

Offering Circular Supplement  
(To Base Offering Circular dated April 1, 2002)

**\$426,759,655**

## Government National Mortgage Association



**GINNIE MAE<sup>®</sup>**  
Guaranteed Multifamily REMIC Pass-Through Securities  
Ginnie Mae REMIC Trust 2002-25



**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, 2002.

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.

**Credit Suisse First Boston Corporation    Myerberg & Company, L.P.**

The date of this Offering Circular Supplement is April 22, 2002.

## Ginnie Mae REMIC Trust 2002-25

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

<u>Class</u>	<u>Original Principal Balance(1)</u>	<u>Interest Rate</u>	<u>Principal Type(2)</u>	<u>Interest Type(2)</u>	<u>Final Distribution Date(3)</u>	<u>CUSIP Number</u>
A.....	\$ 124,156,000	5.161%	SEQ	FIX	May 2015	38373WNV6
B.....	107,012,000	6.214	SEQ	FIX	March 2021	38373WNW4
C.....	152,884,655	(4)	SEQ	WAC/DLY	September 2026	38373WNX2
Z.....	42,707,000	(4)	SEQ	WAC/Z/DLY	February 2042	38373WNZ7
IO.....	384,052,655	(4)	NTL (SEQ)	WAC/IO/DLY	September 2026	38373WNY0
RR.....	0	0.0	NPR	NPR	February 2042	38373WPA0

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- (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 Balances of Classes A, B and C.
- (3) See “Yield, Maturity and Prepayment Considerations—Final Distribution Date” in this Supplement.
- (4) Classes C, IO and Z 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 (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:** Credit Suisse First Boston Corporation

**Co-Sponsor:** Myerberg & Company, L.P.

**Trustee:** Bank One Trust Company, N.A.

**Tax Administrator:** The Trustee

**Closing Date:** April 30, 2002

**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 2002.

### Certain Characteristics of the Mortgage Loans Underlying the Trust Assets (as of April 1, 2002 (the “Cut-off Date”))<sup>(1)</sup>:

The Mortgage Loans will have the following characteristics, aggregated on the basis of the applicable FHA insurance program:

FHA Insurance Program	Principal Balance	Number of Loans	Percent of Total Balance	Weighted Average Mortgage Interest Rate	Weighted Average Certificate Rate	Weighted Average Original Term to Maturity (in months)	Weighted Average Remaining Term to Maturity (in months)	Weighted Average Period from Issuance(2) (in months)	Weighted Average Remaining Lockout Period (in months)	Weighted Average Remaining Prepayment Penalty Period (in months)
221(d)(4)	\$184,167,252	18	43.1%	7.716%	7.451%	474	470	4	92	108
232/223(f)	78,596,481	15	18.4	6.959	6.706	400	397	3	64	116
232	55,586,334	9	13.0	8.225	7.796	395	389	7	76	95
223(f)	47,758,355	15	11.2	6.909	6.641	403	397	7	79	113
223(a)(7)	30,206,332	15	7.1	7.022	6.692	369	366	3	70	116
232/223(a)(7)	11,592,333	1	2.7	6.875	6.625	360	358	2	58	58
241(f)/223(a)(7)	10,656,938	1	2.5	6.750	6.500	480	475	5	53	113
241	4,436,531	1	1.0	8.300	8.050	472	468	4	48	108
220/223(a)(7)	3,429,499	1	0.8	7.460	7.210	337	334	3	117	117
221(d)(3)/223(a)(7)	449,601	1	0.1	8.750	7.500	240	238	2	117	117
Total/Weighted Average	<u>\$426,879,656</u>	<u>77</u>	<u>100.0%</u>	<u>7.462%</u>	<u>7.173%</u>	<u>431</u>	<u>426</u>	<u>4</u>	<u>80</u>	<u>108</u>

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

(2) 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 based on publicly available information, including the disclosure documents for the Ginnie Mae Multifamily Certificates. See “Ginnie Mae Multifamily Certificates—The Mortgage Loans” and Exhibit A to this Supplement.*

**Lockout Periods and Prepayment Penalties:** The Mortgage Loans prohibit voluntary prepayments during specified lockout periods with remaining terms that range from 17 to 119 months, with a weighted average remaining lockout period of approximately 80 months. Some of the Mortgage Loans provide for payment of Prepayment Penalties during specified periods after their lockout period end dates. See “The Ginnie Mae Multifamily Certificates — Certain Additional Characteristics of the Mortgage Loans” and “Characteristics of the Mortgage Loans” in Exhibit A to this Supplement. Prepayment Penalties received by the Trust will be allocated among the Classes 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 C will bear interest during each Accrual Period at a per annum rate equal to the lesser of WACR and 6.569%.

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 rate per annum equal to WACR less the weighted average Interest Rate for that Accrual Period on Classes A, B and C, weighted based on the Class Principal Balance of each such Class for the related Distribution Date.

Classes C, 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>
C.....	6.569%
Z.....	7.173%
IO .....	1.158%

**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 sequentially to Classes A, B, C and Z, in that order, until retired.

**Allocation of Prepayment Penalties:** On each Distribution Date, the Trustee will pay any Prepayment Penalties that are collected and passed through to the Trust as follows:

- 75% to Class IO, and
- 25% pro rata according to the portion of the Adjusted Principal Distribution Amount distributed to each Class on that Distribution Date.

**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 until the Distribution Date following the Distribution Date on which the Class Principal Balance of Class C has been reduced to zero. Interest so accrued and unpaid on the Accrual Class on each Distribution Date prior to and including the Distribution Date on which the Class Principal Balance of Class C is reduced to zero 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.” After the Distribution Date on which the Class

Principal Balance of Class C has been reduced to zero, all interest accrued on the Accrual Class will be distributed on each Distribution Date to Class Z as interest.

**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 Balance indicated:

<u>Class</u>	<u>Original Class Notional Balance</u>	<u>Represents</u>
IO .....	\$ 384,052,655	100% of Classes A, B and C (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 to 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 interest 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.

***Holdings entitled to prepayment penalties may not receive them.*** Prepayment penalties received by the trustee will be distributed to all of the Classes as further described in this Supplement. 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 classes 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 those classes, 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 prepayment 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.

### Final Data Statement

If any of the characteristics of the Mortgage Loans differ materially from those set forth on Exhibit A, the Sponsor will prepare a Final Data Statement containing certain information, including the current unpaid principal balances of the Mortgage Loans underlying the Ginnie Mae Multifamily Certificates as of the Cut-off Date. You may obtain any Final Data Statement from gREX or by calling the Information Agent at (800) 234-GNMA.

### The Mortgage Loans

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

Seventy-seven (77) Mortgage Loans will underlie the Ginnie Mae Multifamily Certificates. These Mortgage Loans have an aggregate balance of approximately \$426,879,656 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 Mortgage Loans Underlying the Trust Assets (as of April 1, 2002 (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 and second 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 the Federal Housing Administration (“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 term will be at least ten years and the maximum mortgage 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 220 (Urban Renewal Mortgage Insurance).* Section 220 of the Housing Act provides for federal insurance of mortgage loans on multifamily rental projects located in federally aided urban renewal areas or in areas having a local redevelopment or urban renewal plan certified by the FHA. The mortgages may finance the rehabilitation of existing salvable housing (including the refinancing of existing loans) or new construction in targeted areas. The purpose of Section 220 is to encourage quality rental housing in urban areas targeted for overall revitalization.

*Section 221(d) (Housing for Moderate Income and Displaced Families).* Sections 221(d)(3) and 221(d)(4) of the Housing Act provide 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 the 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 mortgages 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 mortgages.

*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.

*Section 241 (Supplemental Loans for Multifamily Projects).* Section 241 and 241(f) of the Housing Act provide for FHA insurance to finance property improvements, energy-conserving improvements or additions to any FHA-insured multifamily loan. The overall purpose of the Section 241 loan program is to provide a project with a means to remain competitive, to extend its

economic life and to finance the replacement of obsolete equipment without the refinancing of the existing mortgage.

*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.

*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 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.* The Mortgage Loans provide for level monthly payments except as discussed above and provided 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.

*“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.* Except as described below, the Mortgage Loans have lockout provisions that prohibit voluntary prepayment for a number of years following origination. The Mortgage Loans have remaining lockout terms that range from approximately 17 to 119 months, with a weighted average remaining lockout term of approximately 80 months. The enforceability of these lockout provisions under certain state laws is unclear.

The Mortgage Loans have a period (a “Prepayment Penalty Period”) during which voluntary and involuntary prepayments (except for prepayments resulting from condemnation or casualty losses) 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”). The Prepayment Penalty Period extends beyond the termination of the lockout provision. See “Characteristics of the 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 last month of any applicable lockout provision.

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 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 book-entry system of the U.S. Federal Reserve Banks (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 organizations 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, 153 West 51st Street, 6th Floor, New York, New York 10019. 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. The Increased Minimum Denomination Class will be issued in minimum denominations of: \$1,824,000 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 Base Offering Circular, by wire transfer. See “*Description of the Securities — Distributions*” and “*— Method of Distributions*” in the related *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 an 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, in the Terms Sheet 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*

Each Fixed Rate Class will bear interest at the per annum Interest Rate 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 C will bear interest during each Accrual Period at a per annum rate equal to the lesser of WACR and 6.569%.

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 rate per annum equal to WACR less the weighted average Interest Rate for that Accrual Period on Classes A, B and C, weighted based on the Class Principal Balance of each such Class for the related Distribution Date.

Classes C, 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>
C.....	6.569%
Z.....	7.173%
IO .....	1.158%

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 Period from gREX 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) 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 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 gREX.

*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 the 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 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, which are applicable to the Mortgage Loans, 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 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 Mortgage Loans” in Exhibit A to this Supplement.

2. There are no prepayments during any lockout period, and thereafter the Mortgage Loans prepay at the constant percentages of CPR (described below) shown in the related table and 100% PLD (as defined under “—Prepayment Assumptions” in this Supplement).

3. 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, 2002.

4. Seventy-five percent (75%) of any Prepayment Penalties received are distributed to Class IO and no Prepayment Penalties are distributed to the remaining Classes.

5. A termination of the Trust does not occur.

6. The Closing Date for the Securities is April 30, 2002.

7. 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. 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>	
<b>Mortgage Loan Age (in months)(1)</b>	<b>Involuntary Prepayment Default Rate (2)</b>
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 B					Class C				
	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 2003 .....	89	89	89	89	89	100	100	100	100	100	100	100	100	100	100
April 2004 .....	76	76	76	76	76	100	100	100	100	100	100	100	100	100	100
April 2005 .....	63	63	62	62	61	100	100	100	100	100	100	100	100	100	100
April 2006 .....	50	50	48	46	43	100	100	100	100	100	100	100	100	100	100
April 2007 .....	39	34	25	16	2	100	100	100	100	100	100	100	100	100	100
April 2008 .....	28	17	0	0	0	100	100	94	72	42	100	100	100	100	100
April 2009 .....	18	0	0	0	0	100	100	64	34	0	100	100	100	100	100
April 2010 .....	8	0	0	0	0	100	81	35	1	0	100	100	100	100	77
April 2011 .....	0	0	0	0	0	99	62	6	0	0	100	100	100	78	53
April 2012 .....	0	0	0	0	0	87	40	0	0	0	100	100	80	48	19
April 2013 .....	0	0	0	0	0	75	16	0	0	0	100	100	53	16	0
April 2014 .....	0	0	0	0	0	62	0	0	0	0	100	95	29	0	0
April 2015 .....	0	0	0	0	0	48	0	0	0	0	100	78	8	0	0
April 2016 .....	0	0	0	0	0	34	0	0	0	0	100	62	0	0	0
April 2017 .....	0	0	0	0	0	19	0	0	0	0	100	47	0	0	0
April 2018 .....	0	0	0	0	0	3	0	0	0	0	100	31	0	0	0
April 2019 .....	0	0	0	0	0	0	0	0	0	0	90	15	0	0	0
April 2020 .....	0	0	0	0	0	0	0	0	0	0	77	0	0	0	0
April 2021 .....	0	0	0	0	0	0	0	0	0	0	64	0	0	0	0
April 2022 .....	0	0	0	0	0	0	0	0	0	0	49	0	0	0	0
April 2023 .....	0	0	0	0	0	0	0	0	0	0	34	0	0	0	0
April 2024 .....	0	0	0	0	0	0	0	0	0	0	18	0	0	0	0
April 2025 .....	0	0	0	0	0	0	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
Weighted Average Life (Years) .....	4.2	3.8	3.5	3.4	3.3	12.8	9.5	7.5	6.6	5.9	19.8	14.8	11.2	9.9	9.0

**CPR Prepayment Assumption Rates**

Distribution Date	Class Z					Class IO				
	0%	5%	15%	25%	40%	0%	5%	15%	25%	40%
Initial Percent.....	100	100	100	100	100	100	100	100	100	100
April 2003.....	107	107	107	107	107	97	97	97	97	97
April 2004.....	115	115	115	115	115	92	92	92	92	92
April 2005.....	124	124	124	124	124	88	88	88	88	88
April 2006.....	133	133	133	133	133	84	84	83	82	82
April 2007.....	143	143	143	143	143	80	79	76	73	68
April 2008.....	154	154	154	154	154	77	73	66	60	51
April 2009.....	165	165	165	165	165	73	68	58	49	40
April 2010.....	177	177	177	178	178	70	63	50	40	31
April 2011.....	190	191	191	191	191	67	57	42	31	21
April 2012.....	205	205	205	205	206	64	51	32	19	8
April 2013.....	220	220	220	221	162	61	44	21	6	0
April 2014.....	236	236	237	205	96	57	38	12	0	0
April 2015.....	254	254	255	150	56	53	31	3	0	0
April 2016.....	272	273	236	110	33	49	25	0	0	0
April 2017.....	293	293	196	81	19	45	19	0	0	0
April 2018.....	314	315	162	59	11	41	12	0	0	0
April 2019.....	338	339	134	43	7	36	6	0	0	0
April 2020.....	363	362	111	32	4	31	0	0	0	0
April 2021.....	390	332	91	23	2	25	0	0	0	0
April 2022.....	419	304	75	17	1	20	0	0	0	0
April 2023.....	450	278	61	12	1	14	0	0	0	0
April 2024.....	484	253	50	9	0	7	0	0	0	0
April 2025.....	520	228	41	6	0	0	0	0	0	0
April 2026.....	491	205	33	4	0	0	0	0	0	0
April 2027.....	459	183	26	3	0	0	0	0	0	0
April 2028.....	426	161	21	2	0	0	0	0	0	0
April 2029.....	391	141	16	2	0	0	0	0	0	0
April 2030.....	358	123	13	1	0	0	0	0	0	0
April 2031.....	323	106	10	1	0	0	0	0	0	0
April 2032.....	287	90	8	1	0	0	0	0	0	0
April 2033.....	255	76	6	0	0	0	0	0	0	0
April 2034.....	223	63	4	0	0	0	0	0	0	0
April 2035.....	190	51	3	0	0	0	0	0	0	0
April 2036.....	157	41	2	0	0	0	0	0	0	0
April 2037.....	125	31	2	0	0	0	0	0	0	0
April 2038.....	99	23	1	0	0	0	0	0	0	0
April 2039.....	71	16	1	0	0	0	0	0	0	0
April 2040.....	41	9	0	0	0	0	0	0	0	0
April 2041.....	13	3	0	0	0	0	0	0	0	0
April 2042.....	0	0	0	0	0	0	0	0	0	0
Weighted Average										
Life (years).....	31.0	26.0	18.5	14.8	12.4	12.8	9.8	7.7	6.9	6.3

## 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.*

The Mortgage Loans prohibit voluntary prepayment during specified lockout periods with remaining terms that range from approximately 17 to 119 months with a weighted average remaining lockout period of approximately 80 months, and with a weighted average remaining term to maturity of 426 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" and "Characteristics of the 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 of the Fixed Rate Classes*

The effective yield on any Fixed Rate 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 any investment in any Class 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 5.5%\***

CPR Prepayment Assumption Rates			
5%	15%	25%	40%
10.5%	8.7%	8.1%	7.8%

\* 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.

**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 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 additional Classes are expected to be issued with OID.

Prospective investors in the 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.

### **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, 2002 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. 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, for the Trust by Cleary, Gottlieb, Steen & Hamilton and Marcell Solomon & Associates, P.C., and for the Trustee by Ungaretti & Harris, Chicago Illinois.

Characteristics of the Mortgage Loans\*

I-V

Pool Number	FHA Program	City	State	Principal Balance as of Issue 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 Penalty Code	Remaining Lockout Period (mos.)	Remaining Prepayment Penalty Period (mos.)
561911	232	Queens	NY	\$24,743,582.20	8.375%	7.780%	0.595%	01/15/2029	329	321	8	08/01/2001	12/14/2008	12/14/2008	1	80	80
490850	221(d)(4)	Suffern	NY	19,415,510.77	7.125	6.750	0.375	10/15/2040	470	462	8	08/01/2001	07/12/2010	07/12/2010	1	99	99
483614	221(d)(4)	Cape Coral	FL	18,977,292.74	7.950	7.700	0.250	12/15/2041	478	476	2	02/01/2002	09/25/2011	09/25/2011	1	113	113
526546	221(d)(4)	Plant City	FL	15,551,414.99	6.650	6.400	0.250	10/15/2040	466	462	4	12/01/2001	07/01/2010	07/01/2010	1	98	98
511053	221(d)(4)	Frederick	MD	14,596,444.21	7.620	7.370	0.250	09/15/2041	475	473	2	02/01/2002	01/31/2012	01/31/2012	1	117	117
477319	221(d)(4)	Garner	NC	14,005,444.90	8.000	7.750	0.250	02/15/2042	481	478	3	01/01/2002	08/22/2011	08/22/2011	1	112	112
514672	221(d)(4)	Conyers	GA	12,411,630.35	8.050	7.800	0.250	02/15/2041	473	466	7	09/01/2001	12/01/2010	12/01/2010	1	103	103
477240	221(d)(4)	Raleigh	NC	12,380,866.76	7.125	6.850	0.275	01/15/2041	470	465	5	11/01/2001	06/05/2005	04/30/2010	3	37	96
448734	221(d)(4)	Texas City	TX	11,810,488.80	8.250	8.000	0.250	01/15/2042	480	477	3	01/01/2002	01/01/2012	01/01/2012	1	116	116
373121	221(d)(4)	Baton Rouge	LA	11,596,696.67	7.250	7.000	0.250	01/15/2041	466	465	1	03/01/2002	02/01/2006	02/01/2011	2	45	105
550331	232/223(a)(7)	Lloyd	NY	11,592,333.25	6.875	6.625	0.250	02/15/2032	360	358	2	02/01/2002	02/28/2007	02/28/2007	1	58	58
561103	241(f)/223(a)(7)	Batavia	IL	10,656,937.72	6.750	6.500	0.250	11/15/2041	480	475	5	11/01/2001	10/01/2006	10/01/2011	2	53	113
524214	221(d)(4)	LaGrange	GA	10,264,836.56	8.250	8.000	0.250	12/15/2041	478	476	2	02/01/2002	10/01/2011	10/01/2011	1	113	113
532838	221(d)(4)	Fort Worth	TX	10,138,845.90	8.200	7.950	0.250	10/15/2041	479	474	5	11/01/2001	08/01/2006	08/01/2011	2	51	111
477286	221(d)(4)	Greer	SC	9,941,815.15	7.855	7.600	0.255	04/15/2041	474	468	6	10/01/2001	01/21/2006	12/31/2010	3	45	104
507697	232/223(f)	Baltimore	MD	9,224,067.62	7.000	6.750	0.250	09/15/2033	385	377	8	08/01/2001	10/01/2006	10/01/2011	2	53	113
578160	232/223(f)	Village of Hillside	IL	9,006,644.80	6.750	6.500	0.250	02/15/2037	420	418	2	02/01/2002	02/01/2007	02/01/2012	2	57	117
475226	221(d)(4)	Sacramento	CA	8,971,433.48	8.375	8.125	0.250	01/15/2042	481	477	4	12/01/2001	02/01/2012	02/01/2012	1	117	117
573872	232/223(f)	New Albany	IN	8,408,033.98	6.950	6.700	0.250	03/15/2032	360	359	1	03/01/2002	03/01/2007	03/01/2012	2	58	118
572904	232	Cortlandt Manor	NY	6,998,446.86	8.400	8.145	0.255	06/15/2031	352	350	2	02/01/2002	07/01/2006	07/01/2011	2	50	110
531851	232	University Place	WA	6,486,559.00	8.180	7.720	0.460	02/15/2042	480	478	2	02/01/2002	11/01/2011	11/01/2011	1	114	114
573875	232/223(f)	Evansville	IN	6,200,936.66	6.950	6.700	0.250	03/15/2035	396	395	1	03/01/2002	03/01/2007	03/01/2012	2	58	118
577832	223(f)	Lafayette	IN	6,045,153.20	6.720	6.470	0.250	12/01/2034	393	392	1	03/01/2002	04/01/2012	04/01/2012	1	119	119
579807	232/223(f)	Pittsburgh	PA	5,958,799.69	7.000	6.750	0.250	01/15/2037	420	417	3	01/01/2002	01/01/2007	01/01/2012	2	56	116
573938	223(f)	Corona Queens	NY	5,938,274.96	6.810	6.560	0.250	01/15/2037	421	417	4	12/01/2001	02/01/2012	02/01/2012	1	117	117
566287	223(a)(7)	Jeffersonville	IN	5,835,790.58	6.700	6.450	0.250	01/15/2033	372	369	3	01/01/2002	01/01/2007	01/01/2012	2	56	116
477323	232	Charlottesville	VA	5,750,633.90	8.250	8.000	0.250	10/01/2041	475	474	1	03/01/2002	07/13/2006	07/13/2011	2	51	111
550332	232/223(f)	National City	CA	5,653,811.80	7.350	7.100	0.250	03/15/2037	421	419	2	02/01/2002	04/01/2007	04/01/2012	2	59	119
573937	232/223(f)	Denton	TX	5,585,199.97	6.850	6.600	0.250	11/15/2036	420	415	5	11/01/2001	12/01/2011	12/01/2011	1	115	115
465599	223(f)	Jacksonville	FL	5,254,299.85	6.750	6.495	0.255	11/15/2036	419	415	4	12/01/2001	12/01/2006	12/01/2011	2	55	115
579805	232/223(f)	Syracuse	NY	5,232,733.75	6.550	6.260	0.290	01/15/2037	420	417	3	01/01/2002	01/01/2007	01/01/2012	2	56	116
550333	232/223(f)	National City	CA	5,105,792.51	7.350	7.100	0.250	03/15/2032	361	359	2	02/01/2002	04/01/2007	04/01/2012	2	59	119
519352	223(f)	Sedona	AZ	4,755,731.24	6.800	6.550	0.250	01/15/2037	420	417	3	01/01/2002	02/01/2007	02/01/2012	2	57	117
566290	223(a)(7)	Evansville	IN	4,713,523.12	6.700	6.450	0.250	01/15/2033	372	369	3	01/01/2002	01/01/2007	01/01/2012	2	56	116
476000	221(d)(4)	Frederick	MD	4,542,388.59	8.000	7.750	0.250	09/15/2041	477	473	4	12/01/2001	08/01/2011	08/01/2011	1	111	111

\* Based on publicly available information, including the report based upon 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.

- (1) Lockout before the Lockout End Date; thereafter no Prepayment Penalty is imposed.
- (2) 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.
- (3) Lockout before the Lockout End Date; thereafter a Prepayment Penalty of 5% of the prepaid amount until the eleventh 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.

## Characteristics of the Mortgage Loans\*

Pool Number	FHA Program	City	State	Principal Balance as of Issue 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 Penalty Code	Remaining Lockout Period (mos.)	Remaining Prepayment Penalty Period (mos.)
507699	223(f)	New Orleans	LA	\$4,516,075.18	7.000%	6.750%	0.250%	10/15/2027	313	306	7	09/01/2001	11/01/2006	11/01/2011	2	54	114
573873	232/223(f)	Whiting	IN	4,501,270.72	6.950	6.700	0.250	03/15/2032	360	359	1	03/01/2002	03/01/2007	03/01/2012	2	58	118
533815	241	Providence	RI	4,436,531.42	8.300	8.050	0.250	04/15/2041	472	468	4	12/01/2001	05/01/2006	05/01/2011	2	48	108
579800	223(a)(7)	Dekalb	IL	4,432,346.71	6.800	6.550	0.250	12/15/2033	383	380	3	01/01/2002	02/01/2007	02/01/2012	2	57	117
528260	221(d)(4)	South Berwick	ME	3,958,396.93	8.500	8.250	0.250	10/15/2041	476	474	2	02/01/2002	07/21/2011	07/21/2011	1	111	111
575341	223(f)	Frankfort	KY	3,650,711.55	6.780	6.400	0.380	02/15/2037	421	418	3	01/01/2002	02/01/2007	02/01/2012	2	57	117
533823	221(d)(4)	Manchester	NH	3,554,626.57	7.950	7.700	0.250	07/15/2041	474	471	3	01/01/2002	08/01/2006	08/01/2011	2	51	111
424906	220/223(a)(7)	Bronx	NY	3,429,498.96	7.460	7.210	0.250	02/15/2030	337	334	3	01/01/2002	02/01/2012	02/01/2012	1	117	117
525407	232	Grand Junction	CO	3,239,214.85	8.300	8.050	0.250	08/15/2041	476	472	4	12/01/2001	05/04/2011	05/04/2011	1	108	108
549633	232/223(f)	Paramount	CA	3,189,205.54	7.125	6.875	0.250	09/15/2036	420	413	7	09/01/2001	08/07/2006	08/07/2011	2	51	111
549634	232/223(f)	Norwalk	CA	3,184,822.40	7.125	6.875	0.250	09/15/2036	420	413	7	09/01/2001	08/07/2006	08/07/2011	2	51	111
477287	223(f)	Hickory	NC	2,952,797.16	7.625	7.375	0.250	10/15/2034	421	390	31	09/01/1999	09/22/2009	09/22/2009	1	89	89
561106	232/223(f)	Broken Arrow	OK	2,801,529.87	6.700	6.450	0.250	12/15/2036	421	416	5	11/01/2001	11/09/2011	11/09/2011	1	114	114
550328	223(a)(7)	Goldsboro	NC	2,602,809.44	7.050	6.800	0.250	01/15/2032	360	357	3	01/01/2002	01/31/2007	01/31/2012	2	57	117
525445	223(f)	Albany	NY	2,537,189.28	6.990	6.740	0.250	12/15/2036	420	416	4	12/01/2001	01/01/2007	01/01/2012	2	56	116
524675	232	Fayetteville	TN	2,524,887.40	8.250	8.000	0.250	10/15/2041	479	474	5	11/01/2001	05/31/2011	05/31/2011	1	109	109
566296	223(f)	Terre Haute	IN	2,400,691.34	6.950	6.700	0.250	02/15/2037	420	418	2	02/01/2002	02/01/2007	02/01/2012	2	57	117
573874	232/223(f)	LaGrange	IN	2,378,662.73	6.950	6.700	0.250	03/15/2037	420	419	1	03/01/2002	03/01/2007	03/01/2012	2	58	118
430331	232	Buffalo Township	PA	2,313,447.18	6.980	6.730	0.250	10/15/2039	473	450	23	05/01/2000	10/01/2003	10/01/2008	2	17	77
536768	232/223(f)	Pass Christian	MS	2,164,968.82	6.800	6.550	0.250	02/15/2037	421	418	3	01/01/2002	01/25/2012	01/25/2012	1	117	117
576390	223(a)(7)	Memphis/Lexington	TN/MS	2,121,471.61	6.950	6.450	0.500	02/15/2032	360	358	2	02/01/2002	02/01/2012	02/01/2012	1	117	117
525444	223(f)	Valdosta	GA	2,118,816.40	6.850	6.600	0.250	11/15/2036	420	415	5	11/01/2001	12/01/2011	12/01/2011	1	115	115
430328	232	Frankfort	KY	2,073,350.33	7.500	7.250	0.250	07/15/2039	471	447	24	04/01/2000	04/30/2004	04/30/2009	2	24	84
577367	223(f)	Murfreesboro	TN	2,058,856.23	7.000	6.750	0.250	03/15/2037	421	419	2	02/01/2002	02/07/2007	02/07/2012	2	57	117
476829	223(f)	Springfield	VA	1,959,537.09	6.900	6.650	0.250	01/15/2034	420	381	39	01/01/1999	01/01/2009	01/01/2009	1	80	80
502530	223(a)(7)	Dry Ridge	KY	1,814,349.25	7.125	6.875	0.250	10/15/2033	381	378	3	01/01/2002	03/01/2007	03/01/2012	2	58	118
563284	223(f)	Kissimmee	FL	1,501,848.63	7.250	6.750	0.500	01/15/2028	312	309	3	01/01/2002	01/01/2007	01/01/2012	2	56	116
543667	232	Colorado Springs	CO	1,456,211.78	7.730	7.480	0.250	11/15/2041	478	475	3	01/01/2002	08/16/2011	08/16/2011	1	112	112
424905	223(a)(7)	New York	NY	1,393,462.58	7.790	7.450	0.340	02/15/2031	349	346	3	01/01/2002	02/01/2012	02/01/2012	1	117	117
550327	223(a)(7)	Hellertown	PA	1,285,886.95	7.100	6.850	0.250	12/15/2030	347	344	3	01/01/2002	02/01/2007	02/01/2012	2	57	117
560170	223(f)	Houston	TX	1,255,302.63	7.000	6.750	0.250	03/15/2037	421	419	2	02/01/2002	04/01/2012	04/01/2012	1	119	119
536764	223(a)(7)	Meridian	MS	1,138,192.25	7.500	7.000	0.550	11/15/2032	370	367	3	01/01/2002	10/29/2011	10/29/2011	1	114	114
483347	221(d)(4)	Jefferson City	TN	1,053,855.14	7.000	6.750	0.250	03/15/2040	480	455	25	03/01/2000	08/01/2009	08/01/2009	1	87	87
536763	223(a)(7)	Laurel	MS	1,016,319.24	7.550	7.000	0.550	12/15/2032	371	368	3	01/01/2002	11/30/2011	11/30/2011	1	115	115
525814	221(d)(4)	St. Paul	MN	995,263.80	8.900	8.650	0.250	03/15/2036	409	407	2	02/01/2002	04/01/2011	04/01/2011	1	107	107
569125	223(a)(7)	Memphis	TN	972,815.64	7.500	6.840	0.660	01/15/2032	360	357	3	01/01/2002	02/01/2007	02/01/2012	2	57	117
576393	223(a)(7)	Greenwood	SC	948,585.51	7.500	7.200	0.300	02/15/2032	360	358	2	02/01/2002	03/01/2012	03/01/2012	1	118	118
569134	223(a)(7)	Orangeburg	SC	891,324.99	7.750	7.050	0.700	01/15/2031	348	345	3	01/01/2002	02/01/2007	02/01/2012	2	57	117
525446	223(f)	Schenectady	NY	813,069.93	6.990	6.740	0.250	12/15/2036	420	416	4	12/01/2001	01/01/2007	01/01/2012	2	56	116
550334	223(a)(7)	Augusta	GA	549,181.09	7.500	7.000	0.500	02/15/2032	360	358	2	02/01/2002	03/01/2007	03/01/2012	2	58	118
461921	223(a)(7)	Frankfort	MI	490,273.28	7.300	6.800	0.500	06/15/2034	421	386	35	05/01/1999	07/01/2009	07/01/2009	1	86	86
569142	221(d)(3)/223(a)(7)	El Dorado	AR	449,600.92	8.750	7.500	1.250	02/15/2022	240	238	2	02/01/2002	02/01/2012	02/01/2012	1	117	117

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\* 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.

- (1) Lockout before the Lockout End Date; thereafter no Prepayment Penalty is imposed.
- (2) 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.
- (3) Lockout before the Lockout End Date; thereafter a Prepayment Penalty of 5% of the prepaid amount until the eleventh 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.



**\$426,759,655**

**Government National  
Mortgage Association**

**GINNIE MAE<sup>®</sup>**

**Guaranteed Multifamily REMIC  
Pass-Through Securities  
Ginnie Mae REMIC Trust 2002-25**

**OFFERING CIRCULAR SUPPLEMENT  
APRIL 22, 2002**

**Credit Suisse First Boston Corporation  
Myerberg & Company, L.P.**

