter agreement on the applicable settlement date pursuant to which we will irrevocably undertake to the certificateholders that, in connection with the EEA Risk Retention Regulations, at the origination and on an ongoing basis, so long as any Mega certificates remain outstanding:

- we will, as originator (for purposes of the EEA Risk Retention Regulations), retain a material net economic interest (the “Retained Interest”) in the exposure related to each Transaction of not less than 5% through the Guaranty Obligations;
- neither we nor our affiliates will sell, hedge or otherwise mitigate our credit risk under or associated with the Retained Interest or the mortgage loans, except to the extent permitted in accordance with the EEA Risk Retention Regulations; accordingly, neither we nor our affiliates will, through a Transaction or any subsequent transactions, enter into agreements that transfer or hedge more than a 95% pro rata share of the credit risk corresponding to any of the Mega certificates;
- we will, upon written request and further subject to any applicable duty of confidentiality, provide such information in our possession as may reasonably be required to assist the certificateholders to satisfy the due diligence obligations set forth in the EEA Risk Retention Regulations as of the settlement date and at any time prior to maturity of the Mega certificates;
- we will confirm to the trustee for reporting to certificateholders our continued compliance with the undertakings set out at the first and second bullet points above (which confirmation may be by email): (i) on a monthly basis; and (ii) following our determination that the performance of the Mega certificates or the risk characteristics of the Mega certificates or of the mortgage loans has materially changed; and
- we will promptly notify the trustee in writing if for any reason: (i) we cease to hold the applicable Retained Interest in accordance with the first bullet point above; or (ii) we or any of our affiliates fails to comply with the covenants set out in the second and third bullet points above in any way.

“Applicable Investor” means each holder of a beneficial interest in any Mega certificate that is (i) an EEA credit institution or investment firm, (ii) an EEA insurer or reinsurer, (iii) an EEA undertaking for collective investment in transferable securities (UCITS) or (iv) an alternative investment fund to which Directive 2011/61/EU applies.

Prospective investors should also be aware that a new regulatory regime (the “Securitization Regulation”) will generally apply from and after January 1, 2019 to securitizations in which securities are issued after that date. The Securitization Regulation will apply to the types of regulated investors covered by the EEA Risk Retention Regulations and also to (a) UCITS and UCITS management companies, and (b) institutions for occupational retirement provision falling within the scope of Directive (EU) 2016/2341 (subject to certain exceptions), and certain investment managers and authorised entities appointed by such institutions (together, “IORPs”). With regard to securitizations in respect of which the relevant securities are issued before January 1, 2019 (“Pre-2019 Securitizations”), investors that are subject to the EEA Risk Retention Regulations will continue to be subject to the risk retention and due diligence requirements of the EEA Risk Retention Regulations, including on and after that date. The Securitization Regulation makes no express provision as to the application of any requirements of the EEA Risk Retention Regulations, or of the Securitization Regulation, to UCITS or IORPs that hold or acquire any interest in respect of a Pre-2019 Securitization and, accordingly, it is not clear what requirements (if any) will be applicable to those investors. Prospective investors are themselves responsible for monitoring and assessing changes to the EEA Risk Retention Regulations and their regulatory capital requirements.

Each prospective investor in Mega certificates is required independently to assess and determine whether our disclosure regarding risk retention contained in this prospectus is sufficient for purposes of complying with any applicable risk retention requirements. Neither we nor the trustee or any other person makes any representation or provides any assurance to the effect that the information described in this prospectus is sufficient for such purposes. Each prospective investor in the Mega certificates that is subject to any retention requirements should consult with its own legal, accounting and other advisors and/or its national regulator in determining the extent to which such information is sufficient for such purpose.

PLAN OF DISTRIBUTION

We generally will deliver the Mega certificates of a particular issuance to one or more securities dealers or other institutional investors in exchange for the underlying securities held in the related trust and specified in the final data statement. In certain cases, we may directly provide some or all of the underlying securities from our portfolio and may sell some or all of the related Mega certificates to one or more dealers or institutional investors for the aggregate cash proceeds specified in the prospectus supplement. Each dealer will offer the Mega certificates as specified in the prospectus supplement. Each dealer may, in turn, offer the Mega certificates to or through other dealers. The dealers engage in transactions with us and perform services for us in the ordinary course of their business. We, the dealers or other parties may receive compensation, trading gain or other benefits in connection with these transactions. We typically receive a fee from the dealer or other institutional investor for each offering. We reserve the right to acquire Mega certificates for our own account at the time they are issued or later in the secondary market, and may retain or dispose of any Mega certificates that we acquire.

A secondary market for an issuance of Mega certificates may not develop. If one does develop, it may not continue during the entire term during which the Mega certificates are outstanding. In addition, neither we nor any other party are obligated to make a market in the Mega certificates. Certificateholders also should note that the Mega certificates are not traded on any exchange and the market price of an issuance of Mega certificates or a benchmark price may not be readily available. See “**RISK FACTORS—RISKS RELATING TO LIQUIDITY.**”

ACCOUNTING CONSIDERATIONS

The accounting treatment that applies to an investor’s purchase and holding of Mega certificates of a particular issuance may vary depending upon a number of different factors. Moreover, accounting principles, and how they are interpreted and applied, may change from time to time. Before you purchase the Mega certificates, you should consult your own accountants regarding the proper accounting treatment for the Mega certificates.

LEGAL INVESTMENT CONSIDERATIONS

If you are an institution whose investment activities are subject to legal investment laws and regulations or to review by regulatory authorities, you may be or may become subject to restrictions on investment in Mega certificates of an issuance, or in Mega certificates generally, including, without limitation, restrictions that may be imposed retroactively. If you are a financial institution that is subject to the jurisdiction of the Comptroller of the Currency, the Board of Governors of the Federal Reserve System, the Federal Deposit Insurance Corporation, the National Credit Union Administration, Treasury or other federal or state agencies with similar authority, you should review the rules, guidelines and regulations that apply to you prior to purchasing or pledging the Mega certificates of a particular issuance. In addition, if you are a financial institution, you should consult your regulators concerning the risk-based capital treatment of any Mega certificate. **You should consult your own legal advisors to determine whether and to what extent the Mega certificates of an issuance constitute legal investments or are or may become subject to restrictions on investment and whether and to what extent the Mega certificates of an issuance can be used as collateral for various types of borrowings.**

ERISA CONSIDERATIONS

ERISA and section 4975 of the Code impose requirements on employee benefit plans subject to ERISA (such as employer-sponsored retirement plans) and on 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 Mega certificates, the plan fiduciary must consider whether the governing instruments for the plan permit the investment, whether the Mega 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 issued a regulation covering the acquisition by a plan of a “guaranteed governmental mortgage pool certificate,” defined to include a certificate that is backed by, or evidences an interest in, a specified mortgage loan or participation interest in a mortgage loan and that is 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 Mega

certificate or cause the sponsor, trustee and other servicers of the related 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 mortgage loans in the pool. Our counsel, Katten Muchin Rosenman LLP, has advised us that, except to the extent provided in a prospectus supplement for an issuance of certificates, the Mega certificates qualify under the definition of “guaranteed governmental mortgage pool certificates” and, as a result, the purchase and holding of Mega 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 a plan’s holding of Mega certificates. However, investors should consult with their own counsel regarding the ERISA eligibility of Mega certificates they may purchase.

In addition, each beneficial owner of Mega certificates or any interest therein that is a “plan,” or any purchaser using assets of a plan, as described in 29 C.F.R. Section 2510.3-101, as modified by Section 3(42) of ERISA (collectively a “plan investor”) including any fiduciary purchasing the Mega certificates on behalf of a plan investor (“Plan Fiduciary”), will be deemed by its acquisition of the Mega certificates to represent each of the following:

1. None of Fannie Mae, the Dealer or any of their respective affiliates (collectively, the “Transaction Parties”) has provided, and none will provide, advice with respect to the acquisition of the Mega certificates by the plan investor, other than to a Plan Fiduciary that is independent of the Transaction Parties and that is one of the following:
 - a bank as defined in Section 202 of the Investment Advisers Act of 1940 (the “Advisers Act”), or a similar institution that is regulated and supervised and subject to periodic examination by a State or federal agency;
 - an insurance carrier that is qualified under the laws of more than one State to perform the services of managing, acquiring or disposing of assets of a plan investor;
 - an investment adviser registered under the Advisers Act or, if not registered as an investment adviser under the Advisers Act by reason of paragraph (1) of Section 203A of the Advisers Act, registered as an investment adviser under the laws of the State in which it maintains its principal office and place of business;
 - a broker-dealer registered under the Exchange Act; or
 - a fiduciary that, for so long as the plan investor is invested in the Mega certificates, will have total assets of at least \$50,000,000 under its management or control (provided that this requirement will not be satisfied if the Plan Fiduciary is either (i) the owner or a relative of the owner of an investing IRA or (ii) a participant or beneficiary of the plan investing in the Mega certificates in such capacity).
2. The Plan Fiduciary is capable of evaluating investment risks independently, both in general and with respect to particular transactions and investment strategies, including the acquisition by the plan investor of the Mega certificates.
3. The Plan Fiduciary is a “fiduciary” with respect to the plan investor within the meaning of section 3(21) of ERISA or section 4975 of the Code, or both, and an “independent fiduciary” within the meaning of the Fiduciary Rule, and is responsible for exercising independent judgment in evaluating the plan's acquisition of the Mega certificates.
4. None of the Transaction Parties has exercised any authority to cause the plan investor to invest in the Mega certificates or to negotiate the terms of the plan investor's investment in the Mega certificates.
5. Neither the plan investor nor the Plan Fiduciary is paying or has paid a fee or other compensation to any of the Transaction Parties for investment advice (as opposed to other services) in connection with the plan investor’s acquisition or holding of the Mega certificates.
6. The Plan Fiduciary has been informed by the Transaction Parties:

- that none of the Transaction Parties is undertaking to provide impartial investment advice or to give advice in a fiduciary capacity, and that none has given investment advice or otherwise made a recommendation, in connection with the plan investor's acquisition of the Mega certificates; and
- of the existence and nature of the Transaction Parties' financial interests in the plan investor's acquisition of the Mega certificates.

These representations are intended to comply with 29 C.F.R. 2510.3-21(a) and (c)(1) (the "Fiduciary Rule"). If these sections of the Fiduciary Rule are revoked, repealed or no longer effective, these representations will be deemed to be no longer in effect.

LEGAL OPINION

If you purchase Mega certificates of a particular issuance, 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 Mega certificates and the related trust documents.

No one is authorized to give information or to make representations in connection with the Mega certificates other than the information and representations contained in or incorporated into this prospectus and the additional disclosure documents. We take no responsibility for any unauthorized information or representation. This prospectus and the additional disclosure documents do not constitute an offer or solicitation with regard to the Mega certificates if it is illegal to make such an offer or solicitation to you under state law. By delivering this prospectus and the additional disclosure documents at any time, no one implies that the information contained herein or therein is correct after the date hereof or thereof.

Neither the Securities and Exchange Commission nor any state securities commission has approved or disapproved the Mega certificates or determined if this prospectus is truthful and complete. Any representation to the contrary is a criminal offense.

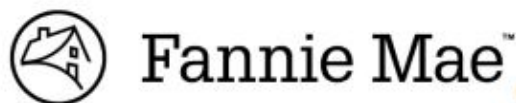
Additional prospectuses and information regarding outstanding pools are available on our website at www.fanniemae.com or by calling us at 800-2FANNIE (800-232-6643).

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Guaranteed MBS Pass-Through Securities (Single-Family Mega Certificates)

SINGLE-FAMILY MEGA PROSPECTUS



May 1, 2018
