

April 22, 2004

Theoretical Example

The following theoretical loan examples illustrate the impacts to weighted average loan age (WALA) and weighted average remaining maturity (WARM) calculations under the previous and enhanced methods on a pool being formed in June 2004. Loans 1, 2, and 3 have various origination and first payment dates.

Loan 1: Illustrates a loan originated prior to the pool inception month and the effect of the calculation change on WALA/WARM disclosure.

Loan 2: Illustrates a loan originating in the month of the pool inception and the effect of the calculation change on WALA/WARM disclosure.

Loan 3: Illustrates a loan originating in the month of the pool inception with a first payment delay and the effect of the calculation change on WALA/WARM disclosure.

The “Collected Balance” column reflects the most recently available loan balance as reported to Freddie Mac by the institution servicing the loan.

The “Investor Balance” column reflects each loan’s PC contribution amount.

For more information about the affects of these enhancements, please contact Investor Inquiry at (800) 336-3672 or Investor_Inquiry@FreddieMac.com

LOAN	ORIGINATION DATE	FIRST PAYMENT DATE	COUPON	P&I CONSTANT	ORIGINAL LOAN BALANCE
1	04/27/04	7/1/2004	5.125	544.49	100,000.00
2	06/02/04	7/1/2004	5.250	552.20	100,000.00
3	06/28/04	8/1/2004	5.250	552.20	100,000.00

JUNE – INCEPTION MONTH							
LOAN	COLLECTED BALANCE	SCHEDULED PRINCIPAL	INVESTOR BALANCE	ENHANCED METHOD		PREVIOUS METHOD	
				LOAN AGE	REMAINING MATURITY	LOAN AGE	REMAINING MATURITY
1	100,000.00	-	100,000.00	1	360	0	360
2	100,000.00	-	100,000.00	0	360	0	360
3	100,000.00	-	100,000.00	0	360	0	360

POOL DISCLOSURE			
ENHANCED METHOD		PREVIOUS METHOD	
WALA	WARM	WALA	WARM
0.333	360.000	0.000	360.000
0	360	0	360

ROUNDED

JULY							
LOAN	COLLECTED BALANCE	SCHEDULED PRINCIPAL	INVESTOR BALANCE	ENHANCED METHOD		PREVIOUS METHOD	
				LOAN AGE	REMAINING MATURITY	LOAN AGE	REMAINING MATURITY
1	100,000.00	117.40	99,882.60	2	359	1	359
2	100,000.00	114.70	99,885.30	0	359	1	359
3	100,000.00	-	100,000.00	0	360	1	359

POOL DISCLOSURE			
ENHANCED METHOD		PREVIOUS METHOD	
WALA	WARM	WALA	WARM
0.666	359.334	1.000	359.000
1	359	1	359

ROUNDED

AUGUST							
LOAN	COLLECTED BALANCE	SCHEDULED PRINCIPAL	INVESTOR BALANCE	ENHANCED METHOD		PREVIOUS METHOD	
				LOAN AGE	REMAINING MATURITY	LOAN AGE	REMAINING MATURITY
1	99,882.60	117.91	99,764.69	3	358	2	358
2	99,885.30	115.21	99,770.09	1	358	1	358
3	100,000.00	114.70	99,885.30	1	359	1	358

POOL DISCLOSURE			
ENHANCED METHOD		PREVIOUS METHOD	
WALA	WARM	WALA	WARM
1.666	358.334	1.333	358.000
2	358	1	358

ROUNDED

SEPTEMBER							
LOAN	COLLECTED BALANCE	SCHEDULED PRINCIPAL	INVESTOR BALANCE	ENHANCED METHOD		PREVIOUS METHOD	
				LOAN AGE	REMAINING MATURITY	LOAN AGE	REMAINING MATURITY
1	99,764.69	118.41	99,646.28	4	357	3	357
2	99,770.09	115.71	99,654.38	2	357	2	357
3	99,885.30	115.21	99,770.09	2	358	2	357

POOL DISCLOSURE			
ENHANCED METHOD		PREVIOUS METHOD	
WALA	WARM	WALA	WARM
2.666	357.334	2.333	357.000
3	357	2	357

ROUNDED