

**Offering Circular Supplement  
(To Base Offering Circular dated July 1, 2003)**



**\$241,913,574**

**Government National Mortgage Association  
GINNIE MAE®**

**Guaranteed Multifamily REMIC  
Pass-Through Securities  
Ginnie Mae REMIC Trust 2004-023**

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**The securities may not be suitable investments for you. You should consider carefully the risks of investing in them.**

**See "Risk Factors" beginning on page S-7 which highlights some of these risks.**

**The Securities**

The Trust will issue the Classes of Securities listed on the inside front cover.

**The Ginnie Mae Guaranty**

Ginnie Mae will guarantee the timely payment of principal and interest on the securities. The Ginnie Mae Guaranty is backed by the full faith and credit of the United States of America. Ginnie Mae does not guarantee the payment of any prepayment penalties.

**The Trust and its Assets**

The Trust will own the Ginnie Mae Multifamily Certificates described on Exhibit A.

The Sponsor will offer the securities from time to time in negotiated transactions at varying prices. We expect the closing date to be April 30, 2004.

You should read the Base Offering Circular for Guaranteed Multifamily REMIC Pass-Through Securities as well as this Supplement.

The securities are exempt from registration under the Securities Act of 1933 and are "exempted securities" under the Securities Exchange Act of 1934.

**RBS Greenwich Capital**



**UTENDAHL CAPITAL PARTNERS, L.P.**

The date of this Offering Circular Supplement is April 23, 2004.

### Ginnie Mae REMIC Trust 2004-023

The Trust will issue the classes of securities listed in the table below.

Class	Original Principal Balance(1)	Interest Rate	Principal Type(2)	Interest Type(2)	Final Distribution Date(3)	CUSIP Number
A.....	\$ 6,500,000	1.537%	SEQ	FIX	June 2006	38374GBZ4
AB.....	47,000,000	3.629	SEQ	FIX	September 2027	38374GCA8
B.....	60,000,000	2.946	SEQ	FIX	March 2019	38374GCB6
CA.....	48,000,000	4.350	SEQ	FIX	September 2027	38374GCC4
CB.....	15,000,000	(4)	SEQ	WAC/DLY	September 2027	38374GCD2
D.....	42,000,000	(4)	SEQ	WAC/DLY	August 2031	38374GCE0
E.....	13,620,000	(4)	SEQ	WAC/DLY	November 2032	38374GCF7
Z.....	9,793,574	(4)	SEQ	WAC/Z/DLY	March 2044	38374GCG5
IO.....	241,913,574	(4)	NTL(PT)	WAC/IO/DLY	March 2044	38374GCH3
RR.....	0	0.000	NPR	NPR	March 2044	38374GCJ9

- (1) Subject to increase as described under “Increase in Size” in this Supplement. The amount shown for the Notional Class (indicated by “NTL” under Principal Type) is its original Class Notional Balance and does not represent principal that will be paid.
- (2) As defined under “Class Types” in Appendix I to the Multifamily Base Offering Circular. The Class Notional Balance of Class IO will be reduced in proportion to the Aggregate Class Principal Balance of Classes A, AB, B, CA, CB, D, E and Z.
- (3) See “Yield, Maturity and Prepayment Considerations — Final Distribution Date” in this Supplement.
- (4) Classes CB, D, E, Z and IO will bear interest during each Accrual Period at a variable rate per annum as described in this Supplement. See “Terms Sheet — Interest Rates” in this Supplement.

## AVAILABLE INFORMATION

You should purchase the securities only if you have read and understood the following documents:

- this Offering Circular Supplement (this “Supplement”) and
- the Base Offering Circular for the Guaranteed Multifamily REMIC Pass-Through Securities dated as of July 1, 2003 (hereinafter referred to as the “Multifamily Base Offering Circular”).

The Multifamily Base Offering Circular is available on Ginnie Mae’s website located at <http://www.ginniemae.gov>.

If you do not have access to the internet, call JPMorgan Chase Bank, which will act as information agent for the Trust, at (800) 234-GNMA, to order copies of the Multifamily Base Offering Circular.

In addition, you can obtain copies of the disclosure documents related to the Ginnie Mae Multifamily Certificates by contacting JPMorgan Chase Bank at the telephone number listed above.

Please consult the standard abbreviations of Class Types included in the Multifamily Base Offering Circular as Appendix I and the Glossary included in the Multifamily Base Offering Circular as Appendix II for definitions of capitalized terms.

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## TERMS SHEET

This terms sheet contains selected information for quick reference only. You should read this Supplement, particularly “Risk Factors,” and the Multifamily Base Offering Circular.

**Sponsor:** Greenwich Capital Markets, Inc.

**Co-Manager:** Countrywide Securities Corporation

**Trustee:** U.S. Bank National Association

**Tax Administrator:** The Trustee

**Closing Date:** April 30, 2004

**Distribution Date:** The 16th day of each month or, if the 16th day is not a Business Day, the first Business Day thereafter, commencing in May 2004.

**Composition of the Trust Assets:** The Ginnie Mae Multifamily Certificates will consist of 76 fixed rate Ginnie Mae Project Loan Certificates that have an aggregate balance of approximately \$241,978,574 as of the Cut-Off-Date.

**Certain Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans Underlying the Trust Assets (as of April 1, 2004 (the “Cut-off Date”))<sup>(1)</sup>:**

The Ginnie Mae Multifamily Certificates and the related Mortgage Loans will have the following characteristics, aggregated on the basis of the applicable FHA insurance program:

FHA Insurance Program	Principal Balance	Number of Pools	Percent of Total Balance	Weighted Average Mortgage Interest Rate	Weighted Average Certificate Rate	Weighted Average Original Term to Maturity <sup>(2)</sup> (in months)	Weighted Average Remaining Term to Maturity (in months)	Weighted Average Period from Issuance <sup>(2)</sup> (in months)	Weighted Average Remaining Lockout Period (in months)	Weighted Average Total Remaining Lockout and Prepayment Penalty Period (in months)
223(a)(7)	\$147,488,424	53	61.0%	5.782%	5.490%	355	352	3	45	111
232/223(f)	43,808,390	10	18.1	5.882	5.582	357	355	2	50	119
223(f)	25,839,524	9	10.7	5.607	5.320	388	387	1	42	114
221(d)(4)	24,842,236	4	10.3	6.411	6.161	453	450	3	58	117
Total/Weighted Average	<u>\$241,978,574</u>	<u>76</u>	<u>100.0%</u>	<u>5.846%</u>	<u>5.557%</u>	<u>369</u>	<u>366</u>	<u>3</u>	<u>47</u>	<u>113</u>

<sup>(1)</sup> Includes Ginnie Mae Multifamily Certificates added to pay the Trustee Fee. Some of the columns may not foot due to rounding.

<sup>(2)</sup> Based on the issue date of the related Ginnie Mae Multifamily Certificate.

*The information contained in this chart has been collected and summarized by the Sponsor and the Co-Manager based on publicly available information, including the disclosure documents for the Ginnie Mae Multifamily Certificates. See “The Ginnie Mae Multifamily Certificates — The Mortgage Loans” and Exhibit A to this Supplement.*

**Lockout Periods and Prepayment Penalties:** Certain of the Mortgage Loans prohibit voluntary prepayments during specified lockout periods with remaining terms that range from 11 to 85 months. The Mortgage Loans have a weighted average remaining lockout period of approximately 47 months. Certain of the Mortgage Loans provide for payment of Prepayment Penalties during specified periods beginning on the applicable lockout period end date or, if no lockout period applies, the applicable Issue Date. See “The Ginnie Mae Multifamily Certificates — Certain Additional Characteristics of the Mortgage Loans” and “Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans” in Exhibit A to this

*Supplement.* Prepayment Penalties received by the Trust will be allocated as described in this Supplement.

**Issuance of Securities:** The Securities, other than the Residual Securities, will initially be issued in book-entry form through the book-entry system of the U.S. Federal Reserve Banks (the “Fedwire Book-Entry System”). The Residual Securities will be issued in fully registered, certificated form. See “Description of the Securities — Form of Securities” in this Supplement.

**Increased Minimum Denomination Class:** Class IO. See “Description of the Securities — Form of Securities” in this Supplement.

**Interest Rates:** The Interest Rates for the Fixed Rate Classes are shown on the inside cover page of this Supplement.

The Weighted Average Coupon Classes will bear interest at per annum Interest Rates based on the Weighted Average Certificate Rate of the Ginnie Mae Multifamily Certificates (hereinafter referred to as “WACR”) as follows:

Class CB will bear interest during each Accrual Period at a per annum rate equal to the lesser of WACR and 5.0600%.

Class D will bear interest during each Accrual Period at a per annum rate equal to the lesser of WACR and 4.8140%.

Class E will bear interest during each Accrual Period at a per annum rate equal to the lesser of WACR and 5.1330%.

Class Z will bear interest during each Accrual Period at a per annum rate equal to WACR.

Class IO will bear interest during each Accrual Period at a per annum rate equal to WACR less the weighted average Interest Rate for that Accrual Period on Classes A, AB, B, CA, CB, D, E and Z, weighted based on the Class Principal Balance of each such Class for the related Distribution Date (before giving effect to any payments on such Distribution Date).

Classes CB, D, E, Z and IO will bear interest during the initial Accrual Period at the following approximate Interest Rates:

<u>Class</u>	<u>Approximate Initial Interest Rate</u>
CB.....	5.0600%
D.....	4.8140
E.....	5.1330
Z.....	5.5574
IO.....	1.5537

**Allocation of Principal:** On each Distribution Date, a percentage of the Principal Distribution Amount will be applied to the Trustee Fee, and the remainder of the Principal Distribution Amount (the “Adjusted Principal Distribution Amount”) and the Accrual Amount will be allocated in the following order of priority:

1. Concurrently:
  - a. 26.6288951841% to AB, until retired
  - b. 73.3711048159% in the following order of priority:
    - i. Sequentially, to A and B, in that order, until retired
    - ii. Concurrently, to CA and CB, pro rata, until retired
2. Sequentially, to D, E and Z, in that order, until retired

**Allocation of Prepayment Penalties:** On each Distribution Date, the Trustee will pay 100% of any Prepayment Penalties that are collected and passed through to the Trust to Class IO.

**Accrual Class:** Interest will accrue on the Accrual Class identified on the inside front cover of this Supplement at the per annum rate set forth under “Terms Sheet — Interest Rates.” However, no interest will be distributed to the Accrual Class as interest. Interest so accrued on the Accrual Class on each Distribution Date will constitute the Accrual Amount, which will be added to the Class Principal Balance of the Accrual Class on each Distribution Date and will be distributable as principal as set forth in this Terms Sheet under “Allocation of Principal.”

**Notional Class:** The Notional Class will not receive distributions of principal but has a Class Notional Balance for convenience in describing its entitlement to interest. The Class Notional Balance of the Notional Class represents the percentage indicated below of, and reduces to that extent with, the Class Principal Balances indicated:

<u>Class</u>	<u>Original Class Notional Balance</u>	<u>Represents</u>
IO . . . . .	\$241,913,574	100% of A, AB, B, CA, CB, D, E and Z (in the aggregate) (SEQ Classes)

**Tax Status:** Double REMIC Series. See “*Certain Federal Income Tax Consequences*” in this Supplement and in the Multifamily Base Offering Circular.

**Regular and Residual Classes:** Class RR is a Residual Class and includes the Residual Interest of the Issuing REMIC and the Pooling REMIC; all other Classes of REMIC Securities are Regular Classes.

## RISK FACTORS

*You should purchase securities only if you understand and are able to bear the associated risks. The risks applicable to your investment depend on the principal and interest type of your securities. This section highlights certain of these risks.*

***The rate of principal payments on the underlying mortgage loans will affect the rate of principal payments on your securities.*** The rate at which you will receive principal payments will depend largely on the rate of principal payments, including prepayments, on the mortgage loans underlying the related trust assets. We expect the rate of principal payments on the underlying mortgage loans will vary. Following any lockout period, and upon payment of any applicable prepayment penalty, borrowers may prepay their mortgage loans at any time. Borrowers may also prepay their mortgage loans during a lockout period or without paying any applicable prepayment penalty with the approval of the FHA.

***Rates of principal payments can reduce your yield.*** The yield on your securities probably will be lower than you expect if:

- you purchased your securities at a premium (interest only securities, for example) and principal payments are faster than you expected, or
- you purchased your securities at a discount and principal payments are slower than you expected.

In addition, if your securities are interest only securities or securities purchased at a significant premium, you could lose money on your investment if prepayments occur at a rapid rate.

***An investment in the securities is subject to significant reinvestment and extension risk.*** The rate of principal payments on your securities is uncertain. You may be unable to reinvest the payments on your securities at the same returns provided by the securities. Lower prevailing interest rates may result in an unexpected return of principal. In that interest rate climate, higher yielding reinvestment opportunities may be limited. Conversely, higher prevailing inter-

est rates may result in slower returns of principal and you may not be able to take advantage of higher yielding investment opportunities. The final payment on your security may occur much earlier than the final distribution date.

***Defaults will increase the rate of prepayment.*** Lending on multifamily properties and nursing facilities is generally viewed as exposing the lender to a greater risk of loss than single-family lending. If a mortgagor defaults on a mortgage loan and the loan is subsequently foreclosed upon or assigned to FHA for FHA insurance benefits or otherwise liquidated, the effect would be comparable to a prepayment of the mortgage loan; however, no prepayment penalty would be received. Similarly, mortgage loans as to which there is a material breach of a representation may be purchased out of the trust without the payment of a prepayment penalty.

***Available information about the mortgage loans is limited.*** Generally, neither audited financial statements nor recent appraisals are available with respect to the mortgage loans, the mortgaged properties, or the operating revenues, expenses and values of the mortgaged properties. Default, delinquency and other information relevant to the likelihood of prepayment of the multifamily mortgage loans underlying the Ginnie Mae multifamily certificates is not made generally available to the public and will not be reported to you. Accordingly, at a time when you might be buying or selling your securities, you may not be aware of matters that, if known, would affect the value of your securities.

***FHA has authority to override lockouts and prepayment limitations.*** FHA insurance and certain mortgage loan and trust provisions may affect lockouts and the right to receive prepayment penalties. FHA may override any lockout or prepayment penalty



provision if it determines that it is in the best interest of the federal government to allow the mortgagor to refinance or to prepay in part its mortgage loan.

***Holders entitled to prepayment penalties may not receive them.*** Prepayment penalties received by the trustee will be distributed to Class IO. Ginnie Mae, however, does not guarantee that mortgagors will in fact pay any prepayment penalties or that such prepayment penalties will be received by the trustee. Accordingly, holders of the class entitled to receive prepayment penalties will receive them only to the extent that the trustee receives them. Moreover, even if the trustee distributes prepayment penalties to the holders of that class, the additional amounts may not offset the reduction in yield caused by the corresponding prepayments.

***The securities may not be a suitable investment for you.*** The securities, in particular, the interest only, accrual and residual classes, are not suitable investments for all investors. Only “accredited investors,” as defined in Rule 501(a) of Regulation D of the Securities Act of 1933, who have substantial experience in mortgage-backed securities and are capable of understanding the risks should invest in the securities.

In addition, although the sponsor intends to make a market for the purchase and sale of the securities after their initial issuance, it has no obligation to do so. There is no assurance that a secondary market will develop, that any secondary market will continue, or that the price at which you can sell an investment in any class will enable you to realize a desired yield on that investment.

You will bear the market risks of your investment. The market values of the classes are

likely to fluctuate. These fluctuations may be significant and could result in significant losses to you.

The secondary markets for mortgage-related securities have experienced periods of illiquidity and can be expected to do so in the future. Illiquidity can have a severely adverse effect on the prices of classes that are especially sensitive to prepayment or interest rate risk or that have been structured to meet the investment requirements of limited categories of investors.

The residual securities may experience significant adverse tax timing consequences. Accordingly, you are urged to consult tax advisors and to consider the after-tax effect of ownership of a residual security and the suitability of the residual securities to your investment objectives. See “*Certain Federal Income Tax Consequences*” in this Supplement and in the Multifamily Base Offering Circular.

You are encouraged to consult advisors regarding the financial, legal, tax and other aspects of an investment in the securities. You should not purchase the securities of any class unless you understand and are able to bear the prepayment, yield, liquidity and market risks associated with that class.

***The actual prepayment rates of the underlying mortgage loans will affect the weighted average lives and yields of your securities.*** The yield and decrement tables in this supplement are based on assumed prepayment rates. It is highly unlikely that the underlying mortgage loans will prepay at any of the prepayment rates assumed in this supplement, or at any constant prepayment rate. As a result, the yields on your securities could be lower than you expected.



## THE GINNIE MAE MULTIFAMILY CERTIFICATES

### General

The Sponsor intends to acquire the Ginnie Mae Multifamily Certificates in privately negotiated transactions prior to the Closing Date and to sell them to the Trust according to the terms of a Trust Agreement between the Sponsor and the Trustee. The Sponsor will make certain representations and warranties with respect to the Ginnie Mae Multifamily Certificates.

### The Ginnie Mae Multifamily Certificates

The Ginnie Mae Multifamily Certificates are guaranteed by Ginnie Mae pursuant to its Ginnie Mae I Program. Each Mortgage Loan underlying a Ginnie Mae Multifamily Certificate bears interest at a Mortgage Rate that is greater than the related Certificate Rate.

For each Mortgage Loan underlying a Ginnie Mae Multifamily Certificate, the difference between (a) the Mortgage Rate and (b) the related Certificate Rate is used to pay the servicer of the Mortgage Loan a monthly fee for servicing the Mortgage Loan and to pay Ginnie Mae a fee for its guarantee of the related Ginnie Mae Multifamily Certificate (together, the “Servicing and Guaranty Fee Rate”). The per annum rate used to calculate these fees for the Mortgage Loans in the Trust is shown on Exhibit A to this Supplement.

The Ginnie Mae Multifamily Certificates included in the Trust consist of Ginnie Mae Project Loan Certificates (the “Trust PLCs”).

Each Trust PLC will be based on and backed by one or more multifamily Mortgage Loans with an original term to maturity of generally no more than 40 years.

Each Trust PLC will provide for the payment to the registered holder of that Trust PLC of monthly payments of principal and interest equal to the aggregate amount of the scheduled monthly principal and interest payments on the Mortgage Loans underlying that Trust PLC, less applicable servicing and guaranty fees. In addition, each such payment will include any prepayments and other unscheduled recoveries of principal of, and any Prepayment Penalties on, the underlying Mortgage Loans to the extent received by the Ginnie Mae Issuer during the month preceding the month of the payment.

### The Mortgage Loans

Each Ginnie Mae Multifamily Certificate represents a beneficial interest in one or more Mortgage Loans.

Seventy-six (76) Mortgage Loans will underlie the Ginnie Mae Multifamily Certificates. These Mortgage Loans have an aggregate balance of approximately \$241,978,574 as of the Cut-off Date, after giving effect to all payments of principal due on or before that date. The Mortgage Loans have, on a weighted average basis, the other characteristics set forth in the Terms Sheet under “Certain Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans Underlying the Trust Assets (as of April 1, 2004 (the ‘Cut-off Date’))” and, on an individual basis, the characteristics described in Exhibit A to this Supplement. They also have the general characteristics described below. The Mortgage Loans consist of first lien, multifamily, fixed rate mortgage loans that are secured by a lien on the borrower’s fee simple estate in a multifamily property consisting of five or more dwelling units or nursing facilities and insured by FHA or coinsured by FHA and the related mortgage lender. *See “The Ginnie Mae Multifamily Certificates — General” in the Multifamily Base Offering Circular.*

## **FHA Insurance Programs**

FHA multifamily insurance programs generally are designed to assist private and public mortgagors in obtaining financing for the construction, purchase or rehabilitation of multifamily housing pursuant to the National Housing Act of 1934 (the "Housing Act"). Mortgage Loans are provided by FHA-approved institutions, which include mortgage banks, commercial banks, savings and loan associations, trust companies, insurance companies, pension funds, state and local housing finance agencies and certain other approved entities. Mortgage Loans insured under the programs described below will have such maturities and amortization features as FHA may approve, provided that generally the minimum mortgage loan term will be at least ten years and the maximum mortgage loan term will not exceed the lesser of 40 years and 75 percent of the estimated remaining economic life of the improvements on the mortgaged property.

Tenant eligibility for FHA-insured projects generally is not restricted by income, except for projects as to which rental subsidies are made available with respect to some or all the units therein or to specified tenants.

The following is a summary of the various FHA insurance programs under which the Mortgage Loans are insured.

*Section 221(d)(4) (Housing for Moderate Income and Displaced Families).* Section 221(d)(4) of the Housing Act provides for mortgage insurance to assist private industry in the construction or substantial rehabilitation of rental and cooperative housing for low- and moderate-income families and families that have been displaced as a result of urban renewal, governmental actions or disaster.

*Section 223(a)(7) (Refinancing of FHA-Insured Mortgages).* Section 223(a)(7) of the Housing Act permits FHA to refinance existing insured mortgage loans under any section or title of the Housing Act. Such refinancing results in prepayment of the existing insured mortgage. The new, refinanced mortgage loan is limited to the original principal amount of the existing mortgage loan and the unexpired term of the existing mortgage loan plus 12 years.

*Section 223(f) (Purchase or Refinancing of Existing Projects).* Section 223(f) of the Housing Act provides for federal insurance of mortgage loans originated by FHA-approved lenders in connection with the purchase or refinancing of existing multifamily housing complexes, hospitals and nursing homes that do not require substantial rehabilitation. The principal objective of the Section 223(f) program is to permit the refinancing of mortgage loans to provide for a lower debt service or the purchase of existing properties in order to preserve an adequate supply of affordable rental housing. Such projects may have been financed originally with conventional or FHA-insured mortgage loans.

*Section 232 (Mortgage Insurance for Nursing Homes, Immediate Care Facilities and Board and Care Homes).* Section 232 of the Housing Act provides for FHA insurance of private construction mortgage loans to finance new or rehabilitated nursing homes, intermediate care facilities, board and care homes, assisted living for the frail or elderly or allowable combinations thereof, including equipment to be used in their operation. Section 232 also provides for supplemental loans to finance the purchase and installation of fire safety equipment in these facilities.

## **Certain Additional Characteristics of the Mortgage Loans**

*Mortgage Rates; Calculations of Interest.* The Mortgage Loans bear interest at Mortgage Rates that will remain fixed for their remaining terms. All of the Mortgage Loans accrue interest on the basis of a 360-day year consisting of twelve 30-day months. See "*Characteristics of the*

*Ginnie Mae Multifamily Certificates and the Related Mortgage Loans” in Exhibit A to this Supplement.*

*Due Dates.* Monthly payments on the Mortgage Loans are due on the first day of each month.

*Amortization.* The Mortgage Loans are fully-amortizing over their remaining terms to stated maturity. Certain of the Mortgage Loans may provide that, if the related borrower makes a partial principal prepayment, such borrower will not be in default if it fails to make any subsequent scheduled payment of principal provided that such borrower continues to pay interest in a timely manner and the unpaid principal balance of such Mortgage Loan at the time of such failure is at or below what it would otherwise be in accordance with its amortization schedule if such partial principal prepayment had not been made. Under certain circumstances, the Mortgage Loans also permit the reamortization thereof if prepayments are received as a result of condemnation or insurance payments with respect to the related Mortgaged Property.

*Level Payments.* Although the Mortgage Loans (other than the Mortgage Loan designated by Pool Number 525816) currently have amortization schedules that provide for level monthly payments, the amortization schedules of substantially all of the Mortgage Loans are subject to change upon the approval of FHA that may result in non-level payments.

Furthermore, in the absence of a change in the amortization schedule of the Mortgage Loans, Mortgage Loans that provide for level monthly payments may still receive non-level payments as a result of the fact that, at any time:

- FHA may permit any Mortgage Loan to be refinanced or partially prepaid without regard to any lockout period or Prepayment Penalty; and
- condemnation of, or occurrence of a casualty loss on, the Mortgaged Property securing any Mortgage Loan or the acceleration of payments due under any Mortgage Loan by reason of a default may result in prepayment.

In the case of Pool Number 525816, the total of all principal and interest payments scheduled to be made on the first business day of each month is as follows:

from April 2004 through and including November 2015 . . . . .	\$4,078.62
from December 2015 through and including March 2041 . . . . .	\$1,703.17

*“Due-on-Sale” Provisions.* The Mortgage Loans do not contain “due-on-sale” clauses restricting sale or other transfer of the related Mortgaged Property. Any transfer of the Mortgaged Property is subject to HUD review and approval under the terms of HUD’s Regulatory Agreement with the owner, which is incorporated by reference into the mortgage.

*Prepayment Restrictions.* Certain of the Mortgage Loans have lockout provisions that prohibit voluntary prepayment for a number of years following origination. These Mortgage Loans have remaining lockout terms that range from approximately 11 to 85 months. The Mortgage Loans have a weighted average remaining lockout term of approximately 47 months. The enforceability of these lockout provisions under certain state laws is unclear.

Certain of the Mortgage Loans have a period (a “Prepayment Penalty Period”) during which voluntary prepayments must be accompanied by a prepayment penalty equal to a specified percentage of the principal amount of the Mortgage Loan being prepaid (each, a “Prepayment Penalty”). Except in the case of Pool Numbers 621565, 624104, 626344, 626345 and 626346, which do not have a lockout period, any Prepayment Penalty Period will follow the termination of the applicable lockout period. *See “Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans” in Exhibit A to this Supplement.*

Exhibit A to this Supplement sets forth, for each Mortgage Loan, as applicable, a description of the related Prepayment Penalty, the period during which the Prepayment Penalty applies and the first month in which the borrower may prepay the Mortgage Loan.

Notwithstanding the foregoing, FHA guidelines require all of the Mortgage Loans to include a provision that allows FHA to override any lockout and/or Prepayment Penalty provisions if FHA determines that it is in the best interest of the federal government to allow the mortgagor to refinance or partially prepay the Mortgage Loan without restrictions or penalties and any such payment will avoid or mitigate an FHA insurance claim.

*Coinsurance.* Certain of the Mortgage Loans may be federally insured under FHA coinsurance programs that provide for the retention by the mortgage lender of a portion of the mortgage insurance risk that otherwise would be assumed by FHA under the applicable FHA insurance program. As part of such coinsurance programs, FHA delegates to mortgage lenders approved by FHA for participation in such coinsurance programs certain underwriting functions generally performed by FHA. Accordingly, there can be no assurance that such mortgage loans were underwritten in conformity with FHA underwriting guidelines applicable to mortgage loans that were solely federally insured or that the default risk with respect to coinsured mortgage loans is comparable to that of FHA-insured mortgage loans generally. As a result, there can be no assurance that the likelihood of future default or the rate of prepayment on coinsured Mortgage Loans will be comparable to that of FHA-insured mortgage loans generally.

### **The Trustee Fee**

On each Distribution Date, the Trustee will retain a fixed percentage of all principal and interest distributions received on specified Ginnie Mae Multifamily Certificates in payment of its fee (the “Trustee Fee”).

## **GINNIE MAE GUARANTY**

The Government National Mortgage Association (“Ginnie Mae”), a wholly-owned corporate instrumentality of the United States of America within HUD, guarantees the timely payment of principal and interest on the Securities. The General Counsel of HUD has provided an opinion to the effect that Ginnie Mae has the authority to guarantee multiclass securities and that Ginnie Mae guaranties will constitute general obligations of the United States, for which the full faith and credit of the United States is pledged. *See “Ginnie Mae Guaranty” in the Multifamily Base Offering Circular.* Ginnie Mae does not guarantee the collection or the payment to Holders of any Prepayment Penalties.

## **DESCRIPTION OF THE SECURITIES**

### **General**

The description of the Securities contained in this Supplement is not complete and is subject to, and is qualified in its entirety by reference to, all of the provisions of the Trust Agreement. *See “Description of the Securities” in the Multifamily Base Offering Circular.*

### **Form of Securities**

Each Class of Securities other than the Residual Securities initially will be issued and maintained in book-entry form and may be transferred only on the Fedwire Book-Entry System. Beneficial Owners of Book-Entry Securities will ordinarily hold these Securities through one or more financial intermediaries, such as banks, brokerage firms and securities clearing organiza-

tions that are eligible to maintain book-entry accounts on the Fedwire Book-Entry System. By request accompanied by the payment of a transfer fee of \$25,000 per Certificated Security to be issued, a Beneficial Owner may receive a Regular Security in certificated form.

The Residual Securities will not be issued in book-entry form but will be issued in fully registered, certificated form and may be transferred or exchanged, subject to the transfer restrictions applicable to Residual Securities set forth in the Trust Agreement, at the Corporate Trust Office of the Trustee located at One Federal Street — 3rd Floor, Boston, Massachusetts 02110, Attn: Ginnie Mae REMIC Program Agency Group. See “*Description of the Securities — Forms of Securities; Book-Entry Procedures*” in the *Multifamily Base Offering Circular*.

Each Class (other than the Increased Minimum Denomination Class) will be issued in minimum dollar denominations of initial principal balance of \$1,000 and integral multiples of \$1 in excess of \$1,000. Class IO, the Increased Minimum Denomination Class, will be issued in minimum denominations that equal \$100,000 in initial notional balance.

## **Distributions**

Distributions on the Securities will be made on each Distribution Date, as specified under “Terms Sheet — Distribution Date” in this Supplement. On each Distribution Date, or in the case of the Certificated Securities, on the first Business Day after the related Distribution Date, the Distribution Amount will be distributed to the Holders of record as of the close of business on the last Business Day of the calendar month immediately preceding the month in which the Distribution Date occurs. Beneficial Owners of Book-Entry Securities will receive distributions through credits to accounts maintained for their benefit on the books and records of the appropriate financial intermediaries. Holders of Certificated Securities will receive distributions by check or, subject to the restrictions set forth in the *Multifamily Base Offering Circular*, by wire transfer. See “*Description of the Securities — Distributions*” and “*— Method of Distributions*” in the *Multifamily Base Offering Circular*.

## **Interest Distributions**

The Interest Distribution Amount will be distributed on each Distribution Date to the Holders of all Classes of Securities entitled to distributions of interest.

- Interest will be calculated on the basis of a 360-day year consisting of twelve 30-day months.
- Interest distributable on any Class for any Distribution Date will consist of 30 days’ interest on its Class Principal Balance (or Class Notional Balance) as of the related Record Date.
- Investors can calculate the amount of interest to be distributed (or accrued, in the case of the Accrual Class) on each Class of Securities for any Distribution Date by using the Class Factors published in the preceding month. See “*— Class Factors*” below.

### *Categories of Classes*

For purposes of interest distributions, the Classes will be categorized as shown under “Interest Type” on the inside cover page of this Supplement. The abbreviations used on the inside cover page are explained under “Class Types” in Appendix I to the *Multifamily Base Offering Circular*.

*Accrual Period*

The Accrual Period for each Regular Class is the calendar month preceding the related Distribution Date.

*Fixed Rate Classes*

The Fixed Rate Classes will bear interest at the per annum Interest Rates shown on the inside cover page of this Supplement.

*Weighted Average Coupon Classes*

The Weighted Average Coupon Classes will bear interest at per annum Interest Rates based on WACR as follows:

Class CB will bear interest during each Accrual Period at a per annum rate equal to the lesser of WACR and 5.0600%.

Class D will bear interest during each Accrual Period at a per annum rate equal to the lesser of WACR and 4.8140%.

Class E will bear interest during each Accrual Period at a per annum rate equal to the lesser of WACR and 5.1330%.

Class Z will bear interest during each Accrual Period at a per annum rate equal to WACR.

Class IO will bear interest during each Accrual Period at a per annum rate equal to WACR less the weighted average Interest Rate for that Accrual Period on Classes A, AB, B, CA, CB, D, E and Z, weighted based on the Class Principal Balance of each such Class for the related Distribution Date (before giving effect to any payments on such Distribution Date).

Classes CB, D, E, Z and IO will bear interest during the initial Accrual Period at the following approximate interest rates:

<u>Class</u>	<u>Approximate Initial Interest Rate</u>
CB .....	5.0600%
D .....	4.8140
E.....	5.1330
Z.....	5.5574
IO .....	1.5537

The Trustee’s determination of these Interest Rates will be final except in the case of clear error. Investors can obtain Interest Rates for the current and preceding Accrual Periods from Ginnie Mae’s Multiclass Securities e-Access located on Ginnie Mae’s website (“e-Access”) or by calling the Information Agent at (800) 234-GNMA.

*Accrual Class*

Class Z is an Accrual Class. Interest will accrue on the Accrual Class and be distributed as described under “Terms Sheet — Accrual Class” in this Supplement.



## **Principal Distributions**

The Adjusted Principal Distribution Amount and the Accrual Amount will be distributed to the Holders entitled thereto as described above under “Terms Sheet — Allocation of Principal” in this Supplement.

Investors can calculate the amount of principal to be distributed with respect to any Distribution Date by using the Class Factors published in the preceding and current months. See “— Class Factors” below.

### *Categories of Classes*

For purposes of principal distributions, the Classes will be categorized as shown under “Principal Type” on the inside cover page of this Supplement. The abbreviations used on the inside cover page and in the Terms Sheet are explained under “Class Types” in Appendix I to the Multifamily Base Offering Circular.

### *Notional Class*

The Notional Class will not receive principal distributions. For convenience in describing interest distributions, the Notional Class will have the original Class Notional Balance shown on the inside cover page of this Supplement. The Class Notional Balance will be reduced as shown under “Terms Sheet — Notional Class” in this Supplement.

## **Prepayment Penalty Distributions**

The Trustee will distribute any Prepayment Penalties that are received by the Trust during the related interest Accrual Period as described in “Terms Sheet — Allocation of Prepayment Penalties” in this Supplement.

## **Residual Securities**

The Class RR Securities will represent the beneficial ownership of the Residual Interest in the Issuing REMIC and the beneficial ownership of the Residual Interest in the Pooling REMIC, as described under “Certain Federal Income Tax Consequences” in the Multifamily Base Offering Circular. The Class RR Securities have no Class Principal Balance and do not accrue interest. The Class RR Securities will be entitled to receive the proceeds of the disposition of any assets remaining in the Trust REMICs after the Class Principal Balance of each Class of Regular Securities has been reduced to zero. However, any remaining proceeds are not likely to be significant. The Residual Securities may not be transferred to a Plan Investor, a Non-U.S. Person or a Disqualified Organization.

## **Class Factors**

The Trustee will calculate and make available for each Class of Securities, no later than the day preceding the Distribution Date, the factor (carried out to eight decimal places) that when multiplied by the Original Class Principal Balance (or original Class Notional Balance) of that Class, determines the Class Principal Balance (or Class Notional Balance) after giving effect to the distribution of principal to be made on the Securities (and any addition to the Class Principal Balance of the Accrual Class) or any reduction of Class Notional Balance on that Distribution Date (each, a “Class Factor”).

- The Class Factor for any Class of Securities for the month following the issuance of the Securities will reflect its remaining Class Principal Balance (or Class Notional Balance) after giving effect to any principal distribution (or addition to principal) to be made or



any reduction of Class Notional Balance on the Distribution Date occurring in that month.

- The Class Factor for each Class for the month of issuance is 1.00000000.
- Based on the Class Factors published in the preceding and current months (and Interest Rates), investors in any Class (other than the Accrual Class) can calculate the amount of principal and interest to be distributed to that Class, and investors in the Accrual Class can calculate the total amount of principal to be distributed to (or interest to be added to the Class Principal Balance of) that Class on the Distribution Date in the current month.
- Investors may obtain current Class Factors on e-Access.

See “Description of the Securities — Distributions” in the Multifamily Base Offering Circular.

### **Termination**

The Trustee, at its option, may purchase or cause the sale of the Trust Assets and thereby terminate the Trust on any Distribution Date on which the aggregate of the Class Principal Balances of the Securities is less than 1% of the aggregate Original Class Principal Balances of the Securities. The Trustee will terminate the Trust and retire the Securities on any Distribution Date upon the Trustee’s determination that the REMIC status of either Trust REMIC has been lost or that a substantial risk exists that this status will be lost for the then current taxable year.

Upon any termination of the Trust, the Holder of any outstanding Security (other than a Residual or Notional Class Security) will be entitled to receive that Holder’s allocable share of the Class Principal Balance of that Class plus any accrued and unpaid interest thereon at the applicable Interest Rate, and any Holder of any outstanding Security of the Notional Class will be entitled to receive that Holder’s allocable share of any accrued and unpaid interest thereon at the applicable Interest Rate. The Residual Holders will be entitled to their pro rata share of any assets remaining in the Trust REMICs after payment in full of the amounts described in the foregoing sentence. However, any remaining assets are not likely to be significant.

## **YIELD, MATURITY AND PREPAYMENT CONSIDERATIONS**

### **General**

The prepayment experience of the Mortgage Loans underlying the Ginnie Mae Multifamily Certificates will affect the Weighted Average Lives of and the yields realized by investors in the Securities.

- Mortgage Loan principal payments may be in the form of scheduled or unscheduled amortization.
- The terms of each Mortgage Loan provide that, following any applicable lockout period, and upon payment of any applicable Prepayment Penalty, the Mortgage Loan may be voluntarily prepaid in whole or in part.
- In addition, in some circumstances FHA may permit a Mortgage Loan to be refinanced or partially prepaid without regard to lockout or Prepayment Penalty provisions. See “Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans” in Exhibit A to this Supplement.

- The condemnation of, or occurrence of a casualty loss on, the Mortgaged Property securing any Mortgage Loan or the acceleration of payments due under the Mortgage Loan by reason of default may also result in a prepayment at any time.

Mortgage Loan prepayment rates are likely to fluctuate over time. No representation is made as to the expected Weighted Average Lives of the Securities or the percentage of the original unpaid principal balance of the Mortgage Loans that will be paid to Holders at any particular time. A number of factors may influence the prepayment rate.

- While some prepayments occur randomly, the payment behavior of the Mortgage Loans may be influenced by a variety of economic, tax, geographic, demographic, legal and other factors.
- These factors may include the age, geographic distribution and payment terms of the Mortgage Loans; remaining depreciable lives of the underlying properties; characteristics of the borrowers; amount of the borrowers' equity; the availability of mortgage financing; in a fluctuating interest rate environment, the difference between the interest rates on the Mortgage Loans and prevailing mortgage interest rates; the extent to which the Mortgage Loans are assumed or refinanced or the underlying properties are sold or conveyed; changes in local industry and population as they affect vacancy rates; population migration; and the attractiveness of other investment alternatives.
- These factors may also include the application of lockout periods or the assessment of Prepayment Penalties. *For a more detailed description of the lockout and Prepayment Penalty provisions of the Mortgage Loans, see "Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans" in Exhibit A to this Supplement.*

No representation is made concerning the particular effect that any of these or other factors may have on the prepayment behavior of the Mortgage Loans. The relative contribution of these or other factors may vary over time.

In addition, following any Mortgage Loan default and the subsequent liquidation of the underlying Mortgaged Property, the principal balance of the Mortgage Loan will be distributed through a combination of liquidation proceeds, advances from the related Ginnie Mae Issuer and, to the extent necessary, proceeds of Ginnie Mae's guaranty of the Ginnie Mae Multifamily Certificates.

- As a result, defaults experienced on the Mortgage Loans will accelerate the distribution of principal of the Securities.
- Under certain circumstances, the Trustee has the option to purchase the Trust Assets, thereby effecting early retirement of the Securities. *See "Description of the Securities — Termination" in this Supplement.*

### **Assumability**

Each Mortgage Loan may be assumed, subject to HUD review and approval, upon the sale of the related Mortgaged Property. *See "Yield, Maturity and Prepayment Considerations — Assumability of FHA Loans" in the Multifamily Base Offering Circular.*

## **Final Distribution Date**

The Final Distribution Date for each Class, which is set forth on the inside cover page of this Supplement, is the latest date on which the related Class Principal Balance or Class Notional Balance will be reduced to zero.

- The actual retirement of any Class may occur earlier than its Final Distribution Date.
- According to the terms of the Ginnie Mae Guaranty, Ginnie Mae will guarantee payment in full of the Class Principal Balance of each Class of Securities no later than its Final Distribution Date.

## **Modeling Assumptions**

Unless otherwise indicated, the tables that follow are based on the following assumptions (the “Modeling Assumptions”), among others:

1. The Mortgage Loans underlying the Trust Assets have the characteristics shown under “Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans” in Exhibit A to this Supplement.

2. There are no voluntary prepayments during any lockout period.

3. The Mortgage Loans prepay at 100% PLD (as defined under “— Prepayment Assumptions” in this Supplement) and, beginning on the applicable Lockout End Date (or if no lockout period applies, the applicable Issue Date), at the constant percentages of CPR (described below) shown in the related table.

4. The Issue Date, Lockout End Date and Prepayment Penalty End Date of each Ginnie Mae Multifamily Certificate is the first day of the month indicated on Exhibit A.

5. Distributions on the Securities, including all distributions of prepayments on the Mortgage Loans, are always received on the 16th day of the month, whether or not a Business Day, commencing in May 2004.

6. One hundred percent (100%) of the Prepayment Penalties are received by the Trustee and distributed to Class IO.

7. A termination of the Trust does not occur.

8. The Closing Date for the Securities is April 30, 2004.

9. No expenses or fees are paid by the Trust other than the Trustee Fee.

When reading the tables and the related text, investors should bear in mind that the Modeling Assumptions, like any other stated assumptions, are unlikely to be entirely consistent with actual experience.

- For example, many Distribution Dates will occur on the first Business Day after the 16th of the month, prepayments may not occur during the Prepayment Penalty Period, and the Trustee may cause a termination of the Trust as described under “Description of the Securities — Termination” in this Supplement.
- In addition, distributions on the Securities are based on Certificate Factors, Corrected Certificate Factors, and Calculated Certificate Factors, if applicable, which may not reflect actual receipts on the Trust Assets.

*See “Description of the Securities — Distributions” in the Multifamily Base Offering Circular.*

**Prepayment Assumptions**

Prepayments of mortgage loans are commonly measured by a prepayment standard or model. One of the models used in this Supplement is the constant prepayment rate (“CPR”) model, which represents an assumed constant rate of voluntary prepayment each month relative to the then outstanding principal balance of the Mortgage Loans to which the model is applied. See “Yield, Maturity and Prepayment Considerations — Prepayment Assumption Models” in the Multifamily Base Offering Circular.

In addition, this Supplement uses another model to measure involuntary prepayments. This model is the Project Loan Default or PLD model provided by the Sponsor and the Co-Manager. The PLD model represents an assumed rate of involuntary prepayments each month as specified in the table below (the “PLD Model Rates”), in each case expressed as a per annum percentage of the then-outstanding principal balance of each of the Mortgage Loans in relation to its loan age. For example, 0% PLD represents 0% of such assumed rate of involuntary prepayments; 50% PLD represents 50% of such assumed rate of involuntary prepayments; 100% PLD represents 100% of such assumed rate of involuntary prepayments; and so forth.

The following PLD model table was prepared on the basis of 100% PLD. Ginnie Mae had no part in the development of the PLD model and makes no representation as to the accuracy or reliability of the PLD model.

<b>Project Loan Default</b>	
<u>Mortgage Loan Age (in months) (1)</u>	<u>Involuntary Prepayment Default Rate (2)</u>
1-12 .....	1.30%
13-24 .....	2.47
25-36 .....	2.51
37-48 .....	2.20
49-60 .....	2.13
61-72 .....	1.46
73-84 .....	1.26
85-96 .....	0.80
97-108 .....	0.57
109-168 .....	0.50
169-240 .....	0.25
241-maturity .....	0.00

(1) For purposes of the PLD model, Mortgage Loan Age means the number of months elapsed since the Issue Date indicated on Exhibit A.

(2) Assumes that involuntary prepayments start immediately.

The decrement tables set forth below are based on the assumption that the Mortgage Loans prepay at the indicated percentages of CPR (the “CPR Prepayment Assumption Rates”) and 100% PLD. **It is unlikely that the Mortgage Loans will prepay at any of the CPR Prepayment Assumption Rates or PLD Model Rates and the timing of changes in the rate of prepayments actually experienced on the Mortgage Loans is unlikely to follow the pattern described for the CPR Prepayment Assumption Rates or PLD Model Rates.**

## Decrement Tables

The decrement tables set forth below illustrate the percentage of the Original Class Principal Balance (or, in the case of the Notional Class, the original Class Notional Balance) that would remain outstanding following the distribution made each specified month for each Regular Class, based on the assumption that the Mortgage Loans prepay at the CPR Prepayment Assumption Rates and 100% PLD. The percentages set forth in the following decrement tables have been rounded to the nearest whole percentage (including rounding down to zero).

The decrement tables also indicate the Weighted Average Life of each Class under each CPR Prepayment Assumption Rate and 100% PLD. The Weighted Average Life of each Class is calculated by:

(a) multiplying the net reduction, if any, of the Class Principal Balance (or the net reduction of the Class Notional Balance, in the case of the Notional Class) from one Distribution Date to the next Distribution Date by the number of years from the date of issuance thereof to the related Distribution Date,

(b) summing the results, and

(c) dividing the sum by the aggregate amount of the assumed net reductions in principal balance or notional amount, as applicable, referred to in clause (a).

**The Weighted Average Lives are likely to vary, perhaps significantly, from those set forth in the tables below due to the differences between the actual rate of prepayments on the Mortgage Loans underlying the Ginnie Mae Multifamily Certificates and the Modeling Assumptions.**

The information shown for the Notional Class is for illustrative purposes only, as a Notional Class is not entitled to distributions of principal and has no weighted average life. The weighted average life shown for the Notional Class has been calculated on the assumption that a reduction in the Class Notional Balance thereof is a distribution of principal.

**Percentages of Original Class Principal (or Class Notional) Balances  
and Weighted Average Lives**

Distribution Date	CPR Prepayment Assumption Rates														
	Class A					Class AB					Class B				
	0%	5%	15%	25%	40%	0%	5%	15%	25%	40%	0%	5%	15%	25%	40%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
April 2005	14	7	0	0	0	96	95	95	94	93	100	100	99	98	96
April 2006	0	0	0	0	0	90	89	87	86	83	89	87	83	80	75
April 2007	0	0	0	0	0	85	83	80	77	73	77	74	67	61	53
April 2008	0	0	0	0	0	79	76	69	63	55	66	58	44	31	15
April 2009	0	0	0	0	0	74	68	58	49	38	56	42	19	0	0
April 2010	0	0	0	0	0	70	59	40	24	5	46	22	0	0	0
April 2011	0	0	0	0	0	66	51	25	6	0	37	4	0	0	0
April 2012	0	0	0	0	0	62	43	13	0	0	29	0	0	0	0
April 2013	0	0	0	0	0	58	36	4	0	0	21	0	0	0	0
April 2014	0	0	0	0	0	55	29	0	0	0	13	0	0	0	0
April 2015	0	0	0	0	0	51	23	0	0	0	4	0	0	0	0
April 2016	0	0	0	0	0	47	16	0	0	0	0	0	0	0	0
April 2017	0	0	0	0	0	42	11	0	0	0	0	0	0	0	0
April 2018	0	0	0	0	0	38	5	0	0	0	0	0	0	0	0
April 2019	0	0	0	0	0	33	0	0	0	0	0	0	0	0	0
April 2020	0	0	0	0	0	29	0	0	0	0	0	0	0	0	0
April 2021	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0
April 2022	0	0	0	0	0	19	0	0	0	0	0	0	0	0	0
April 2023	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0
April 2024	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0
April 2025	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0
April 2026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2027	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2028	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2029	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2033	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2036	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2037	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2039	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2040	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2041	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2042	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2043	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2044	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)	0.6	0.6	0.5	0.4	0.4	10.9	7.3	5.2	4.5	4.0	5.9	4.4	3.6	3.2	2.9

**CPR Prepayment Assumption Rates**

Distribution Date	Class CA					Class CB					Class D				
	0%	5%	15%	25%	40%	0%	5%	15%	25%	40%	0%	5%	15%	25%	40%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
April 2005	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
April 2006	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
April 2007	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
April 2008	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
April 2009	100	100	100	100	79	100	100	100	100	79	100	100	100	100	100
April 2010	100	100	82	50	11	100	100	82	50	11	100	100	100	100	100
April 2011	100	100	52	13	0	100	100	52	13	0	100	100	100	100	42
April 2012	100	88	28	0	0	100	88	28	0	0	100	100	100	72	0
April 2013	100	74	7	0	0	100	74	7	0	0	100	100	100	31	0
April 2014	100	60	0	0	0	100	60	0	0	0	100	100	80	1	0
April 2015	100	46	0	0	0	100	46	0	0	0	100	100	50	0	0
April 2016	96	34	0	0	0	96	34	0	0	0	100	100	24	0	0
April 2017	87	22	0	0	0	87	22	0	0	0	100	100	3	0	0
April 2018	78	10	0	0	0	78	10	0	0	0	100	100	0	0	0
April 2019	68	0	0	0	0	68	0	0	0	0	100	99	0	0	0
April 2020	59	0	0	0	0	59	0	0	0	0	100	78	0	0	0
April 2021	49	0	0	0	0	49	0	0	0	0	100	58	0	0	0
April 2022	39	0	0	0	0	39	0	0	0	0	100	38	0	0	0
April 2023	29	0	0	0	0	29	0	0	0	0	100	20	0	0	0
April 2024	18	0	0	0	0	18	0	0	0	0	100	2	0	0	0
April 2025	7	0	0	0	0	7	0	0	0	0	100	0	0	0	0
April 2026	0	0	0	0	0	0	0	0	0	0	94	0	0	0	0
April 2027	0	0	0	0	0	0	0	0	0	0	72	0	0	0	0
April 2028	0	0	0	0	0	0	0	0	0	0	50	0	0	0	0
April 2029	0	0	0	0	0	0	0	0	0	0	27	0	0	0	0
April 2030	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0
April 2031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2033	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2036	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2037	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2039	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2040	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2041	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2042	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2043	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2044	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)	16.8	10.8	7.2	6.1	5.4	16.8	10.8	7.2	6.1	5.4	24.0	17.4	11.1	8.6	6.9



**CPR Prepayment Assumption Rates**

Distribution Date	Class E					Class IO					Class Z				
	0%	5%	15%	25%	40%	0%	5%	15%	25%	40%	0%	5%	15%	25%	40%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
April 2005	100	100	100	100	100	97	97	96	96	95	106	106	106	106	106
April 2006	100	100	100	100	100	93	93	91	90	88	112	112	112	112	112
April 2007	100	100	100	100	100	89	88	86	84	81	118	118	118	118	118
April 2008	100	100	100	100	100	86	83	78	74	68	125	125	125	125	125
April 2009	100	100	100	100	100	83	78	70	64	56	132	132	132	132	132
April 2010	100	100	100	100	100	80	72	58	46	33	140	140	140	140	140
April 2011	100	100	100	100	100	77	66	48	34	19	147	148	148	148	148
April 2012	100	100	100	100	84	75	61	39	24	11	156	156	156	156	156
April 2013	100	100	100	100	0	72	56	32	18	6	165	165	165	165	158
April 2014	100	100	100	100	0	70	51	26	13	4	174	174	174	175	92
April 2015	100	100	100	33	0	67	47	22	9	2	184	184	184	185	53
April 2016	100	100	100	0	0	65	43	18	7	1	195	195	195	166	31
April 2017	100	100	100	0	0	62	39	14	5	1	206	206	206	120	18
April 2018	100	100	52	0	0	59	35	12	3	0	218	218	218	86	10
April 2019	100	100	4	0	0	57	32	10	2	0	230	230	231	62	6
April 2020	100	100	0	0	0	54	29	8	2	0	244	244	191	44	3
April 2021	100	100	0	0	0	51	26	6	1	0	258	258	153	31	2
April 2022	100	100	0	0	0	48	23	5	1	0	272	273	123	22	1
April 2023	100	100	0	0	0	45	21	4	1	0	288	288	98	15	1
April 2024	100	100	0	0	0	42	18	3	0	0	305	305	77	11	0
April 2025	100	54	0	0	0	39	16	2	0	0	323	323	61	7	0
April 2026	100	6	0	0	0	36	14	2	0	0	341	342	48	5	0
April 2027	100	0	0	0	0	33	12	2	0	0	361	305	37	4	0
April 2028	100	0	0	0	0	30	11	1	0	0	382	263	29	2	0
April 2029	100	0	0	0	0	27	9	1	0	0	405	225	22	2	0
April 2030	100	0	0	0	0	24	8	1	0	0	429	191	17	1	0
April 2031	48	0	0	0	0	21	6	1	0	0	454	160	13	1	0
April 2032	0	0	0	0	0	18	5	0	0	0	451	132	9	0	0
April 2033	0	0	0	0	0	15	4	0	0	0	380	106	7	0	0
April 2034	0	0	0	0	0	13	3	0	0	0	317	84	5	0	0
April 2035	0	0	0	0	0	11	3	0	0	0	274	69	4	0	0
April 2036	0	0	0	0	0	10	2	0	0	0	235	56	3	0	0
April 2037	0	0	0	0	0	8	2	0	0	0	195	45	2	0	0
April 2038	0	0	0	0	0	6	1	0	0	0	153	33	1	0	0
April 2039	0	0	0	0	0	4	1	0	0	0	110	23	1	0	0
April 2040	0	0	0	0	0	4	1	0	0	0	88	17	1	0	0
April 2041	0	0	0	0	0	3	1	0	0	0	67	13	0	0	0
April 2042	0	0	0	0	0	2	0	0	0	0	44	8	0	0	0
April 2043	0	0	0	0	0	1	0	0	0	0	20	3	0	0	0
April 2044	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average															
Life (years)	27.0	21.1	14.1	10.8	8.3	17.3	12.1	7.9	6.2	5.2	32.5	27.6	19.4	14.6	10.8

## Yield Considerations

An investor seeking to maximize yield should make a decision whether to invest in any Class based on the anticipated yield of that Class resulting from its purchase price and the investor's own projection of Mortgage Loan prepayment rates under a variety of scenarios. **No representation is made regarding Mortgage Loan prepayment rates or the yield of any Class.**

### *Prepayments: Effect on Yields*

The yields to investors will be sensitive in varying degrees to the rate of prepayments on the Mortgage Loans.

- In the case of Regular Securities purchased at a premium (especially the Interest Only Class), faster than anticipated rates of principal payments could result in actual yields to investors that are lower than the anticipated yields.
- Investors in the Interest Only Class should also consider the risk that rapid rates of principal payments could result in the failure of investors to recover fully their investments.
- In the case of Regular Securities purchased at a discount, slower than anticipated rates of principal payments could result in actual yields to investors that are lower than the anticipated yields.

See *“Risk Factors — Rates of principal payments can reduce your yield” in this Supplement.*

Certain of the Mortgage Loans prohibit voluntary prepayment during specified lockout periods with remaining terms that range from approximately 11 to 85 months. The Mortgage Loans have a weighted average remaining lockout period of approximately 47 months and a weighted average remaining term to maturity of 366 months.

- Certain of the Mortgage Loans also provide for payment of a Prepayment Penalty in connection with prepayments for a period extending beyond the lockout period. See *“The Ginnie Mae Multifamily Certificates — Certain Additional Characteristics of the Mortgage Loans” in this Supplement and “Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans” in Exhibit A to this Supplement.* The required payment of a Prepayment Penalty may not be a sufficient disincentive to prevent a borrower from voluntarily prepaying a Mortgage Loan.
- In addition, in some circumstances FHA may permit a Mortgage Loan to be refinanced or partially prepaid without regard to lockout or Prepayment Penalty provisions.

Information relating to lockout periods and Prepayment Penalties is contained under *“Characteristics of the Mortgage Loans”* and *“Yield, Maturity and Prepayment Considerations”* in this Supplement and in Exhibit A to this Supplement.

Rapid rates of prepayments on the Mortgage Loans are likely to coincide with periods of low prevailing interest rates.

- During periods of low prevailing interest rates, the yields at which an investor may be able to reinvest amounts received as principal payments on the investor's Class of Securities may be lower than the yield on that Class.

Slow rates of prepayments on the Mortgage Loans are likely to coincide with periods of high prevailing interest rates.

- During periods of high prevailing interest rates, the amount of principal payments available to an investor for reinvestment at those high rates may be relatively low.

The Mortgage Loans will not prepay at any constant rate until maturity, nor will all of the Mortgage Loans prepay at the same rate at any one time. The timing of changes in the rate of prepayments may affect the actual yield to an investor, even if the average rate of principal prepayments is consistent with the investor's expectation. In general, the earlier a prepayment of principal on the Mortgage Loans, the greater the effect on an investor's yield. As a result, the effect on an investor's yield of principal prepayments occurring at a rate higher (or lower) than the rate anticipated by the investor during the period immediately following the Closing Date is not likely to be offset by a later equivalent reduction (or increase) in the rate of principal prepayments.

#### *Payment Delay: Effect on Yields*

The effective yield on any Class will be less than the yield otherwise produced by its Interest Rate and purchase price because on any Distribution Date, 30 days' interest will be payable on (or added to the principal amount of) that Class even though interest began to accrue approximately 46 days earlier.

#### **Yield Table**

The following table shows the pre-tax yields to maturity on a corporate bond equivalent basis of Class IO at various constant percentages of CPR and 100% PLD.

The Mortgage Loans will not prepay at any constant rate until maturity. Moreover, it is likely that the Mortgage Loans will experience actual prepayment rates that differ from those of the Modeling Assumptions. Therefore, the actual pre-tax yield of Class IO may differ from those shown in the table below even if Class IO is purchased at the assumed price shown.

The yields were calculated by

1. determining the monthly discount rates that, when applied to the assumed streams of cash flows to be paid on Class IO, would cause the discounted present value of the assumed streams of cash flows to equal the assumed purchase price of Class IO plus accrued interest, and
2. converting the monthly rates to corporate bond equivalent rates.

These calculations do not take into account variations that may occur in the interest rates at which investors may be able to reinvest funds received by them as distributions on their Securities and consequently do not purport to reflect the return on investment in Class IO when those reinvestment rates are considered.

The information set forth in the following table was prepared on the basis of the Modeling Assumptions and the assumption that the purchase price of Class IO (expressed as a percentage of its original Class Notional Balance) is as indicated in the table. **The assumed purchase price is not necessarily that at which actual sales will occur.**

**Sensitivity of Class IO to Prepayments**  
**Assumed Price 8.0%\***

CPR Prepayment Assumption Rates			
5%	15%	25%	40%
8.7%	5.8%	5.0%	4.9%

\* The price does not include accrued interest. Accrued interest has been added to the price in calculating the yields set forth in the table.

**CERTAIN FEDERAL INCOME TAX CONSEQUENCES**

The following tax discussion, when read in conjunction with the discussion of “Certain Federal Income Tax Consequences” in the Multifamily Base Offering Circular, describes the material federal income tax considerations for investors in the Securities. However, these two tax discussions do not purport to deal with all federal tax consequences applicable to all categories of investors, some of which may be subject to special rules.

**Investors should consult their own tax advisors in determining the federal, state, local and any other tax consequences to them of the purchase, ownership and disposition of the Securities.**

**REMIC Elections**

In the opinion of Cleary, Gottlieb, Steen & Hamilton, the Trust will constitute a Double REMIC Series for federal income tax purposes. Separate REMIC elections will be made for the Pooling REMIC and the Issuing REMIC.

**Regular Securities**

The Regular Securities will be treated as debt instruments issued by the Issuing REMIC for federal income tax purposes. Income on the Regular Securities must be reported under an accrual method of accounting.

The Class IO Securities are “Interest Weighted Securities” as described in “Certain Federal Income Tax Consequences — Tax Treatment of Regular Securities — Interest Weighted Securities and Non-VRDI Securities” in the Multifamily Base Offering Circular. Although the tax treatment of Interest Weighted Securities is not entirely certain, Holders of the Interest Weighted Securities should expect to accrue all income on these Securities (other than income attributable to market discount or de minimis market discount) under the original issue discount (“OID”) rules based on the expected payments on these Securities at the prepayment assumption described below.

The Class Z Securities are Accrual Securities. Holders of Accrual Securities are required to accrue all income from their Securities (other than income attributable to market discount or de minimis market discount) under the OID rules based on the expected payments on the Accrual Securities at the prepayment assumption described below.

Other than the Regular Securities described in the preceding two paragraphs, based on anticipated prices (including accrued interest), certain Mortgage Loan characteristics and the prepayment assumption described below, no Classes of Regular Securities are expected to be issued with OID.

Prospective investors in the Regular Securities should be aware, however, that the foregoing expectations about OID could change because of differences between anticipated purchase

prices and actual purchase prices. The prepayment assumption that should be used in determining the rates of accrual of OID, if any, on the Regular Securities is 15% CPR and 100% PLD (as described in “Yield, Maturity and Prepayment Considerations” in this Supplement). No representation is made, however, about the rate at which prepayments on the Mortgage Loans underlying the Ginnie Mae Multifamily Certificates actually will occur at any time after the date of this Supplement. See *“Certain Federal Income Tax Consequences” in the Multifamily Base Offering Circular.*

The Regular Securities generally will be treated as “regular interests” in a REMIC for domestic building and loan associations, “permitted assets” for financial asset securitization investment trusts (“FASITs”), and “real estate assets” for real estate investment trusts (“REITs”) as described in “Certain Federal Income Tax Consequences” in the Multifamily Base Offering Circular. Similarly, interest on the Regular Securities will be considered “interest on obligations secured by mortgages on real property” for REITs.

### **Residual Securities**

The Class RR Securities will represent the beneficial ownership of the Residual Interest in the Pooling REMIC and the beneficial ownership of the Residual Interest in the Issuing REMIC. The Residual Securities, i.e., the Class RR Securities, generally will be treated as “residual interests” in a REMIC for domestic building and loan associations and as “real estate assets” for REITs, as described in “Certain Federal Income Tax Consequences” in the Multifamily Base Offering Circular, but will not be treated as debt for federal income tax purposes. Instead, the Holders of the Residual Securities will be required to report, and will be taxed on, their pro rata shares of the taxable income or loss of the Trust REMICs, and these requirements will continue until there are no outstanding regular interests in the respective Trust REMICs. Thus, Residual Holders will have taxable income attributable to the Residual Securities even though they will not receive principal or interest distributions with respect to the Residual Securities, which could result in a negative after-tax return for the Residual Holders. It is not expected that the Pooling REMIC will have a substantial amount of taxable income or loss in any period. However, even though the Holders of the Class RR Securities are not entitled to any stated principal or interest payments on the Class RR Securities, the Issuing REMIC may have substantial taxable income in certain periods, and offsetting tax losses may not occur until much later periods. Accordingly, a Holder of the Class RR Securities may experience substantial adverse tax timing consequences. Prospective investors are urged to consult their own tax advisors and consider the after-tax effect of ownership of the Residual Securities and the suitability of the Residual Securities to their investment objectives.

Prospective Holders of Residual Securities should be aware that, at issuance, based on the expected prices of the Regular and Residual Securities and the prepayment assumption described above, the residual interests represented by the Residual Securities will be treated as “noneconomic residual interests” as that term is defined in Treasury regulations.

Regulations have been proposed regarding the federal income tax treatment of “inducement fees” received by transferees of noneconomic REMIC residual interests. The proposed regulations (i) provide tax accounting rules for the treatment of such fees as income over an appropriate period and (ii) clarify that inducement fees will be treated as income from sources within the United States. If these rules are finalized as proposed, the final regulations will apply to taxable years ending on or after the date the final regulations are published, and thus the rules in the proposed regulations may apply to the treatment of any inducement fee received in connection with the purchase of Class RR Securities. Prospective purchasers of the Class RR

Securities should consult with their tax advisors regarding the effect of these proposed regulations.

### **ERISA MATTERS**

Ginnie Mae guarantees distributions of principal and interest with respect to the Securities. The Ginnie Mae Guaranty is supported by the full faith and credit of the United States of America. The Regular Securities will qualify as “guaranteed governmental mortgage pool certificates” within the meaning of a Department of Labor regulation, the effect of which is to provide that mortgage loans and participations therein underlying a “guaranteed governmental mortgage pool certificate” will not be considered assets of an employee benefit plan subject to the Employee Retirement Income Security Act of 1974, as amended (“ERISA”), or subject to section 4975 of the Code (each, a “Plan”), solely by reason of the Plan’s purchase and holding of that certificate.

Governmental plans and certain church plans, while not subject to the fiduciary responsibility provisions of ERISA or the prohibited transaction provisions of ERISA and the Code, may nevertheless be subject to local, state or other federal laws that are substantially similar to the foregoing provisions of ERISA and the Code. Fiduciaries of any such plans should consult with their counsel before purchasing any of the Securities.

Prospective Plan Investors should consult with their advisors, however, to determine whether the purchase, holding, or resale of a Security could give rise to a transaction that is prohibited or is not otherwise permissible under either ERISA or the Code.

*See “ERISA Considerations” in the Multifamily Base Offering Circular.*

The Residual Securities are not offered to, and may not be transferred to, a Plan Investor.

### **LEGAL INVESTMENT CONSIDERATIONS**

Institutions whose investment activities are subject to legal investment laws and regulations or to review by certain regulatory authorities may be subject to restrictions on investment in the Securities. **No representation is made about the proper characterization of any Class for legal investment or other purposes, or about the permissibility of the purchase by particular investors of any Class under applicable legal investment restrictions.**

**Investors should consult their own legal advisors regarding applicable investment restrictions and the effect of any restrictions on the liquidity of the Securities prior to investing in the Securities.**

*See “Legal Investment Considerations” in the Multifamily Base Offering Circular.*

### **PLAN OF DISTRIBUTION**

Subject to the terms and conditions of the Sponsor Agreement, the Sponsor has agreed to purchase all of the Securities if any are sold and purchased. The Sponsor proposes to offer each Class to the public from time to time for sale in negotiated transactions at varying prices to be determined at the time of sale, plus accrued interest from April 1, 2004 on the Regular Classes. The Sponsor may effect these transactions by sales to or through certain securities dealers. These dealers may receive compensation in the form of discounts, concessions or commissions from the Sponsor and/or commissions from any purchasers for which they act as agents. Some of the Securities may be sold through dealers in relatively small sales. In the usual case, the

commission charged on a relatively small sale of securities will be a higher percentage of the sales price than that charged on a large sale of securities.

#### **INCREASE IN SIZE**

Before the Closing Date, Ginnie Mae, the Trustee and the Sponsor may agree to increase the size of this offering. In that event, the Securities will have the same characteristics as described in this Supplement, except that the Original Class Principal Balance (or original Class Notional Balance) will increase by the same proportion of each Class. The Trust Agreement, the Final Data Statement and the Supplemental Statement, if any, will reflect any increase in the size of the transaction.

#### **LEGAL MATTERS**

Certain legal matters will be passed upon for Ginnie Mae by Hunton & Williams LLP, for the Trust by Cleary, Gottlieb, Steen & Hamilton and Marcell Solomon & Associates, P.C., and for the Trustee by Nixon Peabody LLP.



Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans\*

Pool Number	FHA Program	City	State	Principal Balance as of the Cut-off Date	Mortgage Interest Rate	Certificate Rate	Servicing and Guaranty Fee Rate	Maturity Date	Original Term to Maturity (mos.)	Remaining Term to Maturity (mos.)	Period from Issuance (mos.)	Issue Date	Lockout End Date	Prepayment Penalty End Date	Lockout/Prepayment Restriction Code	Remaining Lockout Period (mos.)	Total Remaining Lockout/Prepayment Penalty Period (mos.)
625793	223(a)(7)	Natick	MA	\$18,611,345.72	6.200%	5.950%	0.250%	Mar-44	481	479	2	Feb-04	Apr-09	Apr-14	6	60	120
536587	221(d)(4)	Suffolk	VA	12,700,384.40	6.950	6.700	0.250	Nov-43	478	475	3	Jan-04	Jan-09	Jan-14	6	57	117
625794	223(a)(7)	Washington	DC	12,314,477.34	5.750	5.500	0.250	Nov-24	249	247	2	Feb-04	May-09	May-14	6	61	121
618465	223(a)(7)	Newark	NJ	11,869,890.47	5.180	4.750	0.430	Feb-33	348	346	2	Feb-04	Feb-07	Feb-11	4	34	82
624087	223(a)(7)	Canton	OH	11,458,768.27	6.500	6.000	0.250	Jan-44	480	477	3	Jan-04	Mar-07	Mar-14	7	35	119
619753	232/223(f)	Lancaster	CA	9,669,104.41	5.550	5.300	0.250	Mar-34	361	359	2	Feb-04	Mar-09	Mar-14	6	59	119
621566	223(a)(7)	Bronx	NY	7,859,587.77	5.890	5.640	0.250	Jun-35	376	374	2	Feb-04	Mar-07	Mar-14	7	35	119
624095	221(d)(4)	Horn Lake	MS	6,986,088.28	5.850	5.600	0.250	Apr-39	422	420	2	Feb-04	Mar-09	Mar-14	6	59	119
623555	232/223(f)	Orange Park	FL	6,021,200.00	5.500	5.250	0.250	Apr-39	421	420	1	Mar-04	Apr-09	Apr-14	6	60	120
619749	232/223(f)	Bessemer	AL	5,566,790.19	5.950	5.700	0.250	Jan-30	311	309	2	Feb-04	Feb-09	Feb-14	6	58	118
619761	223(f)	Phoenix	AZ	4,766,400.00	5.750	5.500	0.250	Apr-39	421	420	1	Mar-04	May-09	May-14	6	61	121
619793	221(d)(4)	Ft. Worth	TX	4,732,344.13	5.560	5.310	0.250	Jan-40	430	429	1	Mar-04	Mar-09	Mar-14	6	59	119
620987	223(f)	Greenwood	IN	4,394,953.02	5.250	4.875	0.375	Mar-34	360	359	1	Mar-04	Mar-09	Mar-14	6	59	119
626902	232/223(f)	Church Hill	TN	4,217,774.57	5.660	5.410	0.250	Feb-39	421	418	3	Jan-04	Feb-07	Feb-14	7	34	118
621565	223(f)	Hawthorne	CA	3,993,761.88	5.550	5.300	0.250	Feb-39	420	418	2	Feb-04	N/A	N/A	3	N/A	119
626351	223(a)(7)	Mobile	AL	3,814,108.09	5.230	4.920	0.310	Mar-39	420	419	1	Mar-04	Apr-05	Apr-14	8	12	120
592981	232/223(f)	Bartlesville	OK	3,655,000.00	7.000	6.500	0.500	Apr-34	361	360	1	Mar-04	Jun-07	Jun-14	7	38	122
627518	223(a)(7)	Gulfpport	MS	3,543,900.00	5.750	5.500	0.250	Mar-35	372	371	1	Mar-04	May-09	May-14	6	61	121
619751	223(a)(7)	Antioch	TN	3,543,358.23	5.750	5.500	0.250	Mar-28	289	287	2	Feb-04	Apr-09	Apr-14	6	60	120
619750	232/223(f)	Greensboro	AL	3,490,597.14	5.950	5.700	0.250	Jan-26	263	261	2	Feb-04	Feb-09	Feb-14	6	58	118
592979	232/223(f)	Owasso	OK	3,315,000.00	7.000	6.500	0.500	Apr-34	361	360	1	Mar-04	Jun-07	Jun-14	7	38	122
506348	223(a)(7)	New York	NY	3,286,135.81	6.250	6.000	0.250	Feb-34	360	358	2	Feb-04	Apr-09	Apr-14	6	60	120
627522	223(f)	Fayetteville	NC	3,235,100.00	6.500	6.250	0.250	Apr-39	421	420	1	Mar-04	May-05	May-10	7	37	121
598968	223(f)	Greenville	SC	3,174,317.03	5.500	5.250	0.250	Mar-34	360	359	1	Mar-04	May-05	May-10	6	13	73
626344	223(a)(7)	Humacao	PR	2,951,090.61	6.250	6.000	0.250	Mar-20	192	191	1	Mar-04	N/A	Apr-07	2	N/A	36
624101	223(a)(7)	Newport News	VA	2,848,108.56	5.750	5.500	0.250	Dec-25	262	260	2	Feb-04	Apr-09	Apr-14	6	60	120
620984	232/223(f)	Franklin	IN	2,723,769.16	5.500	5.125	0.375	Feb-29	300	298	2	Feb-04	Feb-09	Feb-14	6	58	118
586113	223(a)(7)	Shreveport	LA	2,701,731.46	6.600	6.350	0.250	Aug-33	373	352	21	Jul-02	Sep-07	Sep-12	6	41	101
589671	223(a)(7)	Sanford	ME	2,660,800.00	5.000	4.750	0.250	Jan-28	286	285	1	Mar-04	Mar-14	Mar-14	5	35	119
597683	223(a)(7)	Marrero	LA	2,617,027.50	5.850	5.600	0.250	May-33	361	349	12	Apr-03	Jun-08	Jun-13	5	50	110
593003	232/223(f)	Beverly	OH	2,591,000.00	5.650	5.370	0.280	Apr-29	301	300	1	Mar-04	Jun-07	Jun-14	5	38	122
627514	223(a)(7)	Moline	IL	2,587,500.00	5.750	5.500	0.250	Feb-33	347	346	1	Mar-04	May-09	May-14	6	61	121
624100	223(a)(7)	Newport News	VA	2,575,356.37	5.750	5.500	0.250	Feb-39	420	418	2	Feb-04	Apr-09	Apr-14	6	60	120
624082	232/223(f)	Sanfillo	MS	2,558,154.99	5.750	5.500	0.250	Jan-39	420	417	3	Jan-04	Mar-07	Mar-14	7	35	119
626601	223(f)	Lubbock	TX	2,292,979.92	5.000	4.750	0.250	Mar-39	420	419	1	Mar-04	May-09	May-14	6	61	121
612689	223(a)(7)	Missoula	MT	2,278,607.13	5.100	4.850	0.250	Sep-36	390	389	1	Mar-04	May-09	May-14	6	61	121
620988	223(f)	Elkhart	IN	2,185,758.85	5.250	4.875	0.375	Mar-29	300	299	1	Mar-04	Mar-09	Mar-14	6	59	119
589672	223(a)(7)	Franklin	NH	2,140,300.00	5.000	4.750	0.250	Sep-24	246	245	1	Mar-04	Mar-07	Mar-14	5	35	119

\* Based on publicly available information, including the disclosure documents for the Ginnie Mae Multifamily Certificates, the information with respect to the Mortgage Loans set forth on this Exhibit A has been collected and summarized by the Sponsor and the Co-Manager.

Lockout/Prepayment Restriction Codes:

- (1) Lockout before the Lockout End Date; thereafter no Prepayment Penalty is imposed.
- (2) Prepayment Penalty of 3% of the prepaid amount until the twelfth mortgage loan payment beyond the Issue Date disclosed above, declining 1% annually up to but not including the Prepayment Penalty End Date.
- (3) Prepayment Penalty of 10% of the prepaid amount until the twelfth mortgage loan payment beyond the Issue Date disclosed above, declining 1% annually up to but not including the Prepayment Penalty End Date.
- (4) Lockout before the Lockout End Date; thereafter a Prepayment Penalty of 4% of the prepaid amount until the twelfth mortgage loan payment date beyond the Lockout End Date disclosed above, declining thereafter by 1% annually up to but not including the Prepayment Penalty End Date.
- (5) Lockout before the Lockout End Date; thereafter a Prepayment Penalty of 5% of the prepaid amount until the thirty-sixth mortgage loan payment beyond the Lockout End Date disclosed above, declining thereafter by 1% annually up to but not including the Prepayment Penalty End Date.
- (6) Lockout before the Lockout End Date; thereafter a Prepayment Penalty of 5% of the prepaid amount until the twelfth mortgage loan payment date beyond the Lockout End Date disclosed above, declining thereafter by 1% annually up to but not including the Prepayment Penalty End Date.
- (7) Lockout before the Lockout End Date; thereafter a Prepayment Penalty of 7% of the prepaid amount until the twelfth mortgage loan payment date beyond the Lockout End Date disclosed above, declining thereafter by 1% annually up to but not including the Prepayment Penalty End Date.
- (8) Lockout before the Lockout End Date; thereafter a Prepayment Penalty of 9% of the prepaid amount until the twelfth mortgage loan payment date beyond the Lockout End Date disclosed above, declining thereafter by 1% annually up to but not including the Prepayment Penalty End Date.

(continued on next page)

Pool Number	FHA Program	City	State	Principal Balance as of the Cut-off Date	Mortgage Interest Rate	Certificate Rate	Servicing Guaranty Fee Rate	Maturity Date	Original Term Maturity (mos.)	Remaining Term Maturity (mos.)	Period of Issuance (mos.)	Issue Date	Lockout/Prepayment Penalty End Date	Lockout/Prepayment Restriction Code	Remaining Lockout Period (mos.)	Total Remaining Lockout and Prepayment Penalty Period (mos.)
619361	223(a)(7)	Lincoln	MI	\$ 2,131,064.23	5.500%	5.250%	0.250%	Jan-28	287	285	2	Feb-04	Feb-14	6	58	118
607616	223(a)(7)	Castle Rock	CO	2,096,107.48	5.400	5.150	0.250	Feb-35	372	370	2	Feb-04	Apr-12	6	36	96
579829	223(a)(7)	Aliquippa	PA	2,056,832.34	6.750	6.250	0.500	Aug-32	360	340	20	Aug-02	Oct-12	6	42	102
586114	223(a)(7)	Shreveport	LA	2,025,993.99	6.600	6.350	0.250	May-34	362	361	21	Jul-02	Sep-07	6	41	101
628936	223(a)(7)	Spartanburg	SC	2,024,592.38	5.360	5.110	0.250	Mar-44	481	479	2	Feb-04	Mar-09	6	59	119
619364	223(a)(7)	Allendale	MI	2,016,024.33	5.500	5.190	0.310	Oct-27	284	282	2	Feb-04	Feb-14	6	58	118
619362	223(a)(7)	Houghton Lake	MI	1,969,658.96	5.500	5.190	0.310	Apr-22	218	216	2	Feb-04	Feb-09	6	58	118
618599	223(a)(7)	Leavenworth	KS	1,945,976.70	5.330	5.080	0.250	Feb-31	323	322	1	Mar-04	Apr-09	6	60	120
609970	223(a)(7)	Kingsport	TN	1,938,342.43	5.550	5.300	0.250	Oct-30	324	318	6	Oct-03	Nov-08	6	55	115
626345	223(a)(7)	Caguas	PR	1,934,622.93	6.250	6.000	0.250	Mar-22	216	215	1	Mar-04	May-07	2	N/A	37
626346	223(a)(7)	Waynesboro	VA	1,844,320.22	5.430	5.050	0.380	Mar-19	180	179	1	Mar-04	May-14	3	N/A	121
589669	223(a)(7)	Bridgton	ME	1,809,000.00	5.000	4.750	0.250	Sep-24	246	245	1	Mar-04	Mar-07	5	35	119
624094	223(a)(7)	Monroe	LA	1,803,358.70	5.950	5.450	0.500	Feb-34	360	358	2	Feb-04	Apr-14	6	60	120
626349	223(a)(7)	Chicago	IL	1,790,019.58	5.820	5.570	0.250	Sep-28	294	293	1	Mar-04	May-05	7	13	97
619754	223(a)(7)	Lebanon	TN	1,737,472.84	5.750	5.500	0.250	Mar-23	228	227	1	Mar-04	Apr-09	6	60	120
614077	223(a)(7)	Hattiesburg	MS	1,690,000.00	5.410	4.910	0.500	Apr-30	312	312	0	Apr-04	May-05	8	13	121
626350	223(a)(7)	Idaho Falls	ID	1,671,984.71	5.270	4.860	0.410	Sep-32	342	341	1	Mar-04	Apr-14	8	12	120
626585	223(a)(7)	Charleston	WV	1,575,900.00	5.250	5.000	0.250	Apr-29	301	300	1	Mar-04	May-09	6	61	121
614010	223(a)(7)	Kokomo	IN	1,529,839.74	5.500	5.250	0.250	Nov-31	336	331	5	Nov-03	Dec-13	6	56	116
624088	223(a)(7)	Jackson	MS	1,289,159.47	5.875	5.375	0.500	Feb-34	361	358	3	Jan-04	Apr-14	6	60	120
618598	223(a)(7)	Neosho	MO	1,270,542.93	5.300	5.050	0.250	Jan-31	323	321	2	Feb-04	Mar-14	6	59	119
614136	223(a)(7)	Winter Haven	FL	1,179,822.97	5.950	5.700	0.250	Mar-31	324	323	1	Mar-04	Apr-05	1	12	12
624089	223(a)(7)	Missoula	MT	1,163,781.55	6.250	5.750	0.500	Feb-34	360	358	2	Feb-04	Apr-14	6	60	120
629452	223(f)	Norwalk	CT	1,022,331.53	6.000	5.625	0.375	Mar-30	312	311	1	Mar-04	Apr-09	6	61	121
627500	223(a)(7)	Englewood	OH	962,855.23	6.250	6.000	0.250	Nov-30	321	319	2	Feb-04	Apr-09	6	60	120
589670	223(a)(7)	Fryeburg	ME	942,700.00	5.000	4.750	0.250	Dec-16	153	152	1	Mar-04	Mar-07	5	35	119
624104	223(a)(7)	Parsons	KS	890,191.49	5.875	5.375	0.500	Mar-34	360	359	1	Mar-04	May-07	2	N/A	37
610088	223(a)(7)	LaGrange	NC	858,764.76	5.250	5.000	0.250	Feb-39	421	418	3	Jan-04	Feb-09	6	58	118
619748	223(f)	Buffalo	NY	773,921.83	6.050	5.800	0.250	Feb-39	420	418	2	Feb-04	Mar-09	6	59	119
619747	223(a)(7)	Lochart	TX	683,331.05	6.000	6.130	0.370	Jan-34	359	357	2	Feb-04	Feb-09	6	58	118
624105	223(a)(7)	Shreveport	LA	637,364.87	6.000	5.500	0.500	Mar-34	360	359	1	Mar-04	May-09	6	61	121
610720	223(a)(7)	Lincoln Parish	LA	501,722.18	5.300	4.800	0.500	Jul-33	360	351	9	Jul-03	Sep-08	6	53	113
624093	223(a)(7)	St. Louis	MO	483,877.60	6.250	5.750	0.250	Feb-34	360	358	2	Feb-04	Apr-05	8	12	120
525816	221(d)(4)	Kasson	MN	423,419.51	9.000	8.750	0.250	Mar-41	474	443	31	Sep-01	N/A	1	85	85
609979	223(a)(7)	Ogden	UT	418,602.43	6.250	5.750	0.500	Mar-34	360	359	1	Mar-04	May-14	6	61	121
628930	223(a)(7)	West Jefferson	NC	384,688.74	5.380	5.000	0.380	Mar-39	421	419	2	Feb-04	Mar-09	6	59	119
624085	223(a)(7)	Fitzgerald	GA	318,486.08	6.250	5.750	0.500	Jan-34	360	357	3	Jan-04	Mar-14	6	59	119
627506	223(a)(7)	Dickinson	TX	249,627.76	7.500	6.500	1.000	Feb-34	360	358	2	Feb-04	Mar-05	1	11	11

**Lockout/Prepayment Restriction Codes:**

- (1) Lockout before the Lockout End Date; thereafter no Prepayment Penalty is imposed.
- (2) Prepayment Penalty of 3% of the prepaid amount until the twelfth mortgage loan payment beyond the Issue Date disclosed above, declining 1% annually up to but not including the Prepayment Penalty End Date.
- (3) Prepayment Penalty of 10% of the prepaid amount until the twelfth mortgage loan payment beyond the Issue Date disclosed above, declining 1% annually up to but not including the Prepayment Penalty End Date.
- (4) Lockout before the Lockout End Date; thereafter a Prepayment Penalty of 4% of the prepaid amount until the twelfth mortgage loan payment date beyond the Lockout End Date disclosed above, declining thereafter by 1% annually up to but not including the Prepayment Penalty End Date.
- (5) Lockout before the Lockout End Date; thereafter a Prepayment Penalty of 5% of the prepaid amount until the thirty-sixth mortgage loan payment beyond the Lockout End Date disclosed above, declining thereafter by 1% annually up to but not including the Prepayment Penalty End Date.
- (6) Lockout before the Lockout End Date; thereafter a Prepayment Penalty of 5% of the prepaid amount until the twelfth mortgage loan payment date beyond the Lockout End Date disclosed above, declining thereafter by 1% annually up to but not including the Prepayment Penalty End Date.
- (7) Lockout before the Lockout End Date; thereafter a Prepayment Penalty of 7% of the prepaid amount until the twelfth mortgage loan payment date beyond the Lockout End Date disclosed above, declining thereafter by 1% annually up to but not including the Prepayment Penalty End Date.
- (8) Lockout before the Lockout End Date; thereafter a Prepayment Penalty of 9% of the prepaid amount until the twelfth mortgage loan payment date beyond the Lockout End Date disclosed above, declining thereafter by 1% annually up to but not including the Prepayment Penalty End Date.



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**April 23, 2004**

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