UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, DC 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of The Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): May 8, 2014

Federal National Mortgage Association
(Exact name of registrant as specified in its charter)

Federally chartered corporation	000-50231	52-0883107
(State or other jurisdiction of incorporation)	(Commission File Number)	(IRS Employer Identification Number)

3900 Wisconsin Avenue, NW Washington, DC	20016
(Address of principal executive offices)	(Zip Code)

Registrant's telephone number, including area code: 202-752-7000

(Former Name or Former Address, if Changed Since Last Report): ______________

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (*see* General Instruction A.2. below):

o Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

o Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

o Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

o Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

The information in this report, including information in the exhibits submitted herewith, shall not be deemed “filed” for purposes of Section 18 of the Securities Exchange Act of 1934, or otherwise subject to the liabilities of Section 18, nor shall it be deemed incorporated by reference into any disclosure document relating to Fannie Mae (formally known as the Federal National Mortgage Association), except to the extent, if any, expressly incorporated by specific reference in that document.

Item 2.02 Results of Operations and Financial Condition.

On May 8, 2014, Fannie Mae filed its quarterly report on Form 10-Q for the quarter ended March 31, 2014 and issued a news release reporting its financial results for the periods covered by the Form 10-Q. The news release, a copy of which is furnished as Exhibit 99.1 to this report, is incorporated herein by reference.

Item 7.01 Regulation FD Disclosure.

On May 8, 2014, Fannie Mae posted to its Web site a 2014 First Quarter Credit Supplement presentation consisting primarily of information about Fannie Mae’s guaranty book of business. The presentation, a copy of which is furnished as Exhibit 99.2 to this report, is incorporated herein by reference. Fannie Mae’s Web site address is www.fanniemae.com. Information appearing on the company’s Web site is not incorporated into this report.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits. The exhibit index filed herewith is incorporated herein by reference.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By /s/ David C. Benson

David C. Benson

Executive Vice President and
Chief Financial Officer

Date: May 8, 2014

EXHIBIT INDEX

The following exhibits are submitted herewith:

Exhibit Number	Description of Exhibit
99.1	News release, dated May 8, 2014
99.2	2014 First Quarter Credit Supplement presentation, dated May 8, 2014

Resource Center: 1-800-732-6643 **Exhibit 99.1**

Contact: Pete Bakel
202-752-2034

Date: May 8, 2014

Fannie Mae Reports Net Income of $5.3 Billion and Comprehensive Income of $5.7 Billion for First Quarter 2014

- Fannie Mae reported net income of $5.3 billion, the company's ninth consecutive quarterly profit, and comprehensive income of $5.7 billion for the first quarter of 2014.
- Fannie Mae's financial results for the first quarter of 2014 included $4.1 billion in revenue from legal settlements relating to private-label securities lawsuits.
- Fannie Mae expects to pay Treasury $5.7 billion in dividends in June 2014. With the expected June dividend payment, Fannie Mae will have paid a total of $126.8 billion in dividends to Treasury in comparison to $116.1 billion in draw requests since 2008. Dividend payments do not offset prior Treasury draws.
- Fannie Mae has funded the mortgage market with more than $4.1 trillion in liquidity since 2009, enabling families to buy, refinance, or rent a home.
- Fannie Mae is supporting the housing recovery by providing access to affordable mortgages and by helping to build a safer, transparent, and sustainable housing finance system.

WASHINGTON, DC — Fannie Mae (FNMA/OTC) reported net income of $5.3 billion for the first quarter of 2014 and comprehensive income of $5.7 billion. The company reported a positive net worth of $8.1 billion as of March 31, 2014 and expects to pay $5.7 billion to Treasury in June as a dividend on the senior preferred stock in the second quarter of 2014.

Fannie Mae reported the company's ninth consecutive quarterly profit for the first quarter of 2014. Key financial drivers included stable revenues attributable to guaranty fees and declining revenues attributable to the company's retained mortgage portfolio. Net revenues included $4.1 billion in revenue from settlement agreements in the first quarter of 2014 relating to private-label mortgage-related securities sold to Fannie Mae. In addition, the company benefited from $1.0 billion in credit-related income, offset by fair value losses of $1.2 billion as a result of a decrease in longer-term interest rates during the first quarter of 2014.

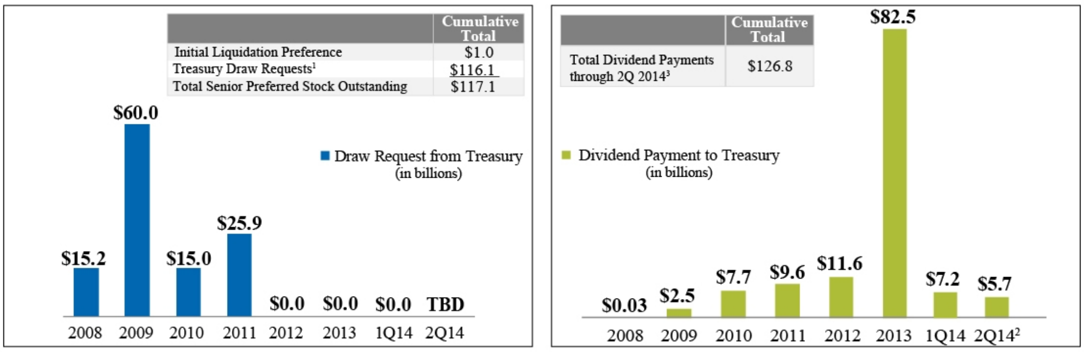
Fannie Mae's net income of $5.3 billion and comprehensive income of $5.7 billion for the first quarter of 2014 compares to net income of $58.7 billion and comprehensive income of $59.3 billion for the first quarter of 2013, which reflected Fannie Mae's release of a majority of the valuation allowance on its deferred tax assets. Fannie Mae's first quarter 2014 comprehensive income includes a provision for federal income taxes of $2.6 billion resulting from the company's estimated federal income tax expense for the first quarter 2014.

Fannie Mae expects to remain profitable for the foreseeable future. While the company expects its annual net income to remain strong over the next few years, the company expects its annual net income to be substantially lower than its net income for 2013. Net income may vary significantly from period to period.

ABOUT FANNIE MAE’S CONSERVATORSHIP

Fannie Mae has operated under the conservatorship of the Federal Housing Finance Agency (“FHFA”) since September 6, 2008. Fannie Mae has not received funds from Treasury since the first quarter of 2012. The funding the company has received under its senior preferred stock purchase agreement with Treasury has provided the company with the capital and liquidity needed to fulfill its mission of providing liquidity and support to the nation’s housing finance markets and to avoid a trigger of mandatory receivership under the Federal Housing Finance Regulatory Reform Act of 2008. For periods through March 31, 2014, Fannie Mae has requested cumulative draws totaling $116.1 billion and paid $121.1 billion in dividends to Treasury. Under the senior preferred stock purchase agreement, the payment of dividends cannot be used to offset prior draws. As a result, Treasury maintains a liquidation preference of $117.1 billion on the company’s senior preferred stock.

Treasury Draws and Dividend Payments



(1) Treasury draw requests are shown in the period for which requested and do not include the initial $1.0 billion liquidation preference of Fannie Mae’s senior preferred stock, for which Fannie Mae did not receive any cash proceeds. The payment of dividends cannot be used to offset prior Treasury draws.

(2) Fannie Mae expects to pay a dividend for the second quarter of 2014 calculated based on the company’s net worth of $8.1 billion as of March 31, 2014 less a capital reserve amount of $2.4 billion.

(3) Amounts may not sum due to rounding.

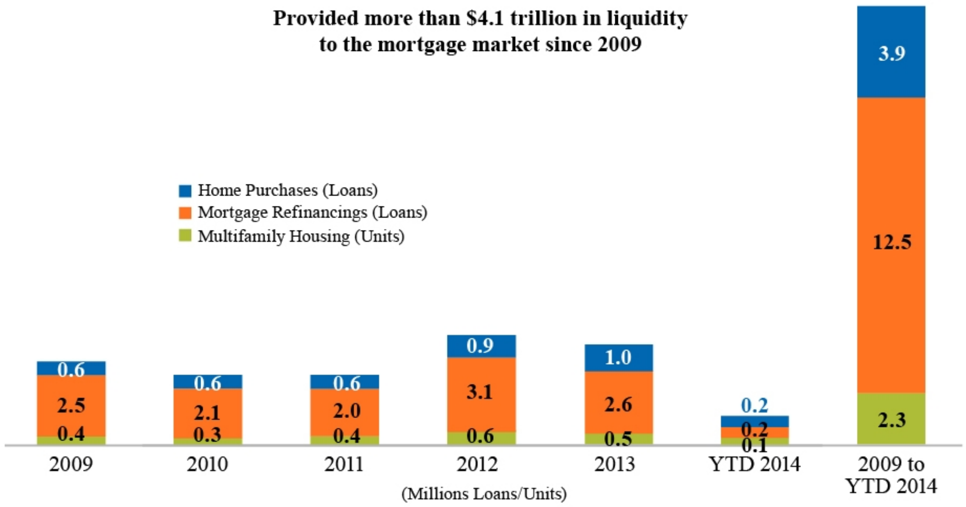
In August 2012, the terms governing the company’s dividend obligations on the senior preferred stock were amended. The amended senior preferred stock purchase agreement does not allow the company to build a capital reserve. Beginning in 2013, the required senior preferred stock dividends each quarter equal the amount, if any, by which the company’s net worth as of the end of the immediately preceding fiscal quarter exceeds an applicable capital reserve amount. The capital reserve amount is $2.4 billion for each quarter of 2014 and will be reduced by $600 million each year until it reaches zero in 2018.

The amount of remaining funding available to Fannie Mae under the senior preferred stock purchase agreement with Treasury is currently $117.6 billion.

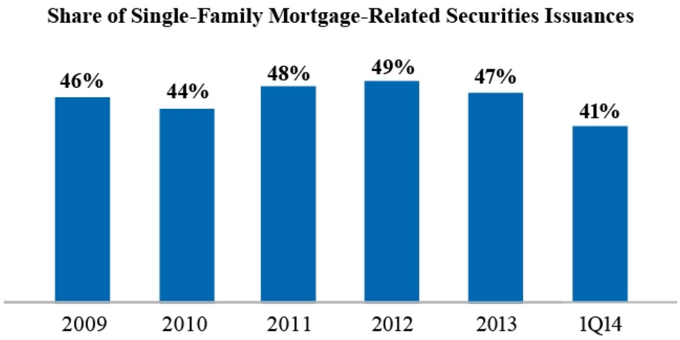
Fannie Mae is not permitted to redeem the senior preferred stock prior to the termination of Treasury’s funding commitment under the senior preferred stock purchase agreement. The limited circumstances under which Treasury’s funding commitment will terminate are described in “Business—Conservatorship and Treasury Agreements” in the company’s annual report on Form 10-K for the year ended December 31, 2013.

PROVIDING LIQUIDITY AND SUPPORT TO THE MARKET

Fannie Mae provided more than $4.1 trillion in liquidity to the mortgage market from January 1, 2009 through March 31, 2014 through its purchases and guarantees of loans, which enabled borrowers to complete 12.5 million mortgage refinancings and 3.9 million home purchases, and provided financing for 2.3 million units of multifamily housing.



The company remained the largest single issuer of single-family mortgage-related securities in the secondary market in the first quarter of 2014, with an estimated market share of new single-family mortgage-related securities issuances of 41 percent in the first quarter of 2014, compared with 46 percent in the fourth quarter of 2013 and 48 percent in the first quarter of 2013.



Fannie Mae also remained a constant source of liquidity in the multifamily market. As of December 31, 2013 (the latest date for which information is available), the company owned or guaranteed approximately 20 percent of the outstanding debt on multifamily properties.

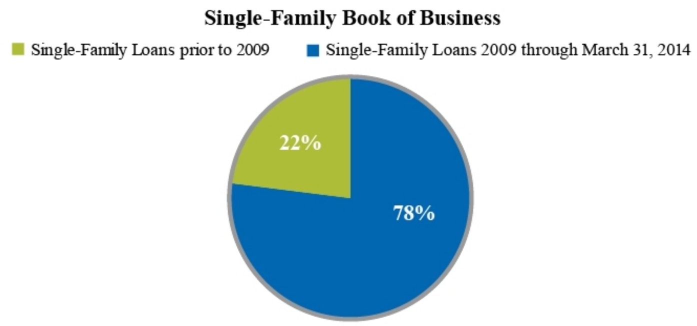
HELPING TO BUILD A SUSTAINABLE HOUSING FINANCE SYSTEM

In addition to continuing to provide liquidity and support to the mortgage market, Fannie Mae has devoted significant resources toward helping to build a sustainable housing finance system for the future, including pursuing the strategic goals identified by its conservator, FHFA. These strategic goals are: build a new infrastructure for the secondary mortgage market; gradually contract the company's dominant presence in the marketplace while simplifying and shrinking its operations; and maintain foreclosure prevention activities and credit availability for new and refinanced mortgages.

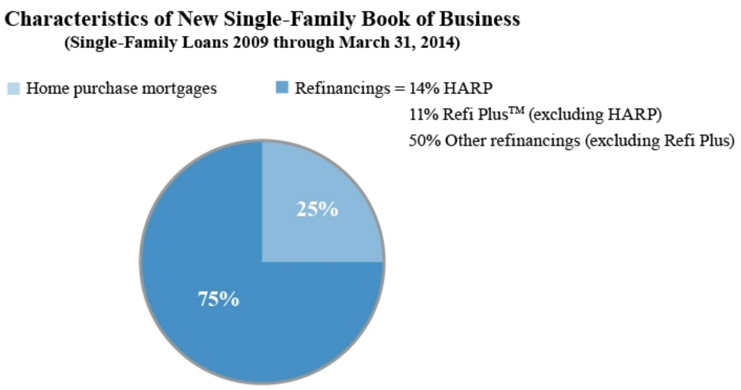
CREDIT QUALITY

New Single-Family Book of Business: While continuing to make it possible for families to purchase, refinance, or rent a home, Fannie Mae has established responsible credit standards. Since 2009, Fannie Mae has seen the effect of actions it took, beginning in 2008, to significantly strengthen its underwriting and eligibility standards and change its pricing to promote sustainable homeownership and stability in the housing market. Single-family conventional loans acquired by Fannie Mae in the first three months of 2014 had a weighted average borrower FICO credit score at origination of 741 and a weighted average original loan-to-value ("LTV") ratio of 77 percent.

As of March 31, 2014, 78 percent of Fannie Mae's single-family conventional guaranty book of business consisted of loans it had purchased or guaranteed since the beginning of 2009. Given their strong credit risk profile and based on their performance so far, the company expects that in the aggregate these loans will be profitable over their lifetime, meaning the company's guaranty fee income on these loans will exceed the company's credit losses and administrative costs for them.

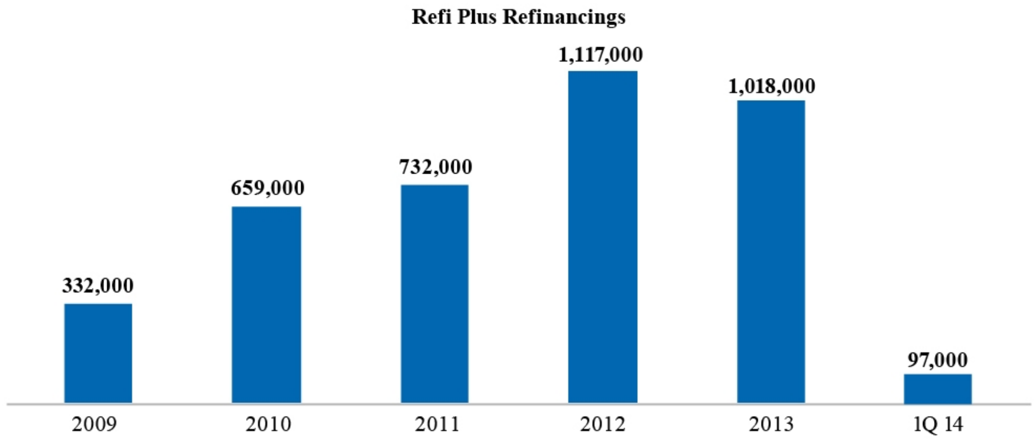


As of March 31, 2014, Fannie Mae's new book of business (loans purchased or guaranteed since 2009) was comprised of 25 percent of home purchase mortgages and 75 percent of loan refinancings. Refinancings included 14 percent of loans acquired through the Home Affordable Refinance Program ("HARP"), 11 percent of loans through Fannie Mae's Refi Plus™ initiative (excluding HARP), and 50 percent other refinancings (excluding Refi Plus refinancing). Our Refi Plus initiative, which started in April 2009 and includes HARP, provides expanded refinance opportunities for eligible Fannie Mae borrowers, and may involve the refinance of existing Fannie Mae loans with high loan-to-value ratios, including loans with loan-to-value ratios in excess of 100 percent.

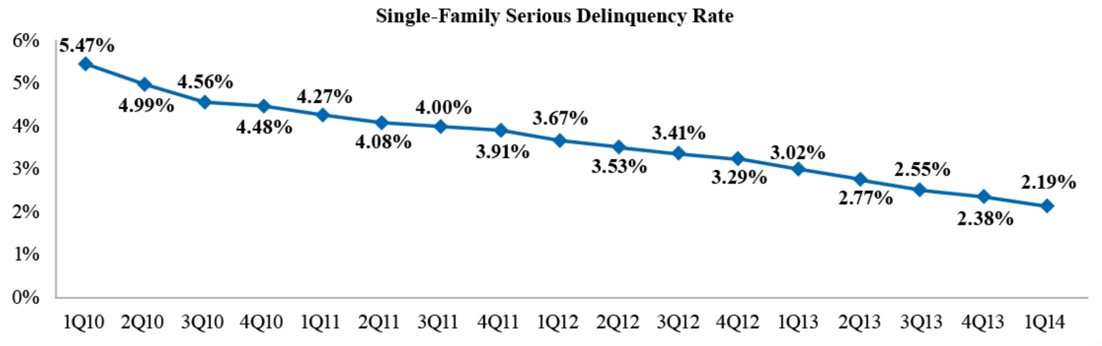


REFINANCING INITIATIVES

Through the company's Refi Plus initiative, which offers refinancing flexibility to eligible Fannie Mae borrowers and includes HARP, the company acquired approximately 97,000 loans in the first quarter of 2014. Some borrowers' monthly payments increased as they took advantage of the ability to refinance through Refi Plus to reduce the term of their loan, to switch from an adjustable-rate mortgage to a fixed-rate mortgage, or to switch from an interest-only mortgage to a fully amortizing mortgage. Even taking these into account, refinancings delivered to Fannie Mae through Refi Plus in the first quarter of 2014 reduced borrowers' monthly mortgage payments by an average of $157.



Fannie Mae's single-family serious delinquency rate has declined each quarter since the first quarter of 2010, and was 2.19 percent as of March 31, 2014, compared with 5.47 percent as of March 31, 2010. This decrease is the result of home retention solutions, foreclosure alternatives, and completed foreclosures, as well as the company's acquisition of loans with stronger credit profiles since the beginning of 2009.



HOME RETENTION SOLUTIONS AND FORECLOSURE ALTERNATIVES

To reduce the credit losses Fannie Mae ultimately incurs on its legacy book of business, the company has been focusing its efforts on several strategies, including reducing defaults by offering home retention solutions, such as loan modifications. Fannie Mae completed more than 36,000 loan modifications during the first quarter of 2014, bringing the total number of loan modifications the company has completed since January 1, 2009 to approximately 1.1 million.

Fannie Mae views foreclosure as a last resort. For homeowners and communities in need, the company offers alternatives to foreclosure. We provided approximately 1.6 million loan workouts from the beginning of 2009 through March 31, 2014, enabling borrowers to avoid foreclosure. In dealing with homeowners in distress, the company first seeks home retention solutions, which enable borrowers to stay in their homes, before turning to foreclosure alternatives. When there is no viable home retention solution or foreclosure alternative that can be applied, the company seeks to move to foreclosure expeditiously in an effort to minimize prolonged delinquencies that can hurt local home values and destabilize communities.

Single-Family Loan Workouts

	For the Three Months Ended		For the Year Ended December 31,					
	March 31, 2014		2013		2012		2011	
	Unpaid Principal Balance	Number of Loans	Unpaid Principal Balance	Number of Loans	Unpaid Principal Balance	Number of Loans	Unpaid Principal Balance	Number of Loans
	(Dollars in millions)							
Home retention strategies:								
Modifications	$ 6,191	36,044	$ 28,801	160,007	$ 30,640	163,412	$ 42,793	213,340
Repayment plans and forbearances completed	296	2,255	1,594	12,022	3,298	23,329	5,042	35,318
Total home retention strategies	6,487	38,299	30,395	172,029	33,938	186,741	47,835	248,658
Foreclosure alternatives:								
Short sales	1,374	6,804	9,786	46,570	15,916	73,528	15,412	70,275
Deeds-in-lieu of foreclosure	528	3,323	2,504	15,379	2,590	15,204	1,679	9,558
Total foreclosure alternatives	1,902	10,127	12,290	61,949	18,506	88,732	17,091	79,833
Total loan workouts	$ 8,389	48,426	$ 42,685	233,978	$ 52,444	275,473	$ 64,926	328,491
Loan workouts as a percentage of single-family guaranty book of business	1.17%	1.10%	1.48%	1.33%	1.85%	1.57%	2.29%	1.85%

FORECLOSURES AND REO

Fannie Mae acquired 31,896 single-family REO properties, primarily through foreclosure, in the first quarter of 2014, compared with 32,208 in the fourth quarter of 2013. As of March 31, 2014, the company's inventory of single-family REO properties was 102,398, compared with 103,229 as of December 31, 2013. The carrying value of the company's single-family REO was $10.5 billion as of March 31, 2014.

The company's single-family foreclosure rate was 0.73 percent for the first three months of 2014. This reflects the annualized total number of single-family properties acquired through foreclosure or deeds-in-lieu of foreclosure as a percentage of the total number of loans in Fannie Mae's single-family guaranty book of business.

Single-Family Foreclosed Properties

	For the Three Months Ended March 31,	
	2014	**2013**
Single-family foreclosed properties (number of properties):		
Beginning of period inventory of single-family foreclosed properties (REO)	103,229	105,666
Total properties acquired through foreclosure	31,896	38,717
Dispositions of REO	(32,727)	(42,934)
End of period inventory of single-family foreclosed properties (REO)	102,398	101,449
Carrying value of single-family foreclosed properties (dollars in millions)	$ 10,492	$ 9,263
Single-family foreclosure rate	0.73 %	0.89 %

Fannie Mae's financial data for the first quarter of 2014 are available in the accompanying Appendix; however, investors and interested parties should read the company's First Quarter 2014 Form 10-Q, which was filed today with the Securities and Exchange Commission and is available on Fannie Mae's Web site, www.fanniemae.com. The company provides further discussion of its financial results and condition, credit performance, fair value balance sheets, and other matters in its First Quarter 2014 Form 10-Q. Additional information about the company's credit performance, the characteristics of its guaranty book of business, its foreclosure-prevention efforts, and other measures is contained in the "2014 First Quarter Credit Supplement" at www.fanniemae.com.

# # #

In this release and the accompanying Appendix, the company has presented a number of estimates, forecasts, expectations, and other forward-looking statements regarding the company's future income and other financial results, including its profitability; the company's future revenues; the profitability of its loans; its future dividend payments to Treasury; the impact of the company's actions to reduce credit losses; and the future fair value of the company's trading securities and derivatives. These estimates, forecasts, expectations, and statements are forward looking statements based on the company's current assumptions regarding numerous factors, including future home prices and the future performance of its loans. Actual results and future projections, could be materially different from what is set forth in the forward-looking statements as a result of home price changes, interest rate changes, unemployment rates, other macroeconomic and housing market variables, the company's future serious delinquency rates, government policy, credit availability, borrower behavior, including increases in the number of underwater borrowers who strategically default on their mortgage loan, the volume of loans it modifies, the nature, volume and effectiveness of its loss mitigation strategies and activities, significant changes in modification and foreclosure activity, management of its real estate owned inventory and pursuit of contractual remedies, changes in the fair value of its assets and liabilities, impairments of its assets, future legislative or regulatory requirements that have a significant impact on the company's business such as a requirement that the company implement a principal forgiveness program or the enactment of housing finance reform legislation, future updates to the company's models relating to loss reserves, including the assumptions used by these models, changes in generally accepted accounting principles, changes to the company's accounting policies, failures by its mortgage seller-servicers to fulfill their repurchase obligations to it, effects from activities the company takes to support the mortgage market and help borrowers, the conservatorship and its effect on the company's business, the investment by Treasury and its effect on the company's business, the uncertainty of the company's future, the company's future guaranty fee pricing and the impact of that pricing on the company's competitive environment, challenges the company faces in retaining and hiring qualified employees, the deteriorated credit performance of many loans in the company's guaranty book of business, a decrease in the company's credit ratings, defaults by one or more institutional counterparties, resolution or settlement agreements the company may enter into with its counterparties, operational control weaknesses, changes in the fiscal and monetary policies of the Federal Reserve, including the effect of the tapering of its *program of purchasing mortgage-related securities and any future sales of such securities, changes in the structure and regulation of the financial services industry, the company's ability to access the debt markets, disruptions in the housing, credit, and stock markets, government investigations and litigation, the performance of the company's servicers, conditions in the foreclosure environment, natural or other disasters, and many other factors, including those discussed in the "Risk Factors" section of and elsewhere in the company's annual report on Form 10-K for the year ended December 31, 2013 and the company's quarterly report on Form 10-Q for the quarter ended March 31, 2014, and elsewhere in this release.*

Fannie Mae provides Web site addresses in its news releases solely for readers' information. Other content or information appearing on these Web sites is not part of this release.

Fannie Mae enables people to buy, refinance, or rent a home.

Visit us at www.fanniemae.com/progress

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APPENDIX

SUMMARY OF FIRST QUARTER 2014 RESULTS

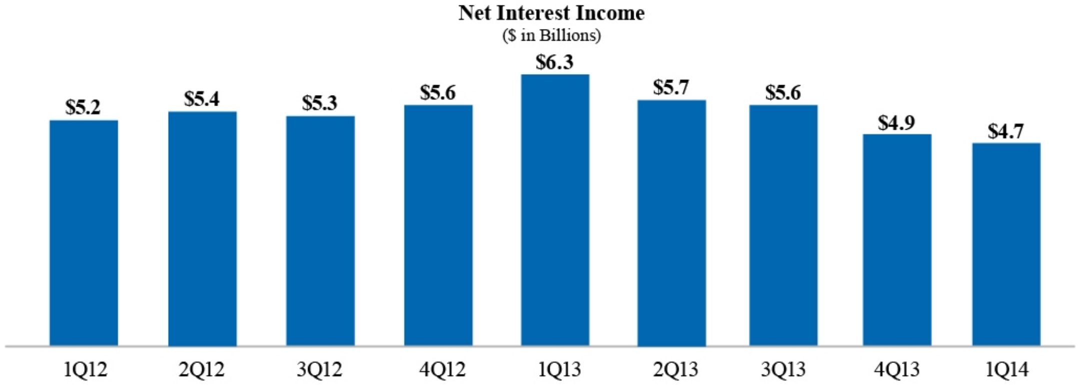
Fannie Mae reported net income of $5.3 billion for the first quarter of 2014, compared with net income of $58.7 billion for the first quarter of 2013. Fannie Mae reported comprehensive income of $5.7 billion for the first quarter of 2014, compared with comprehensive income of $59.3 billion for the first quarter of 2013.

Summary of Financial Results

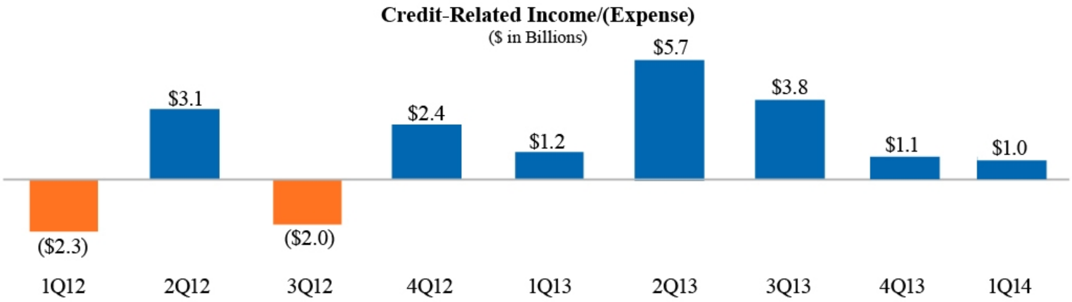
(Dollars in millions)	1Q14	4Q13	Variance	1Q14	1Q13	Variance
Net interest income	$ 4,738	$ 4,851	$ (113)	$ 4,738	$ 6,304	$ (1,566)
Fee and other income	4,355	2,136	2,219	4,355	568	3,787
Net revenues	9,093	6,987	2,106	9,093	6,872	2,221
Investment gains, net	146	135	11	146	118	28
Net other-than-temporary impairments	(51)	(22)	(29)	(51)	(9)	(42)
Fair value (losses) gains, net	(1,190)	961	(2,151)	(1,190)	834	(2,024)
Administrative expenses	(672)	(632)	(40)	(672)	(641)	(31)
Credit-related income						
Benefit for credit losses	774	—	774	774	957	(183)
Foreclosed property income	262	1,082	(820)	262	260	2
Total credit-related income	1,036	1,082	(46)	1,036	1,217	(181)
Other non-interest expenses[(1)]	(453)	(237)	(216)	(453)	(277)	(176)
Net (losses) gains and (expenses) income	(1,184)	1,287	(2,471)	(1,184)	1,242	(2,426)
Income before federal income taxes	7,909	8,274	(365)	7,909	8,114	(205)
(Provision) benefit for federal income taxes	(2,584)	(1,816)	(768)	(2,584)	50,571	(53,155)
Net income	5,325	6,458	(1,133)	5,325	58,685	(53,360)
Less: Net income attributable to noncontrolling interest	—	(1)	1	—	—	—
Net income attributable to Fannie Mae	$ 5,325	$ 6,457	$ (1,132)	$ 5,325	$ 58,685	$ (53,360)
Total comprehensive income attributable to Fannie Mae	$ 5,697	$ 6,590	$ (893)	$ 5,697	$ 59,339	$ (53,642)
Dividends available for distribution to senior preferred stockholder	$ (5,692)	$ (7,191)	$ 1,499	$ (5,692)	$ (59,368)	$ 53,676

(1) Consists of debt extinguishments (losses) gains, net, TCCA fees and other expenses, net.

Net Revenues were $9.1 billion for the first quarter of 2014, compared with $7.0 billion for the fourth quarter of 2013. Net interest income, which includes guaranty fee revenue, was $4.7 billion for the first quarter of 2014, compared with $4.9 billion for the fourth quarter of 2013. The increase in net revenues compared with the fourth quarter of 2013 was driven primarily by an increase in income from settlement agreements resolving certain lawsuits relating to private-label mortgage-related securities sold to Fannie Mae. The decrease in net interest income compared with the fourth quarter of 2013 was due to lower interest income from portfolio assets due to a decline in the company's retained portfolio, partially offset by lower interest expense on funding debt and higher guaranty fees. As Fannie Mae reduces the size of its retained mortgage portfolio in compliance with the terms of the senior preferred stock purchase agreement, revenues generated by its retained mortgage portfolio assets also will decrease. As a result of both the shrinking of the company's retained mortgage portfolio and the impact of guaranty fee increases, Fannie Mae expects that, in the near future, guaranty fees will become the primary source of the company's revenues.

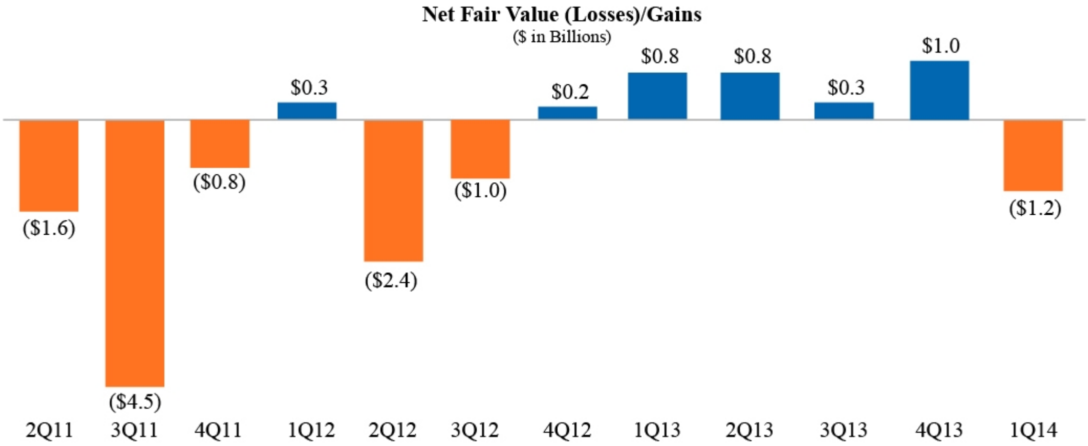


Credit-Related Income, which consists of recognition of a benefit for credit losses and foreclosed property income, was $1.0 billion in the first quarter of 2014, compared with $1.1 billion in the fourth quarter of 2013.



Total Loss Reserves, which reflect the company's estimate of the probable losses the company has incurred in its guaranty book of business, including concessions it granted borrowers upon modification of their loans, were $45.3 billion as of March 31, 2014, compared with $47.3 billion as of December 31, 2013. The total loss reserve coverage to total nonaccrual loans was 60 percent as of March 31, 2014, compared with 57 percent as of December 31, 2013.

Net Fair Value Losses were $1.2 billion in the first quarter of 2014, compared with gains of $1.0 billion in the fourth quarter of 2013. First quarter 2014 fair value losses were driven primarily by losses on risk management derivatives as a result of a decrease in longer-term interest rates compared with fair value gains in the fourth quarter of 2013, which were driven by gains on risk management derivatives as a result of an increase in longer-term interest rates. The estimated fair value of the company's trading securities and derivatives may fluctuate substantially from period to period because of changes in interest rates, credit spreads, and interest rate volatility, as well as activity related to these financial instruments.



BUSINESS SEGMENT RESULTS

The business groups running Fannie Mae's three reporting segments – its Single-Family business, its Multifamily business, and its Capital Markets group – engage in complementary business activities in pursuing the company's mission of providing liquidity, stability, and affordability to the U.S. housing market. The company's Single-Family and Multifamily businesses work with Fannie Mae's lender customers, who deliver mortgage loans that the company acquires and securitizes into Fannie Mae MBS. The Capital Markets group manages the company's investment activity in mortgage-related assets and other interest-earning non-mortgage investments, funding investments in mortgage-related assets primarily with proceeds received from the issuance of Fannie Mae debt securities in the domestic and international capital markets. The Capital Markets group also provides liquidity to the mortgage market through short-term financing and other activities.

Single-Family business had net income of $2.1 billion in the first quarter of 2014, similar to $2.1 billion in net income reported in the fourth quarter of 2013. Single-Family net income for the first quarter of 2014 was driven primarily by guaranty fee income. The Single-Family guaranty book of business was $2.88 trillion as of March 31, 2014 and $2.89 trillion as of December 31, 2013. Single-Family guaranty fee income was $2.9 billion in the first quarter of 2014 and $2.8 billion in the fourth quarter of 2013.

Multifamily business had net income of $330 million in the first quarter of 2014, compared with $706 million in the fourth quarter of 2013. The decrease in net income in the first quarter of 2014 compared with the fourth quarter of 2013 was due primarily to a decrease in credit-related income and a decrease in gains on the sale of partnership investments. Multifamily recorded credit-related income of $34 million in the first quarter of 2014, compared with credit-related income of $234 million in the fourth quarter of

2013. This decline was driven by greater improvement in property valuations in the fourth quarter of 2013 compared with the first quarter of 2014. The Multifamily guaranty book of business was $199.0 billion as of March 31, 2014, compared with $200.6 billion as of December 31, 2013. Multifamily guaranty fee income was $311 million for the first quarter of 2014 and $315 million for the fourth quarter of 2013.

Capital Markets group had net income of $3.8 billion in the first quarter of 2014, compared with $4.5 billion in the fourth quarter of 2013. The decrease in net income in the first quarter of 2014 compared with the fourth quarter of 2013 was due primarily to fair value losses, offset by an increase in fee and other income as a result of settlement agreements related to private-label mortgage-related securities. Fair value losses for the first quarter of 2014 were $1.3 billion, compared with gains of $1.1 billion in the fourth quarter of 2013. Capital Markets' net interest income for the first quarter of 2014 was $1.8 billion, compared with $2.0 billion in the fourth quarter of 2013. The Capital Markets retained mortgage portfolio balance decreased to $467.7 billion as of March 31, 2014, compared with $490.7 billion as of December 31, 2013, resulting from purchases of $34.4 billion and liquidations and sales of $57.4 billion during the quarter.

Business Segments

(Dollars in millions)	1Q14	4Q13	Variance	1Q14	1Q13	Variance
Single-Family Segment:						
Guaranty fee income	$ 2,870	$ 2,830	$ 40	$ 2,870	$ 2,375	$ 495
Credit-related income	1,002	848	154	1,002	1,034	(32)
Other	(836)	(877)	41	(836)	(88)	(748)
Income before federal income taxes	3,036	2,801	235	3,036	3,321	(285)
(Provision) benefit for federal income taxes	(927)	(667)	(260)	(927)	31,578	(32,505)
Net income	$ 2,109	$ 2,134	$ (25)	$ 2,109	$ 34,899	$ (32,790)
Multifamily Segment:						
Guaranty fee income	$ 311	$ 315	$ (4)	$ 311	$ 291	$ 20
Credit-related income	34	234	(200)	34	183	(149)
Other	(24)	203	(227)	(24)	37	(61)
Income before federal income taxes	321	752	(431)	321	511	(190)
Benefit (provision) for federal income taxes	9	(46)	55	9	7,988	(7,979)
Net income	$ 330	$ 706	$ (376)	$ 330	$ 8,499	$ (8,169)
Capital Markets Segment:						
Net interest income	$ 1,830	$ 2,031	$ (201)	$ 1,830	$ 2,742	$ (912)
Investment gains, net	1,336	1,074	262	1,336	1,349	(13)
Fair value (losses) gains, net	(1,337)	1,061	(2,398)	(1,337)	875	(2,212)
Other	3,672	1,461	2,211	3,672	(86)	3,758
Income before federal income taxes	5,501	5,627	(126)	5,501	4,880	621
(Provision) benefit for federal income taxes	(1,666)	(1,103)	(563)	(1,666)	11,005	(12,671)
Net income	$ 3,835	$ 4,524	$ (689)	$ 3,835	$ 15,885	$ (12,050)

ANNEX I

FANNIE MAE

(In conservatorship)

Condensed Consolidated Balance Sheets — (Unaudited)

(Dollars in millions, except share amounts)

	As of	
	March 31, 2014	December 31, 2013
ASSETS		
Cash and cash equivalents	$ 14,056	$ 19,228
Restricted cash (includes $20,550 and $23,982, respectively, related to consolidated trusts)	24,583	28,995
Federal funds sold and securities purchased under agreements to resell or similar arrangements	12,750	38,975
Investments in securities:		
Trading, at fair value	31,795	30,768
Available-for-sale, at fair value (includes $949 and $998, respectively, related to consolidated trusts)	37,128	38,171
Total investments in securities	68,923	68,939
Mortgage loans:		
Loans held for sale, at lower of cost or fair value (includes $201 and $31, respectively, related to consolidated trusts)	1,494	380
Loans held for investment, at amortized cost:		
Of Fannie Mae	290,903	300,159
Of consolidated trusts (includes $14,637 and $14,268 respectively, at fair value and loans pledged as collateral that may be sold or repledged of $415 and $442, respectively)	2,767,530	2,769,547
Total loans held for investment	3,058,433	3,069,706
Allowance for loan losses	(41,911)	(43,846)
Total loans held for investment, net of allowance	3,016,522	3,025,860
Total mortgage loans	3,018,016	3,026,240
Accrued interest receivable, net (includes $7,463 and $7,271, respectively, related to consolidated trusts)	8,459	8,319
Acquired property, net	11,960	11,621
Deferred tax assets, net	45,366	47,560
Other assets (includes cash pledged as collateral of $1,291 and $1,590, respectively)	22,392	20,231
Total assets	$ 3,226,505	$ 3,270,108
LIABILITIES AND EQUITY		
Liabilities:		
Accrued interest payable (includes $8,262 and $8,276, respectively, related to consolidated trusts)	$ 10,681	$ 10,553
Federal funds purchased and securities sold under agreements to repurchase	25	—
Debt:		
Of Fannie Mae (includes $1,775 and $1,308, respectively, at fair value)	481,853	529,434
Of consolidated trusts (includes $15,373 and $14,976, respectively, at fair value)	2,712,842	2,705,089
Other liabilities (includes $444 and $488, respectively, related to consolidated trusts)	13,012	15,441
Total liabilities	3,218,413	3,260,517
Commitments and contingencies	—	—
Fannie Mae stockholders' equity:		
Senior preferred stock, 1,000,000 shares issued and outstanding	117,149	117,149
Preferred stock, 700,000,000 shares are authorized—555,374,922 shares issued and outstanding	19,130	19,130
Common stock, no par value, no maximum authorization—1,308,762,703 shares issued and 1,158,080,657 shares outstanding	687	687
Accumulated deficit	(123,098)	(121,227)
Accumulated other comprehensive income	1,575	1,203
Treasury stock, at cost, 150,682,046 shares	(7,401)	(7,401)
Total Fannie Mae stockholders' equity	8,042	9,541
Noncontrolling interest	50	50
Total equity	8,092	9,591
Total liabilities and equity	$ 3,226,505	$ 3,270,108

See Notes to Condensed Consolidated Financial Statements in the First Quarter 2014 Form 10-Q

FANNIE MAE

(In conservatorship)

Condensed Consolidated Statements of Operations and Comprehensive Income — (Unaudited)

(Dollars and shares in millions, except per share amounts)

	For the Three Months Ended March 31,	
	2014	**2013**
Interest income:		
Trading securities	$ 127	$ 226
Available-for-sale securities	440	673
Mortgage loans (includes $25,954 and $25,394, respectively, related to consolidated trusts)	28,588	29,224
Other	24	57
Total interest income	29,179	30,180
Interest expense:		
Short-term debt	20	43
Long-term debt (includes $22,076 and $21,158, respectively, related to consolidated trusts)	24,421	23,833
Total interest expense	24,441	23,876
Net interest income	4,738	6,304
Benefit for credit losses	774	957
Net interest income after benefit for credit losses	5,512	7,261
Investment gains, net	146	118
Net other-than-temporary impairments	(51)	(9)
Fair value (losses) gains, net	(1,190)	834
Debt extinguishment losses, net	—	(23)
Fee and other income	4,355	568
Non-interest income	3,260	1,488
Administrative expenses:		
Salaries and employee benefits	325	317
Professional services	242	223
Occupancy expenses	50	46
Other administrative expenses	55	55
Total administrative expenses	672	641
Foreclosed property income	(262)	(260)
Temporary Payroll Tax Cut Continuation Act of 2011 (“TCCA”) fees	322	186
Other expenses, net	131	68
Total expenses	863	635
Income before federal income taxes	7,909	8,114
(Provision) benefit for federal income taxes	(2,584)	50,571
Net income	5,325	58,685
Other comprehensive income:		
Changes in unrealized gains on available-for-sale securities, net of reclassification adjustments and taxes	372	648
Other	—	6
Total other comprehensive income	372	654
Total comprehensive income attributable to Fannie Mae	$ 5,697	$ 59,339
Net income attributable to Fannie Mae	5,325	58,685
Dividends available for distribution to senior preferred stockholder	(5,692)	(59,368)
Net loss attributable to common stockholders	$ (367)	$ (683)
Loss per share: basic and diluted	$ (0.06)	$ (0.12)
Weighted-average common shares outstanding: basic and diluted	5,762	5,762

See Notes to Condensed Consolidated Financial Statements in the First Quarter 2014 Form 10-Q

FANNIE MAE
(In conservatorship)
Condensed Consolidated Statements of Cash Flows— (Unaudited)
(Dollars in millions)

	For the Three Months Ended March 31,	
	2014	2013
Net cash used in operating activities	$ (1,321)	$ (6,420)
Cash flows provided by investing activities:		
Purchases of trading securities held for investment	—	(2,021)
Proceeds from maturities and paydowns of trading securities held for investment	333	659
Proceeds from sales of trading securities held for investment	486	781
Proceeds from maturities and paydowns of available-for-sale securities	1,446	2,689
Proceeds from sales of available-for-sale securities	35	270
Purchases of loans held for investment	(24,486)	(60,504)
Proceeds from repayments and sales of loans acquired as held for investment of Fannie Mae	6,217	18,470
Proceeds from repayments and sales of loans acquired as held for investment of consolidated trusts	80,610	201,345
Net change in restricted cash	4,412	10,688
Advances to lenders	(20,501)	(38,471)
Proceeds from disposition of acquired property and preforeclosure sales	6,329	13,057
Net change in federal funds sold and securities purchased under agreements to resell or similar arrangements	26,225	(46,850)
Other, net	(385)	7
Net cash provided by investing activities	80,721	100,120
Cash flows used in financing activities:		
Proceeds from issuance of debt of Fannie Mae	69,086	155,561
Payments to redeem debt of Fannie Mae	(117,058)	(141,422)
Proceeds from issuance of debt of consolidated trusts	58,216	122,408
Payments to redeem debt of consolidated trusts	(87,643)	(223,943)
Payments of cash dividends on senior preferred stock to Treasury	(7,191)	(4,224)
Other, net	18	216
Net cash used in financing activities	(84,572)	(91,404)
Net (decrease) increase in cash and cash equivalents	(5,172)	2,296
Cash and cash equivalents at beginning of period	19,228	21,117
Cash and cash equivalents at end of period	$ 14,056	$ 23,413
Cash paid during the period for:		
Interest	$ 26,567	$ 27,824
Income taxes	425	—

See Notes to Condensed Consolidated Financial Statements in the First Quarter 2014 Form 10-Q

Exhibit 99.2

Fannie Mae
2014 First Quarter Credit Supplement

May 8, 2014

FannieMae

- This presentation includes information about Fannie Mae, including information contained in Fannie Mae's Quarterly Report on Form 10-Q for the quarter ended March 31, 2014, the "2014 Q1 Form 10-Q." Some of the terms used in these materials are defined and discussed more fully in the 2014 Q1 Form 10-Q and in Fannie Mae's Form 10-K for the year ended December 31, 2013, the "2013 Form 10-K." These materials should be reviewed together with the 2014 Q1 Form 10-Q and the 2013 Form 10-K, copies of which are available on the "SEC Filings" page in the "Investor Relations" section of Fannie Mae's web site at www.fanniemae.com.

- Some of the information in this presentation is based upon information that we received from third-party sources such as sellers and servicers of mortgage loans. Although we generally consider this information reliable, we do not independently verify all reported information.

- Due to rounding, amounts reported in this presentation may not add to totals indicated (or 100%). A dash indicates less than 0.05% or a null value.

- Unless otherwise indicated data labeled as "YTD 2014" is as of March 31, 2014 or for the first three months of 2014.

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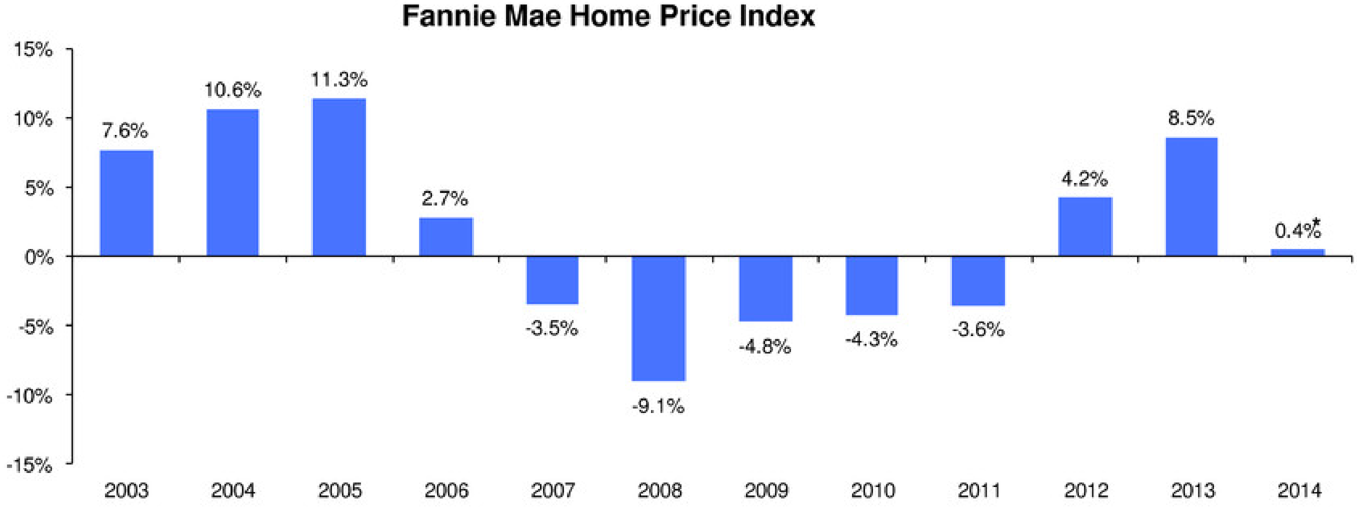
Home Price Growth/Decline Rates in the U.S.



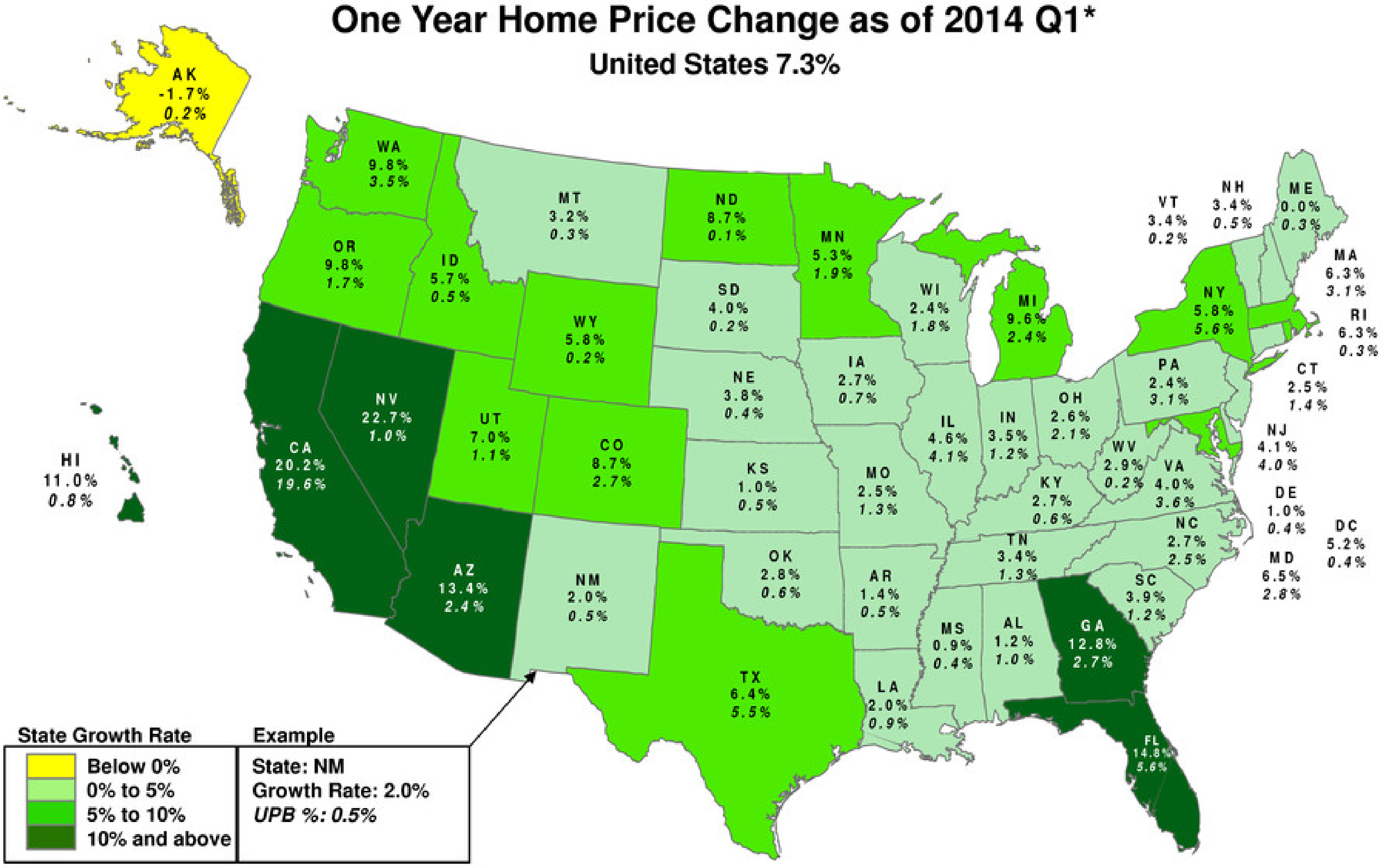
S&P/Case-Shiller Index	10.7%	14.6%	14.7%	-0.3%	-8.4%	-18.4%	-2.5%	-3.8%	-3.7%	7.2%	11.3%

*Year-to-date as of Q1 2014. Estimate based on purchase transactions in Fannie-Freddie acquisition and public deed data available through the end of March 2014. Including subsequent data may lead to materially different results.

Based on our home price index, we estimate that home prices on a national basis increased by 0.4% in the first quarter of 2014, following an increase of 8.5% in 2013 and 4.2% in 2012. Despite the recent increases in home prices, we estimate that, through March 31, 2014, home prices on a national basis remained 13.4% below their peak in the third quarter of 2006. Our home price estimates are based on preliminary data and are subject to change as additional data become available.

One Year Home Price Change as of 2014 Q1*

United States 7.3%



*Source: Fannie Mae. Home price estimates are based on purchase transactions in Fannie-Freddie acquisition and public deed data available through the end of March 2014. UPB estimates are based on data available through the end of March 2014. Including subsequent data may lead to materially different results.

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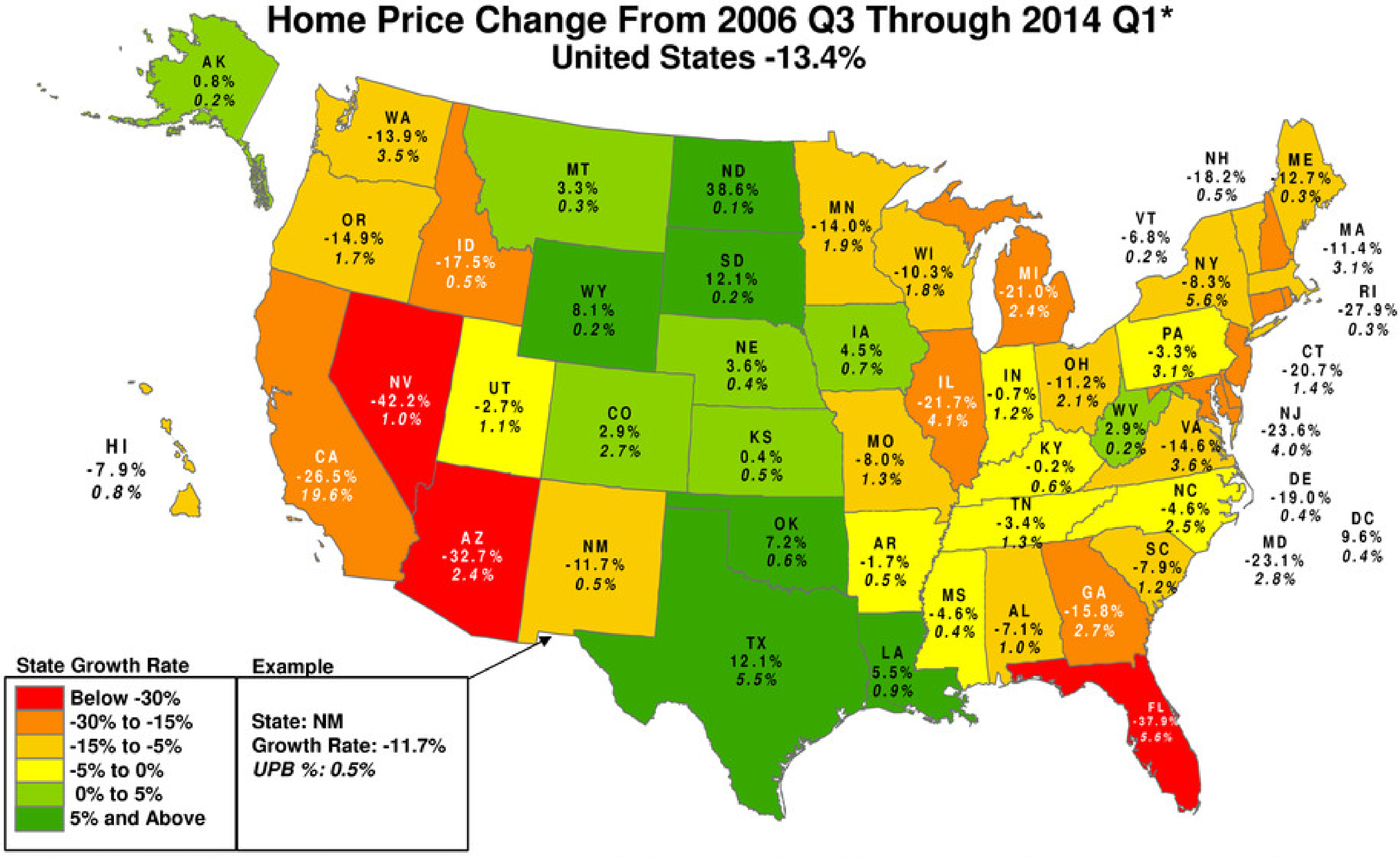
Home Price Change From 2006 Q3 Through 2014 Q1*

United States -13.4%



*Source: Fannie Mae. Home price estimates are based on purchase transactions in Fannie-Freddie acquisition and public deed data available through the end of March 2014. UPB estimates are based on data available through the end of March 2014. Including subsequent data may lead to materially different results.

Note: Home prices on a national basis reached a peak in the third quarter of 2006.

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Credit Characteristics of Single-Family Business Acquisitions (1)

Acquisition Period	Q1 2014		Full Year 2013		Q4 2013		Q3 2013		Q2 2013		Q1 2013	
	Single-Family Acquisitions	Excl. Refi Plus (2)	Single-Family Acquisitions	Excl. Refi Plus (2)	Single-Family Acquisitions	Excl. Refi Plus (2)	Single-Family Acquisitions	Excl. Refi Plus (2)	Single-Family Acquisitions	Excl. Refi Plus (2)	Single-Family Acquisitions	Excl. Refi Plus (2)
Unpaid Principal Balance (billions)	$76.4	$61.8	$728.4	$564.5	$115.7	$94.8	$183.0	$145.6	$210.3	$159.8	$219.5	$164.3
Weighted Average Origination Note Rate	4.41%	4.37%	3.78%	3.73%	4.40%	4.37%	3.91%	3.88%	3.61%	3.54%	3.48%	3.39%
Origination Loan-to-Value (LTV) Ratio												
<= 60%	16.9%	16.5%	22.0%	23.5%	17.0%	16.8%	19.8%	20.5%	23.1%	25.0%	25.5%	28.5%
60.01% to 70%	12.5%	12.8%	13.9%	15.3%	12.0%	12.3%	13.0%	13.9%	14.4%	16.0%	15.2%	17.4%
70.01% to 80%	38.8%	44.0%	34.9%	41.2%	38.5%	43.7%	36.0%	41.8%	34.2%	40.9%	32.9%	39.7%
80.01% to 90%	12.3%	11.3%	10.5%	9.2%	12.1%	11.0%	11.4%	10.2%	10.3%	8.8%	9.2%	7.8%
90.01% to 100%	15.3%	15.4%	11.5%	10.8%	15.9%	16.2%	13.9%	13.6%	10.5%	9.4%	8.2%	6.6%
> 100%	4.2%	—	7.1%	—	4.5%	—	6.0%	—	7.6%	—	8.9%	—
Weighted Average Origination LTV Ratio	76.8%	75.2%	75.7%	71.4%	77.2%	75.3%	76.4%	73.2%	75.2%	70.5%	74.7%	68.5%
FICO Credit Scores (3)												
< 620	1.8%	—	1.4%	—	1.6%	—	1.4%	—	1.3%	—	1.3%	—
620 to < 660	5.7%	4.1%	3.4%	1.9%	4.8%	3.3%	3.7%	2.2%	3.1%	1.6%	2.8%	1.3%
660 to < 700	13.9%	12.6%	9.7%	7.8%	12.4%	11.1%	10.5%	8.8%	8.9%	6.9%	8.2%	6.0%
700 to < 740	21.3%	21.5%	18.2%	17.7%	20.8%	20.9%	19.2%	18.9%	17.7%	17.0%	16.5%	15.3%
>=740	57.3%	61.7%	67.3%	72.5%	60.3%	64.7%	65.2%	70.1%	68.8%	74.5%	71.3%	77.3%
Weighted Average FICO Credit Score	741	748	753	760	745	751	750	757	754	762	757	765
Product Distribution												
Fixed-rate	94.6%	93.8%	97.6%	97.0%	96.7%	96.2%	96.9%	96.2%	97.9%	97.4%	98.2%	97.8%
Adjustable-rate	5.4%	6.2%	2.4%	3.0%	3.3%	3.8%	3.1%	3.8%	2.1%	2.6%	1.8%	2.2%
Alt-A (4)	1.3%	—	1.3%	—	1.3%	—	1.3%	—	1.2%	—	1.4%	—
Subprime (5)	—	—	—	—	—	—	—	—	—	—	—	—
Interest Only	0.1%	0.1%	0.2%	0.3%	0.1%	0.1%	0.2%	0.3%	0.2%	0.3%	0.2%	0.3%
Negative Amortizing	—	—	—	—	—	—	—	—	—	—	—	—
Investor	11.2%	9.1%	9.3%	7.0%	10.1%	8.0%	9.5%	7.1%	9.4%	7.0%	8.5%	6.4%
Condo/Co-op	10.7%	10.8%	10.4%	10.1%	10.8%	10.7%	10.4%	10.0%	10.7%	10.4%	9.9%	9.4%
Refinance	54.9%	44.3%	70.2%	61.5%	51.5%	40.8%	61.7%	51.8%	74.9%	67.0%	82.6%	76.8%
Loan Purpose												
Purchase	45.1%	55.7%	29.8%	38.5%	48.5%	59.2%	38.3%	48.2%	25.1%	33.0%	17.4%	23.2%
Cash-out refinance	16.0%	19.8%	14.6%	18.8%	14.8%	18.0%	14.3%	17.9%	14.6%	19.2%	14.7%	19.6%
Other refinance	38.9%	24.5%	55.6%	42.7%	36.7%	22.7%	47.4%	33.9%	60.3%	47.8%	68.0%	57.2%
Top 3 Geographic Concentration	Single-Family Acquisitions		Single-Family Acquisitions		Single-Family Acquisitions		Single-Family Acquisitions		Single-Family Acquisitions		Single-Family Acquisitions	
	California	21.2%	California	23.7%	California	21.2%	California	21.9%	California	25.4%	California	24.8%
	Texas	7.4%	Texas	5.8%	Texas	7.0%	Texas	6.5%	Texas	5.6%	Texas	4.9%
	Florida	5.6%	Florida	4.7%	Florida	5.2%	Florida	4.9%	Florida	4.6%	Florida	4.4%

(1) Percentage calculated based on unpaid principal balance of loans at time of acquisition. Single-family business acquisitions refer to single-family mortgage loans we acquire through purchase or securitization transactions.

(2) Single-family business acquisitions for the applicable period excluding loans acquired under our Refi Plus initiative, which includes the Home Affordable Refinance Program ("HARP"). Our Refi Plus initiative provides expanded refinance opportunities for eligible Fannie Mae borrowers, and may involve the refinance of existing Fannie Mae loans with high loan-to-value ratios, including loans with loan-to-value ratios in excess of 100%.

(3) FICO credit score is as of loan origination, as reported by the seller of the mortgage loan.

(4) Newly originated Alt-A loans acquired after 2008 consist of the refinance of existing loans under our Refi Plus initiative. For a description of our Alt-A loan classification criteria, refer to Fannie Mae's 2014 Q1 Form 10-Q.

(5) For a description of our subprime loan classification criteria, refer to Fannie Mae's 2014 Q1 Form 10-Q.

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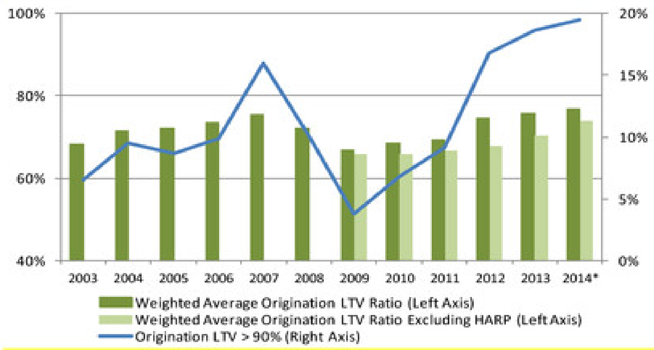
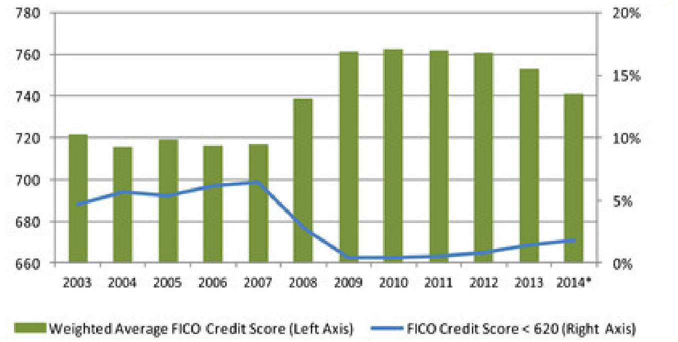
Certain Credit Characteristics of Single-Family Business Acquisitions: 2003 – 2014*[(1)]

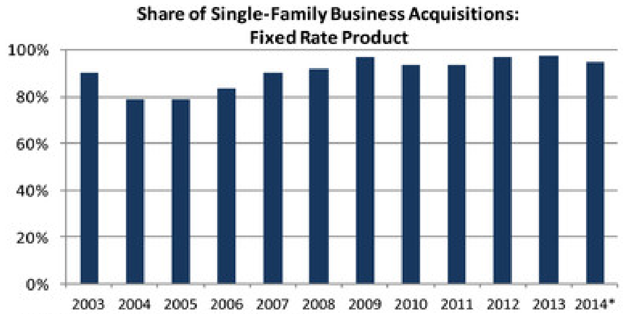
Origination Loan-to-Value Ratio [(2)]

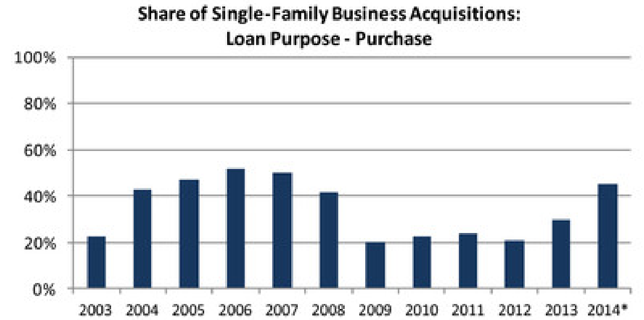


FICO Credit Score [(3)]



Product Feature





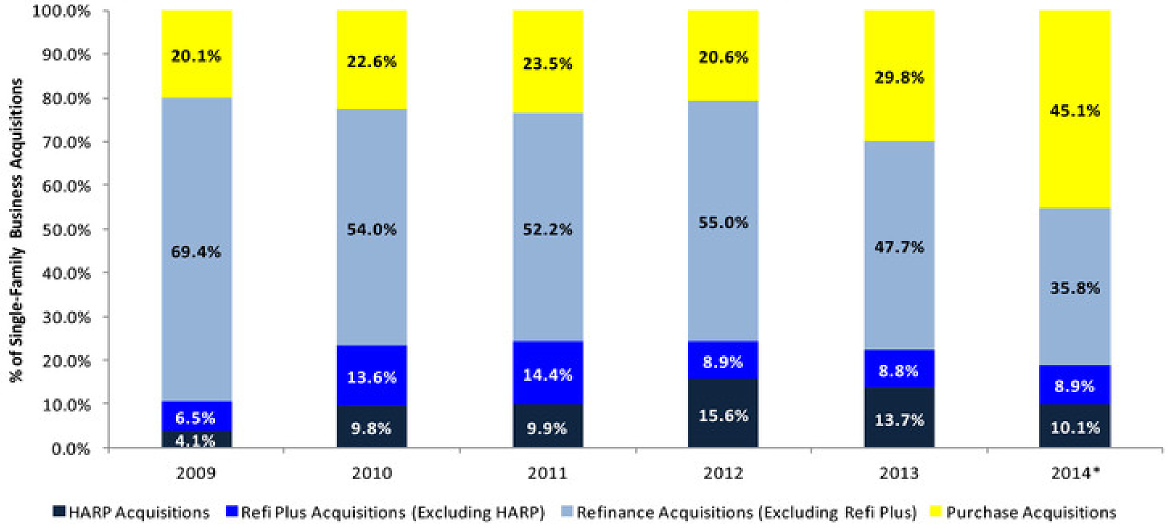
* Year-to-date through March 31, 2014.

(1) Percentage calculated based on unpaid principal balance of loans at time of acquisition. Single-family business acquisitions refer to single-family mortgage loans we acquire through purchase or securitization transactions.

(2) The refinance of loans under the Home Affordable Refinance Program ("HARP"), which started in April 2009, resulted in an increase in our acquisition of loans with high loan-to-value ratios, including our acquisition of loans with loan-to-value ratios in excess of 100%.

(3) FICO credit score is as of loan origination, as reported by the seller of the mortgage loan. Loans acquired after 2009 with FICO credit scores below 620 primarily consist of the refinance of existing loans under our Refi Plus initiative.

Single-Family Business Acquisitions by Loan Purpose



Acquisition Year	2009		2010		2011		2012		2013		2014*	
	HARP (1)	Refi Plus (Excluding HARP) (1)	HARP (1)	Refi Plus (Excluding HARP) (1)	HARP (1)	Refi Plus (Excluding HARP) (1)	HARP (1)	Refi Plus (Excluding HARP) (1)	HARP (1)	Refi Plus (Excluding HARP) (1)	HARP (1)	Refi Plus (Excluding HARP) (1)
Unpaid Principal Balance (billions)	$27.9	$44.7	$59.0	$80.5	$55.6	$81.2	$129.9	$73.8	$99.5	$64.4	$7.7	$6.8
Weighted Average Origination Note Rate	5.05%	4.85%	5.00%	4.68%	4.78%	4.44%	4.14%	3.89%	4.04%	3.80%	4.68%	4.45%
Origination Loan-to-Value Ratio:												
<=80%	—	100%	—	100%	—	100%	—	100%	—	100%	—	100%
80.01% to 105%	99.1%	—	94.4%	—	88.1%	—	57.2%	—	58.4%	—	70.1%	—
105.01% to 125%	0.9%	—	5.6%	—	11.9%	—	22.1%	—	21.5%	—	17.8%	—
>125%	—	—	—	—	—	—	20.7%	—	20.1%	—	12.1%	—
Weighted Average Origination Loan-to-Value Ratio	90.7%	63.3%	92.2%	62.3%	94.3%	60.2%	111.0%	61.1%	109.8%	60.2%	103.6%	61.4%
FICO Credit Scores (2)												
< 660	3.7%	2.5%	5.7%	3.8%	5.8%	4.5%	9.6%	7.1%	16.2%	12.2%	23.8%	19.7%
660 to < 740	31.9%	23.0%	33.1%	23.9%	32.6%	25.6%	33.8%	26.0%	38.7%	31.9%	41.3%	37.4%
>=740	64.4%	74.5%	61.2%	72.3%	61.5%	70.0%	56.6%	66.9%	45.1%	55.8%	34.9%	42.9%
Weighted Average FICO Credit Score	749	762	746	760	746	758	738	753	722	737	706	718

* Year-to-date through March 31, 2014.

(1) Our Refi Plus initiative, which started in April 2009, includes the Home Affordable Refinance Program ("HARP"). Our Refi Plus initiative provides expanded refinance opportunities for eligible Fannie Mae borrowers, and may involve the refinance of existing Fannie Mae loans with high loan-to-value ratios, including loans with loan-to-value ratios in excess of 100%.

(2) FICO credit score is as of loan origination, as reported by the seller of the mortgage loan.

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Credit Characteristics of Single-Family Conventional Guaranty Book of Business by Origination Year

		Origination Year									
As of March 31, 2014	Overall Book	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005 and Earlier
Unpaid Principal Balance (billions) [(1)]	$2,811.3	$42.5	$633.2	$714.3	$311.4	$270.8	$200.9	$75.9	$130.4	$93.8	$338.0
Share of Single-Family Conventional Guaranty Book	100.0%	1.5%	22.5%	25.4%	11.1%	9.6%	7.1%	2.7%	4.6%	3.3%	12.0%
Average Unpaid Principal Balance [(1)]	$160,174	$191,077	$197,487	$197,632	$169,600	$168,488	$162,659	$150,989	$163,133	$147,552	$86,852
Serious Delinquency Rate	2.19%	—	0.07%	0.19%	0.35%	0.55%	0.95%	6.40%	11.53%	10.58%	4.01%
Weighted Average Origination Loan-to-Value Ratio	74.3%	76.7%	76.3%	76.0%	71.4%	71.2%	69.9%	74.7%	78.3%	75.2%	72.3%
Origination Loan-to-Value Ratio > 90% [(2)]	15.3%	19.1%	19.5%	18.7%	12.7%	10.4%	6.6%	12.6%	20.9%	12.5%	10.4%
Weighted Average Mark-to-Market Loan-to-Value Ratio	66.4%	76.5%	70.4%	63.7%	58.8%	60.2%	62.2%	76.8%	93.8%	91.5%	58.3%
Mark-to-Market Loan-to-Value Ratio > 100% and <= 125%	5.0%	2.9%	3.7%	3.6%	0.9%	1.3%	1.6%	11.8%	24.1%	22.5%	5.3%
Mark-to-Market Loan-to-Value Ratio > 125%	2.1%	1.1%	1.6%	1.4%	—	0.1%	0.1%	2.7%	12.9%	12.6%	1.9%
Weighted Average FICO [(3)]	744	740	751	759	758	757	754	717	694	698	708
FICO < 620 [(3)]	2.6%	1.8%	1.5%	1.0%	0.7%	0.7%	0.7%	5.5%	10.9%	8.7%	7.1%
Interest Only	2.8%	—	0.2%	0.3%	0.6%	1.0%	1.0%	7.6%	18.3%	20.3%	5.8%
Negative Amortizing	0.2%	—	—	—	—	—	—	—	0.1%	1.6%	1.3%
Fixed-rate	91.6%	95.1%	97.5%	97.4%	94.5%	95.5%	97.2%	77.0%	66.9%	65.8%	78.7%
Primary Residence	88.1%	84.4%	86.4%	88.7%	87.3%	89.4%	90.8%	87.1%	89.3%	87.2%	89.1%
Condo/Co-op	9.5%	10.1%	10.4%	9.2%	8.8%	8.6%	9.0%	11.2%	10.0%	10.9%	8.8%
Credit Enhanced [(4)]	15.2%	24.4%	20.1%	14.9%	10.0%	7.2%	6.7%	25.9%	30.8%	19.8%	11.8%
Cumulative Default Rate [(5)]	—	—	—	0.1%	0.2%	0.4%	0.6%	4.2%	13.0%	11.9%	—

(1) Excludes non-Fannie Mae securities held in portfolio and those Alt-A and subprime wraps for which Fannie Mae does not have loan-level information. Fannie Mae had access to detailed loan-level information for approximately 99% of its single-family conventional guaranty book of business as of March 31, 2014.

(2) The increase after 2009 is the result of the Home Affordable Refinance Program ("HARP"), which involves the refinance of existing Fannie Mae loans with high loan-to-value ratios, including loans with loan-to-value ratios in excess of 100%.

(3) FICO credit score is as of loan origination, as reported by the seller of the mortgage loan.

(4) Unpaid principal balance of all loans with credit enhancement as a percentage of unpaid principal balance of single-family conventional guaranty book of business for which Fannie Mae has access to loan-level information.

(5) Defaults include loan liquidations other than through voluntary pay-off or repurchase by lenders and include loan foreclosures, short sales, sales to third parties and deeds-in-lieu of foreclosure. Cumulative Default Rate is the total number of single-family conventional loans in the guaranty book of business originated in the identified year that have defaulted, divided by the total number of single-family conventional loans in the guaranty book of business originated in the identified year. For 2003, 2004 and 2005 cumulative default rates, refer to slide 17.

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Credit Characteristics of Single-Family Conventional Guaranty Book of Business by Certain Product Features

	Categories Not Mutually Exclusive [(1)]								
As of March 31, 2014	Interest Only Loans	Loans with FICO < 620 [(2)]	Loans with FICO ≥ 620 and < 660 [(2)]	Loans with Origination LTV Ratio > 90%	Loans with FICO < 620 and Origination LTV Ratio > 90%	Alt-A Loans	Refi Plus Including HARP [(3)]	Subtotal of Certain Product Features [(1)]	Overall Book
Unpaid Principal Balance (billions) [(4)]	$77.8	$73.3	$153.9	$430.2	$21.1	$127.5	$551.8	$1,025.1	$2,811.3
Share of Single-Family Conventional Guaranty Book	2.8%	2.6%	5.5%	15.3%	0.8%	4.5%	19.6%	36.5%	100.0%
Average Unpaid Principal Balance [(4)]	$234,362	$119,524	$131,360	$171,638	$131,864	$151,700	$166,875	$155,768	$160,174
Serious Delinquency Rate	10.91%	9.15%	6.69%	3.13%	9.84%	8.72%	0.59%	3.81%	2.19%
Acquisition Years 2005 - 2008	80.7%	46.3%	39.7%	13.8%	36.3%	63.2%	—	22.0%	14.5%
Weighted Average Origination Loan-to-Value Ratio	74.0%	81.0%	79.3%	105.2%	107.2%	77.3%	86.7%	84.6%	74.3%
Origination Loan-to-Value Ratio > 90%	7.9%	28.8%	23.5%	100.0%	100.0%	13.6%	39.9%	42.0%	15.3%
Weighted Average Mark-to-Market Loan-to-Value Ratio	90.9%	79.8%	77.0%	94.8%	103.2%	82.7%	74.9%	78.5%	66.4%
Mark-to-Market Loan-to-Value Ratio > 100% and <= 125%	23.4%	14.7%	12.3%	18.6%	29.7%	17.6%	10.4%	11.2%	5.0%
Mark-to-Market Loan-to-Value Ratio > 125%	12.7%	7.3%	6.2%	8.3%	17.2%	9.5%	3.8%	4.9%	2.1%
Weighted Average FICO [(2)]	724	584	642	728	584	713	740	719	744
FICO < 620 [(2)]	1.5%	100.0%	—	4.9%	100.0%	2.1%	4.0%	7.2%	2.6%
Fixed-rate	24.3%	81.8%	83.8%	94.4%	86.1%	65.1%	98.7%	87.7%	91.6%
Primary Residence	85.2%	95.0%	93.1%	90.9%	95.0%	76.9%	85.3%	88.7%	88.1%
Condo/Co-op	15.2%	4.8%	6.2%	10.4%	5.9%	10.1%	9.6%	9.1%	9.5%
Credit Enhanced [(5)]	14.2%	24.8%	21.7%	57.4%	60.1%	12.4%	12.4%	27.4%	15.2%

(1) Loans with multiple product features are included in all applicable categories. The subtotal is calculated by counting a loan only once even if it is included in multiple categories.

(2) FICO credit score is as of loan origination, as reported by the seller of the mortgage loan.

(3) Our Refi Plus initiative, which started in April 2009, includes the Home Affordable Refinance Program ("HARP"). Our Refi Plus initiative provides expanded refinance opportunities for eligible Fannie Mae borrowers, and may involve the refinance of existing Fannie Mae loans with high loan-to-value ratios, including loans with loan-to-value ratios in excess of 100%.

(4) Excludes non-Fannie Mae securities held in portfolio and those Alt-A and subprime wraps for which Fannie Mae does not have loan-level information. Fannie Mae had access to detailed loan-level information for approximately 99% of its single-family conventional guaranty book of business as of March 31, 2014.

(5) Unpaid principal balance of all loans with credit enhancement as a percentage of unpaid principal balance of single-family conventional guaranty book of business for which Fannie Mae had access to loan-level information.

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Credit Characteristics of Single-Family Conventional Guaranty Book of Business and Single-Family Real Estate Owned (REO) in Select States

	SF Conventional Guaranty Book of Business as of March 31, 2014 [1]				Seriously Delinquent Loans as of March 31, 2014 [2]		Real Estate Owned (REO)				
	UPB (billions)	% of Total	Weighted Average Mark-to-Market LTV	Mark-to-Market LTV > 100%	Seriously Delinquent Loan Share [2]	SDQ Rate [2]	Q1 2014 Acquisitions (# of Properties)	Q1 2014 Dispositions (# of Properties)	REO Ending Inventory as of March 31, 2014	Average Days to Foreclosure [3]	% of YTD 2014 Credit Losses [4]
Select States [5]											
California	$551.3	19.6%	56.2%	5.0%	5.4%	0.86%	1,438	1,720	4,649	643	-8.8%
Florida	$158.7	5.6%	78.2%	23.2%	18.3%	6.12%	7,837	6,227	21,486	1,308	34.3%
New York	$156.6	5.6%	60.8%	4.8%	9.2%	4.31%	486	265	1,387	1,332	4.1%
Texas	$153.4	5.5%	62.9%	0.4%	2.8%	0.95%	968	948	2,175	564	0.6%
Illinois	$115.5	4.1%	76.9%	15.8%	5.7%	2.79%	2,522	2,676	11,110	862	13.3%
New Jersey	$112.6	4.0%	70.4%	10.5%	9.0%	6.08%	588	357	2,072	1,222	5.5%
Virginia	$99.8	3.6%	65.5%	4.9%	1.4%	1.05%	612	582	1,545	571	1.8%
Washington	$99.2	3.5%	67.5%	6.2%	2.5%	1.82%	739	1,100	2,723	885	4.1%
Pennsylvania	$85.9	3.1%	67.5%	3.9%	4.3%	2.60%	1,140	1,130	3,275	958	4.7%
Massachusetts	$85.9	3.1%	63.5%	3.5%	2.7%	2.40%	100	305	1,034	783	0.5%
Region [6]											
Midwest	$419.7	14.9%	72.6%	8.6%	15.6%	1.81%	7,542	9,325	30,411	684	25.9%
Northeast	$537.3	19.1%	66.0%	6.2%	30.0%	3.74%	3,417	2,956	11,430	1,060	20.5%
Southeast	$624.1	22.2%	71.3%	10.7%	33.0%	3.00%	13,524	12,003	38,736	1,028	50.8%
Southwest	$447.4	15.9%	66.0%	3.4%	9.2%	1.11%	4,097	4,547	10,635	577	4.5%
West	$782.9	27.8%	59.8%	5.9%	12.2%	1.25%	3,316	3,896	11,186	776	-1.8%
Total	$2,811.3	100.0%	66.4%	7.0%	100.0%	2.19%	31,896	32,727	102,398	869	100.0%

(1) Based on the unpaid principal balance (UPB) of the single-family guaranty book of business as of March 31, 2014. Excludes non-Fannie Mae securities held in portfolio and those Alt-A and subprime wraps for which Fannie Mae does not have loan-level information. Fannie Mae had access to detailed loan-level information for approximately 99% of its single-family conventional guaranty book of business as of March 31, 2014.

(2) "Seriously delinquent loans" refers to single-family conventional loans that are 90 days or more past due or in the foreclosure process. "Seriously delinquent loan share" refers to the percentage of our single-family seriously delinquent loan population in the applicable state or region. "SDQ rate" refers to the number of single-family conventional loans that were seriously delinquent in the applicable state or region, divided by the number of loans in our single-family conventional guaranty book of business in that state or region.

(3) Measured from the borrowers' last paid installment on their mortgages to when the related properties were added to our REO inventory for foreclosures completed during the first three months of 2014. Fannie Mae incurs additional costs associated with property taxes, hazard insurance, and legal fees while a delinquent loan remains in the foreclosure process. Additionally, the longer a loan remains in the foreclosure process, the longer it remains in our guaranty book of business as a seriously delinquent loan. Home Equity Conversion Mortgages (HECMs) insured by HUD are excluded from this calculation.

(4) Expressed as a percentage of credit losses for the single-family guaranty book of business. Credit losses consist of (a) charge-offs, net of recoveries and (b) foreclosed property income, adjusted to exclude the impact of fair value losses resulting from credit-impaired loans acquired from MBS trusts. Negative values are the result of recoveries on previously recognized credit losses. For information on total credit losses, refer to Fannie Mae's 2014 Q1 Form 10Q.

(5) Select states represent the top ten states in UPB of the single-family conventional guaranty book of business as of March 31, 2014.

(6) For information on which states are included in each region, refer to Fannie Mae's 2014 Q1 Form 10-Q.

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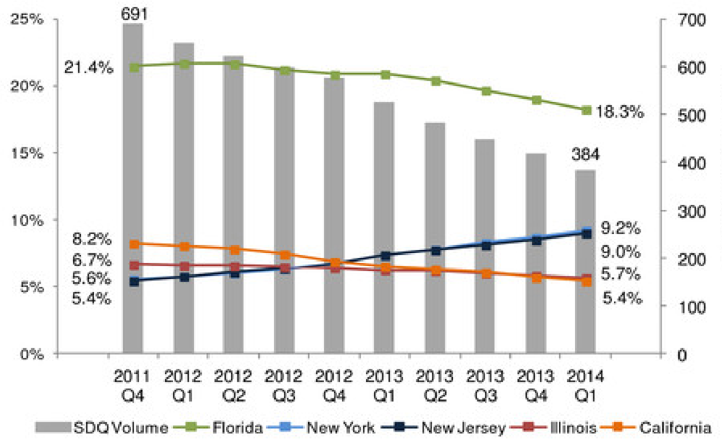
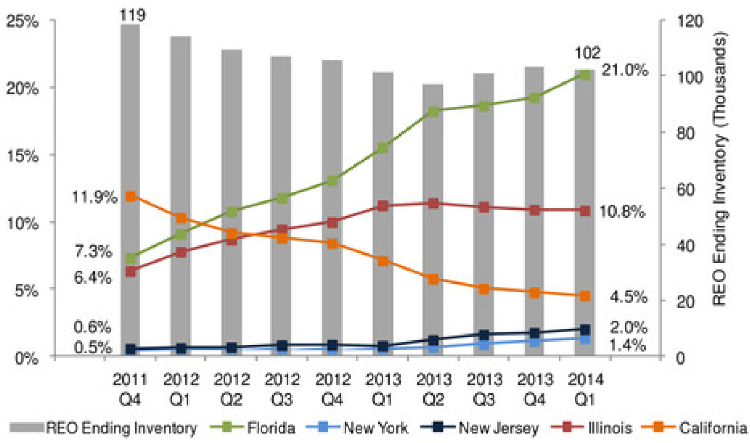
Seriously Delinquent Loan and REO Ending Inventory Share by Select States (1)

Seriously Delinquent Loan Share by Select States (2)



REO Ending Inventory Share by Select States (3)



Although our serious delinquency rate has decreased, this rate and the period of time that loans remain seriously delinquent continue to be negatively impacted by the length of time required to complete a foreclosure. High levels of foreclosures, changes in state foreclosure laws, new federal and state servicing requirements imposed by regulatory actions and legal settlements, and the need for servicers to adapt to these changes have lengthened the time it takes to foreclose on a mortgage loan in many states. Longer foreclosure timelines result in these loans remaining in our book of business for a longer time, which has caused our serious delinquency rate to decrease more slowly in the last few years than it would have if the pace of foreclosures had been faster.

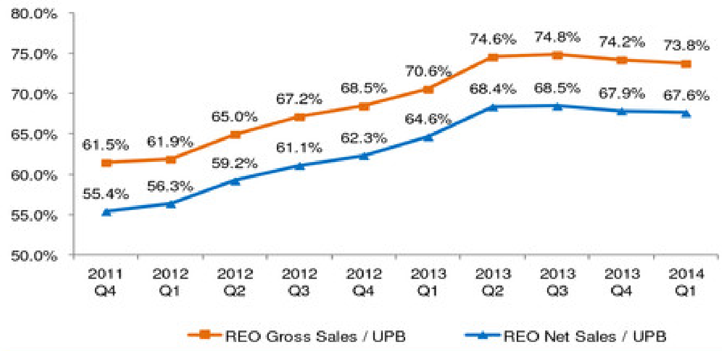
(1) Based on states with the largest volume of seriously delinquent loans in our single-family conventional guaranty book of business as of March 31, 2014.

(2) "Seriously delinquent loan share" refers to the percentage of our single-family seriously delinquent loan population in the applicable state.

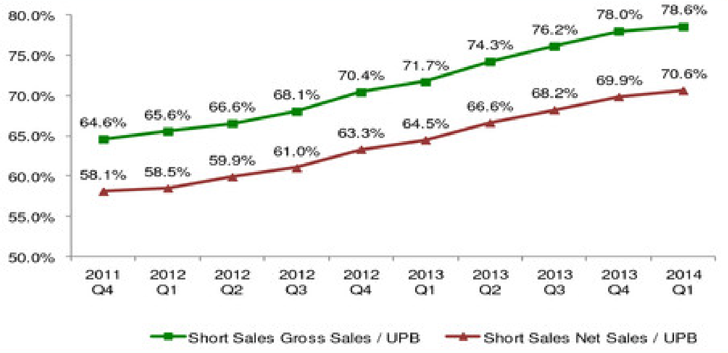
(3) Share of REO ending inventory calculated as the number of properties in the single-family REO ending inventory for the state divided by the total number of single-family properties in the REO ending inventory for the specified time period.

Single-Family Short Sales and REO Sales Price / UPB of Mortgage Loans

REO (1) Direct Sale Dispositions: Sales Price / UPB (2)



Short Sales: Sales Price / UPB (2)



Gross Sales Price/UPB Trends for Top 10 States (3)

REO Gross Sales Price / UPB	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014
Florida	64.5%	67.8%	70.7%	72.0%	70.1%
Illinois	57.2%	61.9%	63.2%	64.5%	64.8%
Michigan	59.9%	65.1%	67.8%	66.7%	66.1%
Ohio	61.7%	62.4%	64.6%	61.9%	59.4%
California	78.0%	85.3%	86.7%	86.8%	86.3%
Georgia	72.7%	76.4%	77.3%	75.3%	76.1%
Pennsylvania	67.4%	68.6%	70.1%	67.8%	65.9%
Washington	77.3%	80.8%	83.5%	79.7%	83.5%
Arizona	75.1%	79.8%	80.0%	79.7%	79.8%
North Carolina	76.9%	80.8%	80.6%	79.2%	79.2%

Short Sales Gross Sales Price / UPB	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014
Florida	65.8%	68.8%	71.3%	73.6%	75.6%
California	72.2%	75.5%	78.7%	81.4%	82.4%
Illinois	66.7%	68.6%	70.5%	72.7%	71.7%
Nevada	63.0%	67.1%	70.1%	73.6%	72.1%
New Jersey	71.2%	69.4%	72.2%	73.0%	70.6%
Washington	76.9%	80.5%	81.4%	82.9%	84.4%
New York	75.5%	74.9%	78.6%	76.0%	77.1%
Arizona	73.1%	76.5%	78.2%	79.2%	80.6%
Michigan	66.1%	66.8%	71.6%	74.7%	73.5%
Georgia	71.3%	74.0%	76.6%	79.5%	80.4%

(1) Includes REO properties that have been sold to a third party (excluding properties that have been repurchased by the seller/servicer, acquired by a mortgage insurance company, redeemed by a borrower, or sold through the FHFA Rental Pilot).

(2) Sales Price / UPB is calculated as the sum of sales proceeds received divided by the aggregate unpaid principal balance (UPB) of the related loans. Gross sales price represents the contract sale price. Net sales price represents the contract sale price less charges/credits paid by or due to the seller or other parties at closing.

(3) The states shown had the greatest volume of properties sold in the first three months of 2014 in each respective category.

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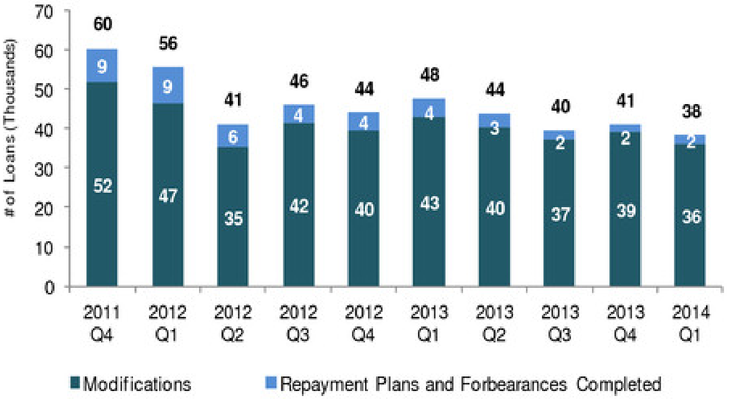
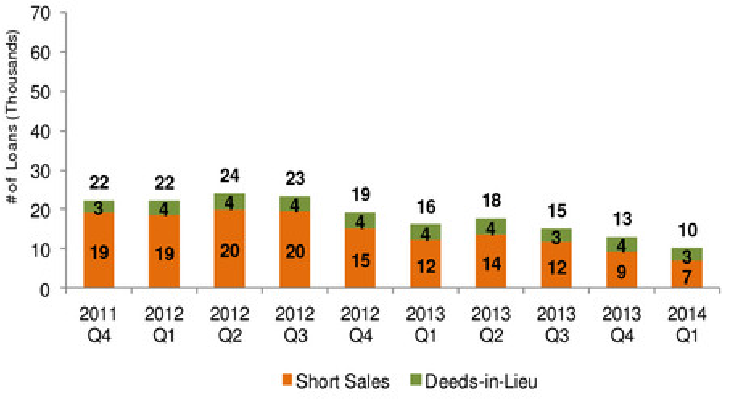
Single-Family Loan Workouts

Home Retention Strategies (1)



Foreclosure Alternatives (2)



(1) Consists of (a) modifications, which do not include trial modifications, loans to certain borrowers who have received bankruptcy relief that are classified as TDRs, or repayment plans or forbearances that have been initiated but not completed and (b) repayment plans and forbearances completed.

(2) Consists of (a) short sales, in which the borrower, working with the servicer and Fannie Mae, sells the home prior to foreclosure for less than the amount owed to pay off the loan, accrued interest and other expenses from the sale proceeds and (b) deeds-in-lieu of foreclosure, which involve the borrower's voluntarily signing over title to the property.

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Re-performance Rates of Modified Single-Family Loans (1)

	2011 Q1	2011 Q2	2011 Q3	2011 Q4	2012 Q1	2012 Q2	2012 Q3	2012 Q4	2013 Q1	2013 Q2	2013 Q3	2013 Q4
Modifications (2)	51,043	50,336	60,025	51,936	46,671	35,332	41,697	39,712	43,153	40,358	37,337	39,159
% Current or Paid Off												
3 months post modification	84%	84%	83%	84%	85%	84%	84%	85%	86%	83%	83%	84%
6 months post modification	78%	79%	79%	79%	78%	77%	80%	82%	79%	77%	79%	n/a
9 months post modification	75%	77%	76%	74%	73%	76%	78%	78%	76%	75%	n/a	n/a
12 months post modification	74%	75%	72%	71%	73%	75%	76%	76%	75%	n/a	n/a	n/a
15 months post modification	73%	72%	70%	71%	73%	74%	74%	75%	n/a	n/a	n/a	n/a
18 months post modification	71%	71%	70%	71%	72%	73%	75%	n/a	n/a	n/a	n/a	n/a
21 months post modification	70%	72%	71%	71%	72%	74%	n/a	n/a	n/a	n/a	n/a	n/a
24 months post modification	71%	73%	71%	71%	73%	n/a	n/a	n/a	n/a	n/a	n/a	n/a

(1) Excludes loans that were classified as subprime adjustable rate mortgages that were modified into fixed rate mortgages. Modifications include permanent modifications, but do not reflect loans currently in trial modifications.

(2) Defined as total number of completed modifications for the time periods noted.

Credit Loss Concentration of Single-Family Conventional Guaranty Book of Business

	% of Single-Family Conventional Guaranty Book of Business (1)						% of Single-Family Credit Losses (2)					
	2014	2013	2012	2011	2010	2009	2014	2013	2012	2011	2010	2009
Certain Product Features (3)												
Negative Amortizing Loans	0.2%	0.2%	0.3%	0.3%	0.4%	0.5%	1.3%	0.8%	0.5%	1.2%	1.9%	2.0%
Interest Only Loans	2.8%	2.9%	3.7%	4.7%	5.6%	6.6%	-7.5%	18.7%	21.8%	25.8%	28.6%	32.6%
Loans with FICO < 620 (4)	2.6%	2.6%	2.9%	3.2%	3.5%	3.9%	13.8%	7.0%	7.8%	7.9%	8.0%	8.8%
Loans with FICO ≥ 620 and < 660 (4)	5.5%	5.5%	6.0%	6.7%	7.4%	8.2%	19.0%	15.7%	14.2%	14.7%	15.1%	15.5%
Loans with Origination LTV Ratio > 90%	15.3%	15.1%	12.8%	10.0%	9.4%	9.4%	11.0%	20.8%	16.8%	14.0%	15.9%	19.2%
Loans with FICO < 620 and Origination LTV Ratio > 90% (4)	0.8%	0.7%	0.7%	0.7%	0.8%	0.9%	3.6%	2.0%	2.3%	2.2%	2.7%	3.4%
Alt-A Loans (5)	4.5%	4.7%	5.6%	6.6%	7.6%	8.9%	-2.4%	26.0%	23.7%	27.3%	33.2%	39.6%
Subprime Loans	0.1%	0.1%	0.2%	0.2%	0.2%	0.3%	1.4%	-0.2%	1.1%	0.6%	1.1%	1.5%
Refi Plus Including HARP	19.6%	19.5%	16.5%	11.2%	7.1%	2.5%	10.8%	7.4%	3.5%	1.4%	0.1%	—
Vintages												
2009 - 2014	77.3%	76.2%	65.3%	51.6%	39.0%	22.0%	14.7%	10.0%	5.1%	2.4%	0.4%	—
2005 - 2008	14.1%	14.7%	21.7%	30.4%	38.0%	48.7%	70.6%	77.6%	81.8%	82.9%	87.9%	88.1%
2004 & Prior	8.6%	9.1%	13.1%	18.0%	23.0%	29.2%	14.7%	12.4%	13.1%	14.8%	11.7%	11.9%
Select States (6)												
Florida	5.6%	5.7%	6.0%	6.3%	6.6%	7.0%	34.3%	28.9%	21.4%	11.0%	17.5%	15.5%
Illinois	4.1%	4.1%	4.2%	4.3%	4.3%	4.3%	13.3%	12.9%	9.6%	3.5%	4.3%	4.2%
New Jersey	4.0%	4.0%	4.0%	4.0%	4.0%	3.9%	5.5%	3.7%	2.0%	0.8%	1.2%	1.2%
Maryland	2.8%	2.8%	2.8%	2.9%	2.8%	2.8%	5.4%	3.1%	1.8%	0.6%	1.9%	2.0%
Pennsylvania	3.1%	3.1%	3.1%	3.0%	3.0%	3.0%	4.7%	3.0%	1.6%	0.8%	0.8%	0.8%
Ohio	2.1%	2.1%	2.2%	2.3%	2.4%	2.6%	4.5%	4.1%	3.3%	2.1%	2.2%	2.2%
New York	5.6%	5.6%	5.6%	5.6%	5.5%	5.3%	4.1%	1.9%	0.9%	0.6%	0.8%	0.8%
Washington	3.5%	3.5%	3.5%	3.5%	3.5%	3.4%	4.1%	3.7%	2.5%	3.2%	1.5%	1.1%
Michigan	2.4%	2.4%	2.5%	2.5%	2.6%	2.7%	2.8%	3.2%	4.5%	5.8%	6.3%	7.4%
Connecticut	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	2.6%	1.4%	0.9%	0.3%	0.4%	0.4%
All Other States	65.4%	65.4%	64.7%	64.2%	63.9%	63.6%	18.7%	34.2%	51.7%	71.2%	63.1%	64.4%

(1) Based on the unpaid principal balance (UPB) of the single-family conventional guaranty book of business as of December 31 for the time periods noted, with the exception of 2014 which is as of March 31, 2014.

(2) Based on the single-family credit losses for the year ended December 31 for the time periods noted, with the exception of 2014 which is through March 31, 2014. Credit losses consist of (a) charge-offs, net of recoveries and (b) foreclosed property income, adjusted to exclude the impact of fair value losses resulting from credit-impaired loans acquired from MBS trusts. Does not reflect the impact of recoveries that have not been allocated to specific loans. Negative values are the result of recoveries on previously recognized credit losses.

(3) Loans with multiple product features are included in all applicable categories. Categories are not mutually exclusive.

(4) FICO credit score is as of loan origination, as reported by the seller of the mortgage loan.

(5) Newly originated Alt-A loans acquired after 2008 consist of the refinance of existing loans under our Refi Plus Initiative.

(6) Select states represent the top ten states with the highest percentage of single-family credit losses for the three months ended March 31, 2014.

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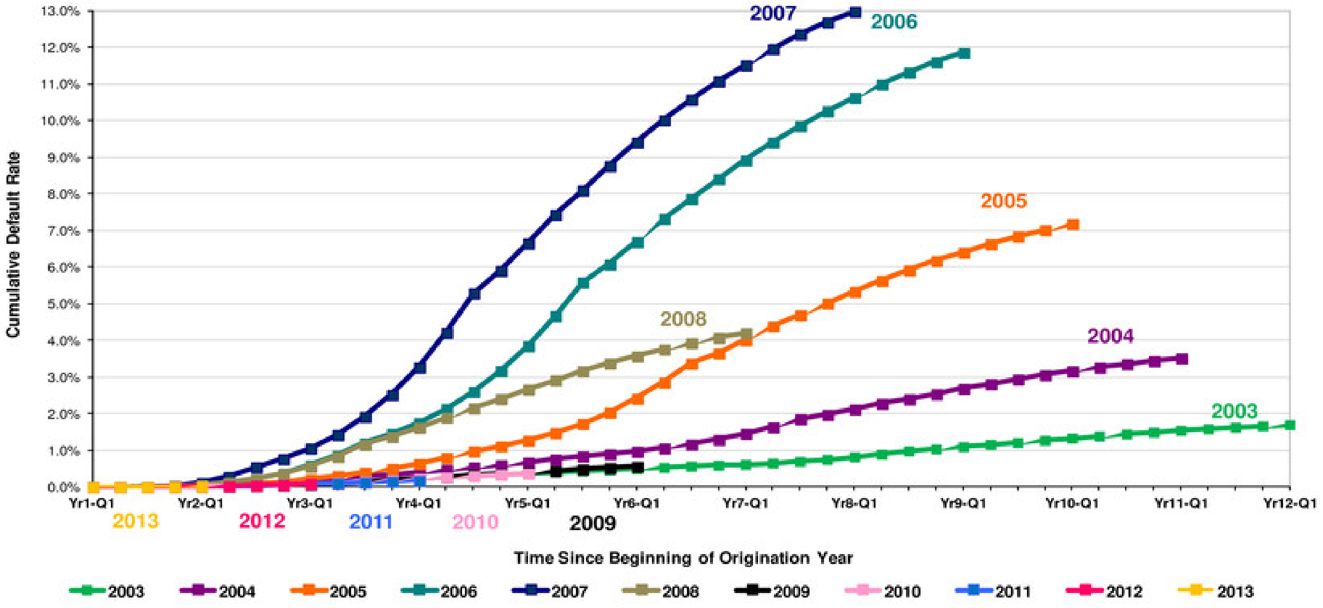
Cumulative Default Rates of Single-Family Conventional Guaranty Book of Business by Origination Year



Note: Defaults consist of loan liquidations other than through voluntary pay-off or repurchase by lenders and include loan foreclosures, short sales, sales to third parties and deeds-in-lieu of foreclosure. Cumulative Default Rate is the total number of single-family conventional loans in the guaranty book of business originated in the identified year that have defaulted, divided by the total number of single-family conventional loans in the guaranty book of business originated in the identified year.

Data as of March 31, 2014 is not necessarily indicative of the ultimate performance of the loans and performance is likely to change, perhaps materially, in future periods.

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Multifamily Credit Profile by Loan Attributes

As of March 31, 2014	Loan Counts	Unpaid Principal Balance (Billions)	% of Multifamily Guaranty Book of Business (UPB)	% Seriously Delinquent [1]	% of YTD 2014 Multifamily Credit Losses [2]	% of 2013 Multifamily Credit Losses [2]	% of 2012 Multifamily Credit Losses	% of 2011 Multifamily Credit Losses
Total Multifamily Guaranty Book of Business	34,656	$197.3	100%	0.10%	100%	100%	100%	100%
Credit Enhanced Loans:								
Credit Enhanced	31,354	$179.8	91%	0.09%	109%	1%	73%	83%
Non-Credit Enhanced	3,302	$17.4	9%	0.12%	-9%	99%	27%	17%
Origination loan-to-value ratio: [3]								
Less than or equal to 70%	22,189	$109.1	55%	0.04%	-18%	46%	14%	18%
Greater than 70% and less than or equal to 80%	10,191	$81.5	41%	0.17%	78%	35%	71%	70%
Greater than 80%	2,276	$6.6	3%	0.16%	40%	18%	15%	12%
Delegated Underwriting and Servicing (DUS ®) Loans: [4]								
DUS ® - Small Balance Loans [5]	8,702	$16.4	8%	0.23%	116%	5%	7%	9%
DUS ® - Non Small Balance Loans	12,541	$162.0	82%	0.05%	-87%	-26%	71%	72%
DUS ® - Total	**21,243**	**$178.4**	**90%**	**0.06%**	**29%**	**-21%**	**78%**	**81%**
Non-DUS - Small Balance Loans [5]	12,735	$9.4	5%	0.56%	49%	43%	16%	12%
Non-DUS - Non Small Balance Loans	678	$9.5	5%	0.24%	22%	78%	6%	7%
Non-DUS - Total	**13,413**	**$18.9**	**10%**	**0.40%**	**71%**	**121%**	**22%**	**19%**
Maturity Dates:								
Loans maturing in 2014	981	$4.7	2%	0.28%	40%	-16%	12%	5%
Loans maturing in 2015	2,469	$12.4	6%	0.08%	-1%	-2%	8%	6%
Loans maturing in 2016	2,534	$13.6	7%	0.15%	43%	33%	12%	8%
Loans maturing in 2017	3,631	$18.0	9%	0.26%	26%	81%	33%	21%
Loans maturing in 2018	3,084	$17.4	9%	0.16%	37%	1%	14%	21%
Other maturities	21,957	$131.2	66%	0.05%	-46%	3%	22%	39%
Loan Size Distribution:								
Less than or equal to $750K	8,510	$2.4	1%	0.54%	22%	13%	5%	5%
Greater than $750K and less than or equal to $3M	11,838	$17.8	9%	0.38%	149%	62%	17%	16%
Greater than $3M and less than or equal to $5M	4,461	$16.3	8%	0.26%	-60%	4%	12%	11%
Greater than $5M and less than or equal to $25M	8,490	$87.4	44%	0.07%	54%	-34%	55%	50%
Greater than $25M	1,357	$73.3	37%	—	-65%	55%	11%	18%

(1) We classify multifamily loans as seriously delinquent when payment is 60 days or more past due.

(2) Negative values are the result of recoveries on previously recognized credit losses. Due to increased recoveries in 2013-14, credit losses for certain populations will appear greater than 100%.

(3) Weighted average origination loan-to-value ratio is 66% as of March 31, 2014.

(4) Under the Delegated Underwriting and Servicing, or DUS ®, product line, Fannie Mae acquires individual, newly originated mortgages from specially approved DUS lenders using DUS underwriting standards and/or DUS loan documents. Because DUS lenders generally share the risk of loss with Fannie Mae, they are able to originate, underwrite, close and service certain loans without our pre-review.

(5) Multifamily loans with an original unpaid balance of up to $3 million nationwide or up to $5 million in high cost markets.

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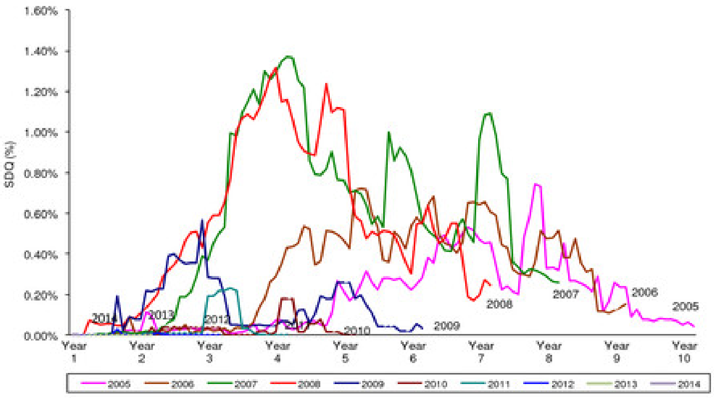
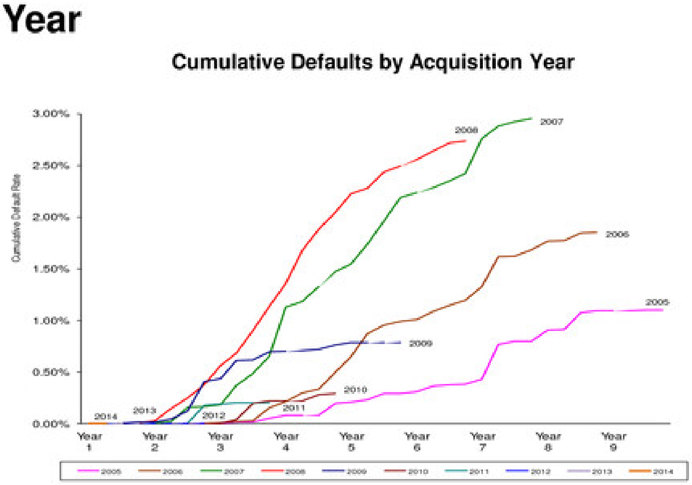
Multifamily Credit Profile by Acquisition Year

Multifamily SDQ Rate by Acquisition Year



Cumulative Defaults by Acquisition Year



As of March 31, 2014	Unpaid Principal Balance (Billions)	% of Multifamily Guaranty Book of Business (UPB)	% Seriously Delinquent [(1)]	# of Seriously Delinquent loans [(1)]	% of YTD 2014 Multifamily Credit Losses [(2)]	% of 2013 Multifamily Credit Losses [(2)]	% of 2012 Multifamily Credit Losses	% of 2011 Multifamily Credit Losses
Total Multifamily Guaranty Book of Business	$197.3	100%	0.10%	104	100%	100%	100%	100%
By Acquisition Year:								
2014	$3.5	2%	—	—	—	—	—	—
2013	$29.0	15%	—	—	—	—	—	—
2012	$32.8	17%	—	—	0%	0%	—	—
2011	$22.3	11%	—	—	8%	-2%	—	—
2010	$16.0	8%	—	—	-6%	96%	0%	—
2009	$15.4	8%	0.03%	3	-48%	-27%	7%	6%
2008	$18.8	10%	0.25%	32	80%	-12%	23%	31%
2007	$23.0	12%	0.26%	32	6%	13%	48%	33%
2006	$13.3	7%	0.15%	12	143%	45%	10%	7%
Prior to 2006	$23.3	12%	0.25%	25	-83%	-13%	13%	23%

(1) We classify multifamily loans as seriously delinquent when payment is 60 days or more past due.

(2) Negative values are the result of recoveries on previously recognized credit losses. Due to increased recoveries in 2013-14, credit losses for certain populations will appear greater than 100%.

FannieMae

Multifamily Credit Profile

As of March 31, 2014	Unpaid Principal Balance (Billions)	% of Multifamily Guaranty Book of Business (UPB)	% Seriously Delinquent (1)	% of YTD 2014 Multifamily Credit Losses (2)	% of 2013 Multifamily Credit Losses (2)	% of 2012 Multifamily Credit Losses	% of 2011 Multifamily Credit Losses
Total Multifamily Guaranty Book of Business	$197.3	100%	0.10%	100%	100%	100%	100%
Region: (3)							
Midwest	$17.4	9%	0.18%	-21%	-38%	15%	23%
Northeast	$38.2	19%	0.11%	23%	-8%	10%	3%
Southeast	$42.9	22%	0.11%	-4%	12%	53%	42%
Southwest	$37.7	19%	0.10%	133%	-32%	8%	26%
Western	$61.1	31%	0.05%	-30%	166%	14%	6%
Top Five States by UPB:							
California	$47.3	24%	0.04%	-57%	8%	1%	1%
New York	$22.5	11%	0.08%	5%	2%	3%	0%
Texas	$19.5	10%	0.07%	-18%	-16%	2%	19%
Florida	$10.6	5%	0.09%	36%	23%	36%	10%
Washington	$7.2	4%	0.04%	0%	1%	0%	0%
Asset Class: (4)							
Conventional/Co-op	$176.1	89%	0.11%	155%	99%	94%	96%
Seniors Housing	$12.7	6%	—	—	—	—	—
Manufactured Housing	$5.4	3%	0.01%	-4%	0%	3%	0%
Student Housing	$3.1	2%	—	-52%	1%	3%	4%
Targeted Affordable Segment:							
Privately Owned with Subsidy (5)	$29.2	15%	0.04%	11%	-15%	3%	14%
DUS & Non-DUS Lenders/Servicers:							
DUS: Bank (Direct, Owned Entity, or Subsidiary)	$69.9	35%	0.09%	-42%	7%	21%	29%
DUS: Non-Bank Financial Institution	$118.4	60%	0.09%	118%	79%	70%	68%
Non-DUS: Bank (Direct, Owned Entity, or Subsidiary)	$7.7	4%	0.18%	2%	4%	6%	1%
Non-DUS: Non-Bank Financial Institution	$1.1	1%	0.33%	23%	10%	2%	1%
Non-DUS: Public Agency/Non Profit	$0.2	0%	—	—	—	0%	0%

(1) We classify multifamily loans as seriously delinquent when payment is 60 days or more past due.

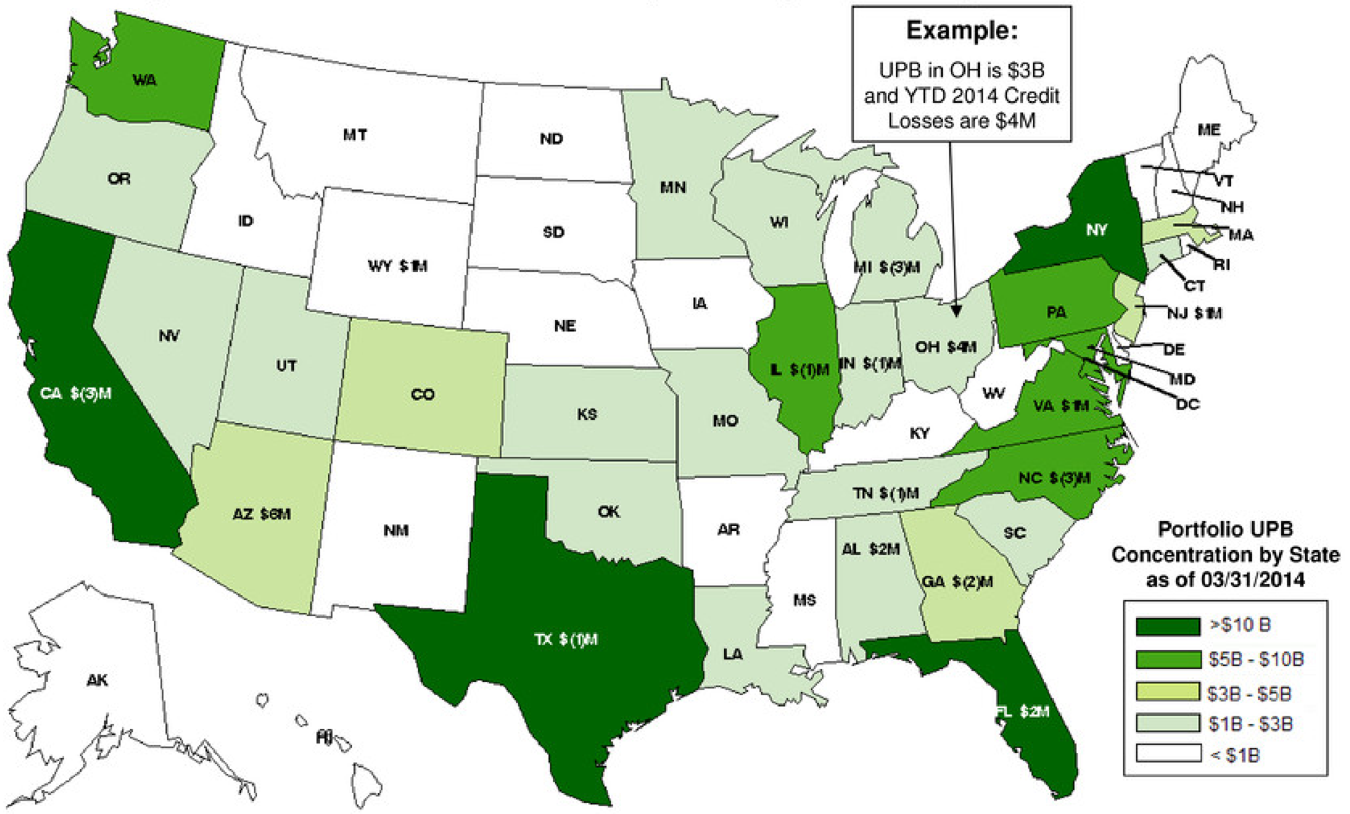
(2) Negative values are the result of recoveries from previously recognized credit losses. Due to increased recoveries in 2013-14, credit losses for certain populations will appear greater than 100%.

(3) For information on which states are included in each region, refer to Fannie Mae's 2014 Q1 Form 10-Q.

(4) Conventional Multifamily/Cooperative Housing/Affordable Housing: Conventional Multifamily is a loan secured by a residential property comprised of five or more dwellings which offers market rental rates (i.e., not subsidized or subject to rent restrictions). Cooperative Housing is a multifamily loan made to a cooperative housing corporation and secured by a first or subordinated lien on a cooperative multifamily housing project that contains five or more units. Affordable Housing is a multifamily loan on a mortgaged property encumbered by a regulatory agreement or recorded restriction that limits rents, imposes income restrictions on tenants or places other restrictions on the use of the property. Manufactured Housing Communities: A multifamily loan secured by a residential development that consists of sites for manufactured homes and includes utilities, roads and other infrastructure. In some cases, landscaping and various other amenities such as a clubhouse, swimming pool, and tennis and/or sports courts are also included. Seniors Housing: A multifamily loan secured by a mortgaged property that is intended to be used for residents for whom the owner or operator provides special services that are typically associated with either "independent living" or "assisted living." Some Alzheimer's and skilled nursing capabilities are permitted. Dedicated Student Housing: Multifamily loans secured by residential properties in which college or graduate students make up at least 80% of the tenants. Dormitories are not included.

(5) The Multifamily Affordable Business Channel focuses on financing properties that are under a regulatory agreement that provides long-term affordability, such as properties with rent subsidies or income restrictions.

Multifamily YTD 2014 Credit Losses by State ($ Millions) [1]



Numbers: Represent YTD 2014 credit losses for each state which totaled $6M as of March 31, 2014. States with no numbers had less than $500K in credit losses or less than $500K in credit-related income in the first quarter of 2014.
Shading: Represent Unpaid Principal Balance (UPB) for each state which totaled $197.3B as of March 31, 2014.

(1) Total state credit losses will not tie to total YTD 2014 credit losses due to rounding. Negative values are the result of recoveries on previously recognized credit losses.