

\$271,277,596

Government National Mortgage Association

GINNIE MAE®

**Guaranteed Multifamily REMIC Pass-Through Securities and MX Securities
Ginnie Mae REMIC Trust 2013-052**

The Securities

The Trust will issue the Classes of Securities listed on the front cover of this offering circular supplement.

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 (1) the Ginnie Mae Multifamily Certificates described on Exhibit A and (2) certain previously issued multifamily certificates.

Class of REMIC Securities	Original Principal Balance(2)	Interest Rate	Principal Type(3)	Interest Type(3)	CUSIP Number	Final Distribution Date(4)
Security Group 1						
A	\$131,000,000	1.15%	SEQ	FIX	38378KGG8	June 2038
AB	32,000,000	(5)	CPT/SEQ	WAC/DLY	38378KGH6	September 2040
AC	10,000,000	(5)	SEQ	WAC/DLY	38378KGG2	December 2040
AD	19,000,000	(5)	SEQ	WAC/DLY	38378KGG9	September 2042
B	40,000,000	(5)	SEQ	WAC/DLY	38378KGL7	December 2047
C	9,500,000	(5)	SEQ	WAC/DLY	38378KGM5	December 2051
Z	9,777,596	(5)	SEQ	WAC/Z/DLY	38378KGN3	January 2055
IO	251,277,596	(5)	NTL(PT)	WAC/IO/DLY	38378KGP8	January 2055
Security Group 2						
KA(1)	20,000,000	1.50	SC/PT	FIX	38378KGG6	January 2040
IK(1)	47,972,177	(5)	NTL(SC/PT)	WAC/IO/DLY	38378KGR4	August 2051
KI(1)	20,000,000	(5)	NTL(SC/PT)	WAC/IO/DLY	38378KGS2	January 2040
Residual						
RR	0	0.00	NPR	NPR	38378KGT0	January 2055

- (1) These Securities may be exchanged for MX Securities described in Schedule I to this Supplement.
- (2) Subject to increase as described under "Increase in Size" in this Supplement. The amount shown for each Notional Class (indicated by "NTL" under Principal Type) is its original Class Notional Balance and does not represent principal that will be paid.
- (3) As defined under "Class Types" in Appendix I to the Multifamily Base Offering Circular. The type of Class with which the Class Notional Balance of Class IO will be reduced is indicated in parentheses. The respective Class Notional Balances of Classes IK and KI will be reduced with the outstanding principal balance of the related Trust Asset Subgroup.
- (4) See "Yield, Maturity and Prepayment Considerations—Final Distribution Date" in this Supplement.
- (5) See "Terms Sheet—Interest Rates" in this Supplement.

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-8 which highlights some of these risks.

The Sponsor and the Co-Sponsor will offer the securities from time to time in negotiated transactions at varying prices. We expect the closing date to be April 30, 2013.

You should read the Base Offering Circular for Guaranteed Multifamily REMIC Pass-Through Securities, Chapter 31 and Chapter 32 of the Ginnie Mae Mortgage-Backed Securities Guide 5500.3, as amended, and 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.

Deutsche Bank Securities

Mischler Financial Group, Inc.

The date of this Offering Circular Supplement is April 23, 2013.

AVAILABLE INFORMATION

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

- this Offering Circular Supplement (this “Supplement”),
- the Base Offering Circular for Guaranteed Multifamily REMIC Pass-Through Securities dated as of October 1, 2011 (hereinafter referred to as the “Multifamily Base Offering Circular”),
- Chapter 31 and Chapter 32 of the Ginnie Mae Mortgage-Backed Securities Guide 5500.3, as amended (the “MBS Guide”) and
- in the case of the Group 2 Securities, the disclosure document relating to the Underlying Certificates (the “Underlying Certificate Disclosure Document”).

The Multifamily Base Offering Circular, the MBS Guide and the Underlying Certificate Disclosure Document are available on Ginnie Mae’s website located at <http://www.ginniemae.gov>.

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

In addition, you can obtain copies of the disclosure documents related to the Ginnie Mae Multifamily Certificates by contacting BNY Mellon 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 each of the other documents listed under "Available Information."

Sponsor: Deutsche Bank Securities Inc.

Co-Sponsor: Mischler Financial Group, Inc.

Trustee: Wells Fargo Bank, N.A.

Tax Administrator: The Trustee

Closing Date: April 30, 2013

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 2013.

Security Groups: This series of Securities consists of multiple Security Groups (each a "Group"), as shown on the front cover of this Supplement and on Schedule I to this Supplement. The Group 2 Trust Assets consist of two subgroups, Subgroup 2A and Subgroup 2B (each, a "Subgroup"). Payments on each Group will be based solely on payments on the Trust Asset Group with the same numerical designation.

Composition of the Trust Assets:

For the Group 1 Securities, the Trust Assets consist of Ginnie Mae Multifamily Certificates which will include:

- (i) 40 fixed rate Ginnie Mae Project Loan Certificates, which have an aggregate balance of approximately \$228,055,503 as of the Cut-off Date and
- (ii) 12 fixed rate Ginnie Mae Construction Loan Certificates, which have an aggregate balance of approximately \$23,251,093 as of the Cut-off Date.

For the Group 2 Securities, the Trust Assets consist of Underlying Certificates. The aggregate principal balance of the Subgroup 2A Trust Assets is \$20,000,000 and the aggregate notional amount of the Subgroup 2B Trust Assets is \$47,972,177, in each case, as of the Cut-off Date. Certain information regarding the Underlying Certificates is set forth in Exhibits B and C to this Supplement. Certain information regarding the Ginnie Mae Multifamily Certificates and the related Mortgage Loans underlying the Underlying Certificates (the "Group 2 Underlying Certificate Trust Assets") is set forth in the updated Exhibit A for the Underlying Certificates (the "Updated Exhibit A") in Exhibit D to this Supplement.

Certain Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans Underlying the Group 1 Trust Assets⁽¹⁾:

The Ginnie Mae Multifamily Certificates and the related Mortgage Loans underlying the Group 1 Trust Assets will have the following characteristics, aggregated on the basis of the applicable FHA insurance program or Section 538 Guarantee Program:

FHA Insurance Program/ Section 538 Guarantee Program	Principal Balance	Number of Trust Assets	Percent of Total Balance	Weighted Average Mortgage Interest Rate	Weighted Average Certificate Rate	Weighted Average Original Term to Maturity ⁽²⁾⁽³⁾ (in months)	Weighted Average Remaining Term to Maturity ⁽³⁾ (in months)	Weighted Average Period from Issuance ⁽²⁾ (in months)	Weighted Average Remaining Lockout Period (in months)	Weighted Average Total Remaining Lockout and Prepayment Penalty Period (in months)
223(f)/223(a)(7)	\$ 55,199,604	7	21.97%	2.911%	2.555%	395	393	2	13	119
232/223(a)(7)	44,918,881	8	17.87	2.894	2.615	371	368	2	13	116
221(d)(4)/223(a)(7)	40,869,056	7	16.26	2.929	2.674	473	472	1	13	119
207/223(f)	22,475,472	6	8.94	2.722	2.437	386	384	1	12	120
221(d)(4)	21,517,192	10	8.56	3.107	2.836	501	493	8	29	133
207/223(f)/223(a)(7)	17,566,478	2	6.99	3.402	3.128	399	398	1	11	119
232/223(f)	16,416,206	2	6.53	2.574	2.228	421	417	4	9	117
223(f)	12,990,685	2	5.17	2.680	2.430	380	379	1	12	120
538/515	5,239,811	1	2.09	3.450	2.850	359	358	1	11	119
207/223(a)(7)	4,929,922	1	1.96	3.100	2.850	420	418	2	11	119
232/223(f)/223(a)(7)	4,523,198	1	1.80	2.880	2.630	332	331	1	23	59
232	2,476,998	3	0.99	5.451	5.199	468	465	4	8	104
231	2,183,094	2	0.87	3.371	3.121	496	489	7	26	130
Total / Weighted Average:	\$251,306,596	52	100.00%	2.955%	2.655%	413	411	2	14	119

- (1) As of April 1, 2013 (the “Cut-off Date”); 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.
- (3) Based on the assumption that each Ginnie Mae Construction Loan Certificate will convert to a Ginnie Mae Project Loan 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 “The Trust Assets—The Mortgage Loans” and Exhibit A to this Supplement. See Exhibits B, C and D to this Supplement for certain information regarding the characteristics of the Mortgage Loans included in the Underlying Trust in Security Group 2.

Lockout Periods and Prepayment Penalties: For Security Group 1, the Mortgage Loans prohibit voluntary prepayments during specified lockout periods with remaining terms that range from 7 to 34 months. The Group 1 Mortgage Loans have a weighted average remaining lockout period of approximately 14 months. For Security Group 2, the Mortgage Loans prohibit voluntary prepayments during specified lockout periods with remaining terms that range from 0 to 17 months. See the Updated Exhibit A in Exhibit D for additional information with respect to remaining lockout periods. Certain of the Mortgage Loans are insured under FHA insurance program Section 223(f), which, with respect to certain mortgage loans insured thereunder, prohibits prepayments for a period of five (5) years from the date of endorsement, regardless of any applicable lockout periods associated with such mortgage loans.

The Mortgage Loans provide for payment of Prepayment Penalties during specified periods beginning on the applicable lockout period end date. In some circumstances FHA may permit an FHA-insured Mortgage Loan to be refinanced or prepaid without regard to any lockout, statutory prepayment prohibition or Prepayment Penalty provisions. See “The Trust Assets— Certain Additional Characteristics of the Mortgage Loans” and “Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans”, in the case of the Group 1 Securities, in Exhibit A to this Supplement and, in the case of the Group 2 Securities, in the Updated Exhibit A in Exhibit D 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.

Modification and Exchange: If you own exchangeable Securities, you will be able, upon notice and payment of an exchange fee, to exchange them for a proportionate interest in the related Securities shown on Schedule I to this Supplement. Under certain circumstances, Class KX will be subject to mandatory exchange, with no exchange fee, for its related REMIC Securities. See “*Description of the Securities — Modification and Exchange*” in this Supplement.

Increased Minimum Denomination Classes: Each Class that constitutes an Interest Only Class and Class KX. 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 front cover of this Supplement.

The Weighted Average Coupon Classes will bear interest during each Accrual Period at per annum Interest Rates based on, in the case of Group 1, the Weighted Average Certificate Rate of the Group 1 Ginnie Mae Multifamily Certificates (“Group 1 WACR”) or, in the case of Subgroups 2A and 2B, the interest rate payable on the Subgroup 2A and Subgroup 2B Underlying Certificates, respectively (“Subgroup 2A WACR” and “Subgroup 2B WACR,” respectively) as follows:

Class AB is a Weighted Average Coupon Class that will bear interest during each Accrual Period at an equivalent annualized rate derived by aggregating the accrued interest on its related Components for that Accrual Period expressed as a percentage of its outstanding principal balance for that Accrual Period.

Class AC will bear interest during each Accrual Period at a per annum rate equal to the lesser of Group 1 WACR and 2.350000%.

Class AD will bear interest during each Accrual Period at a per annum rate equal to the lesser of Group 1 WACR and 2.120000%.

Each of Classes B and C will bear interest during each Accrual Period at a per annum rate equal to the lesser of Group 1 WACR and 2.650000%.

Class Z will bear interest during each Accrual Period at a per annum rate equal to the lesser of Group 1 WACR and 2.450000%.

Class IO will bear interest during each Accrual Period at a per annum rate equal to Group 1 WACR less the weighted average of the applicable Interest Rates for Classes A, AB, AC, AD, B, C and Z for that Accrual Period, 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).

Class IK will bear interest during each Accrual Period at a per annum rate equal to Subgroup 2B WACR.

Class KI will bear interest during each Accrual Period at a per annum rate equal to Subgroup 2A WACR less 1.50000%.

Class KX is a Weighted Average Coupon Class that will bear interest during each Accrual Period at an equivalent annualized rate derived by aggregating the accrued interest on its related REMIC Classes for that Accrual Period expressed as a percentage of its outstanding principal balance for that Accrual Period, subject to certain limitations as set forth under “Description of the Securities— Modification and Exchange” in this Supplement.

The Weighted Average Coupon Classes will bear interest during the initial Accrual Period at the following approximate Interest Rates:

<u>Class</u>	<u>Approximate Initial Interest Rate</u>
AB	1.180625%
AC	2.350000
AD	2.120000
B	2.650000
C	2.650000
Z	2.450000
IO	1.034141
IK	0.806732
KI	1.900000
KX	5.335033

Allocation of Principal: On each Distribution Date, the following distributions will be made to the related Securities:

SECURITY GROUP 1

A percentage of the Group 1 Principal Distribution Amount will be applied to the Trustee Fee, and the remainder of the Group 1 Principal Distribution Amount (the “Group 1 Adjusted Principal Distribution Amount”) and the Accrual Amount will be allocated as follows:

1. Concurrently:
 - a. 82.7586206897% in the following order of priority:
 - i. To A, until retired
 - ii. Concurrently, to AB1 and AD, pro rata, until retired
 - iii. To B, until retired
 - b. 17.2413793103% sequentially, to AB2, AC and B, in that order, until retired
2. Sequentially, to C and Z, in that order, until retired

SECURITY GROUP 2

The Group 2 Principal Distribution Amount will be allocated to KA, 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 in respect of Security Group 1 as follows:

1. On each Distribution Date that Class AB receives distributions of principal, 10.40% of such Prepayment Penalties to Class AB, and
2. Any remaining Prepayment Penalties to Class IO.

On each Distribution Date, the Trustee will pay 100% of any Prepayment Penalties that are collected and passed through to the Trust in respect of Subgroup 2B to Class IK.

Accrual Class: Interest will accrue on the Accrual Class identified on the front cover of this Supplement at the per annum rate set forth in this Terms Sheet under “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 Classes: The Notional Classes will not receive distributions of principal but have Class Notional Balances for convenience in describing their entitlements to interest. The Class Notional Balance of each Notional Class represents the percentage indicated below of, and reduces to that extent with, the Class Principal Balances or the outstanding principal balance or notional balance of the related Trust Asset Subgroup indicated:

<u>Class</u>	<u>Original Class Notional Balance</u>	<u>Represents</u>
IO	\$251,277,596	100% of A, AB, AC, AD, B, C and Z (in the aggregate) (SEQ Classes)
IK	47,972,177	100% of Subgroup 2B Trust Assets
KI	20,000,000	100% of Subgroup 2A Trust Assets

Component Class: For purposes of calculating distributions of principal and interest, Class AB is composed of multiple components having the designations and characteristics set forth below. Components are not separately transferable from the related Class of Securities.

<u>Class</u>	<u>Components</u>	<u>Principal Type</u>	<u>Interest Type</u>	<u>Interest Rate</u>	<u>Original Principal Balance</u>
AB	AB1	SEQ	WAC/DLY	(1)	\$11,000,000
	AB2	SEQ	FIX	0.50%	21,000,000

- (1) Component AB1 will bear interest during each Accrual Period at a per annum rate equal to the lesser of Group 1 WACR and 2.48%. For the initial Accrual Period, Component AB1 will bear interest at 2.48%.

Tax Status: Double REMIC Series. See “Certain United States 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 represents 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. Any historical data regarding mortgage loan prepayment rates may not be indicative of the rate of future prepayments on the underlying mortgage loans, and no assurance can be given about the rates at which the underlying mortgage loans will prepay. We expect the rate of principal payments on the underlying mortgage loans will vary. Generally, following any lockout period, and upon payment of any applicable prepayment penalty, borrowers may prepay their mortgage loans at any time. However, borrowers cannot prepay certain mortgage loans insured under FHA insurance program Section 223(f) for a period of five (5) years from the date of endorsement, regardless of any applicable lockout periods associated with such mortgage loans. In addition, in the case of FHA-insured mortgage loans, borrowers may prepay their mortgage loans during a lockout period, or during any statutory prepayment prohibition period or without paying any applicable prepayment penalty with the approval of FHA.

In addition to voluntary prepayments, mortgage loans can be prepaid as a result of governmental mortgage insurance claim payments, loss mitigation arrangements, repurchases or liquidations of defaulted mortgage loans. Although under certain circumstances Ginnie Mae issuers have the option to repurchase defaulted mortgage loans from the related pool underlying a Ginnie Mae MBS certificate, they are not obligated to do so. Defaulted mortgage loans that remain in pools backing Ginnie Mae MBS certificates may be subject to governmental mortgage insurance claim payments, loss mitigation arrangements or foreclosure, which could have the same effect as voluntary prepayments on the cash flow available to pay the securities. No assurance can be

given as to the timing or frequency of any governmental mortgage insurance claim payments, issuer repurchases, loss mitigation arrangements or foreclosure proceedings with respect to defaulted mortgage loans and the resulting effect on the timing or rate of principal payments on your securities.

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.

Under certain circumstances, a Ginnie Mae issuer has the right to repurchase a defaulted mortgage loan from the related pool of mortgage loans underlying a particular Ginnie Mae MBS certificate, the effect of which would be comparable to a prepayment of such mortgage loan. At its option and without Ginnie Mae's prior consent, a Ginnie Mae issuer may repurchase any mortgage loan at an amount equal to par less any amounts previously advanced by such issuer in connection with its responsibilities as servicer of such mortgage loan to the extent that (i) in the case of a mortgage loan included in a pool of mortgage loans underlying a Ginnie Mae MBS certificate issued on or before December 1, 2002, such mortgage loan has been delinquent for four consecutive months, and at least one delinquent payment remains uncured or (ii) in the case of a mortgage loan included in a pool of mortgage loans underlying a Ginnie Mae MBS certificate issued on or after January 1, 2003,

no payment has been made on such mortgage loan for three consecutive months. Any such repurchase will result in prepayment of the principal balance or reduction in the notional balance of the securities ultimately backed by such mortgage loan. No assurances can be given as to the timing or frequency of any such repurchases.

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 Rural Development for Section 538 guarantee 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.

Extensions of the term to maturity of the Ginnie Mae construction loan certificates delay the payment of principal to the trust and will affect the yield to maturity on your securities.

The extension of the term to maturity of any Ginnie Mae construction loan certificate will require the related Ginnie Mae issuer to obtain the consent of the contracted security purchaser, the entity bound

under contract with the Ginnie Mae issuer to purchase all the Ginnie Mae construction loan certificates related to a particular multifamily project. However, each contracted security purchaser, on behalf of itself and all future holders of each Ginnie Mae construction loan certificate to be deposited into the trust with respect to which it is the contracted security purchaser and all related Ginnie Mae construction loan certificates (whether or not currently outstanding), has waived the right to withhold consent to any requests of the related Ginnie Mae issuer to extend the term to maturity of those Ginnie Mae construction loan certificates (provided that any such extension, when combined with previously granted extensions in respect of such Ginnie Mae construction loan certificates, would not extend the term to maturity beyond the term of the underlying mortgage loan insured by FHA). This waiver effectively permits the related Ginnie Mae issuer to extend the maturity of the Ginnie Mae construction loan certificates in its sole discretion, subject only to the prior written approval of Ginnie Mae. A holder of a Ginnie Mae construction loan certificate is entitled only to interest at the specified interest rate on the outstanding principal balance of the Ginnie Mae construction loan certificate until the earliest of (1) the liquidation of the mortgage loan, (2) at the related Ginnie Mae issuer's option, either (a) the first Ginnie Mae certificate payment date of the Ginnie Mae project loan certificate following the conversion of the Ginnie Mae construction loan certificate or (b) the date of conversion of the Ginnie Mae construction loan certificate to a Ginnie Mae project loan certificate, and (3) the maturity date (as adjusted for any previously granted extensions) of the Ginnie Mae construction loan certificate. Any extension of the term to maturity may delay the commencement of principal payments to the trust and affect the yield on your securities.

The failure of a Ginnie Mae construction loan certificate to convert into a Ginnie Mae project loan certificate prior to its maturity date (as adjusted for any previously granted extensions), for any reason, will result in the full payment of the principal balance of the Ginnie Mae construction loan

certificate on its maturity date and, accordingly, will affect the rate of prepayment. The Ginnie Mae construction loan certificate may fail to convert if the prerequisites for conversion outlined in Chapter 32 of the MBS Guide are not satisfied, including, but not limited to, (1) final endorsement by FHA of the underlying mortgage loan, (2) completion of the cost certification process, and (3) the delivery of supporting documentation including, among other things, the note or other evidence of indebtedness and assignments endorsed to Ginnie Mae. Upon maturity of the Ginnie Mae construction loan certificates, absent any extensions, the related Ginnie Mae issuer is obligated to pay to the holders of the Ginnie Mae construction loan certificates the outstanding principal amount. The payment of any Ginnie Mae construction loan certificate on the maturity date may affect the yield on your securities.

Any delay in the conversion of a Ginnie Mae construction loan certificate to a Ginnie Mae project loan certificate will delay the payment of principal on your securities. The conversion of a Ginnie Mae construction loan certificate to a Ginnie Mae project loan certificate can be delayed for a wide variety of reasons, including work stoppages, construction defects, inclement weather, completion of or delays in the cost certification process and changes in contractors, owners and architects related to the multifamily project. During any such delay, the trust will not be entitled to any principal payments that may have been made by the borrower on the related underlying mortgage loan. The distribution of any such principal payments will not occur until the earliest of (1) the liquidation of the mortgage loan, (2) at the related Ginnie Mae issuer's option, either (a) the first Ginnie Mae certificate payment date of the Ginnie Mae project loan certificate following the conversion of the Ginnie Mae construction loan certificate or (b) the date of conversion of the Ginnie Mae construction loan certificate to a Ginnie Mae project loan certificate, and (3) the maturity date (as adjusted for any previously granted extensions) of the Ginnie Mae construction loan certificate. However, the holders of

the securities will not receive any such amounts until the next distribution date on the securities and will not be entitled to receive any interest on such amount.

The yield on securities that would benefit from a faster than expected payment of principal (such as securities purchased at a discount) may be adversely affected if the underlying mortgage loan begins to amortize prior to the conversion of a Ginnie Mae construction loan certificate to a Ginnie Mae project loan certificate. As holders of Ginnie Mae construction loan certificates are entitled only to interest, any scheduled payments of principal received with respect to the mortgage loans underlying the Ginnie Mae construction loan certificate will not be passed through to the trust. Any such amounts will be deposited into a non-interest bearing, custodial account maintained by the related Ginnie Mae issuer and will be distributed to the trust (unless otherwise negotiated between the Ginnie Mae issuer and the contracted security purchaser) on the earliest of (1) the liquidation of the mortgage loan, (2) at the related Ginnie Mae issuer's option, either (a) the first Ginnie Mae certificate payment date of the Ginnie Mae project loan certificate following the conversion of the Ginnie Mae construction loan certificate or (b) the date of conversion of the Ginnie Mae construction loan certificate to a Ginnie Mae project loan certificate, and (3) the maturity date (as adjusted for any previously granted extensions) of the Ginnie Mae construction loan certificate. However, the holders of the securities will not receive any such amounts until the next distribution date on the securities and will not be entitled to receive any interest on such amount. The delay in payment of the scheduled principal may affect, perhaps significantly, the yield on those securities that would benefit from a higher than anticipated rate of prepayment of principal.

If the amount of the underlying mortgage loan at final endorsement by FHA is less than the aggregate principal amount of the Ginnie Mae construction loan certificates upon completion of the particular multi-

family project, the Ginnie Mae construction loan certificates must be prepaid in the amount equal to the difference between the aggregate principal balance of the Ginnie Mae construction loan certificates and the principal balance of the Ginnie Mae project loan certificates issued upon conversion. The reduction in the underlying mortgage loan amount could occur as a result of the cost certification process that takes place prior to the conversion to a Ginnie Mae project loan certificate. In such a case, the rate of prepayment on your securities may be higher than expected.

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. Certain default, delinquency and other information relevant to the likelihood of prepayment of the multifamily mortgage loans underlying the Ginnie Mae multifamily certificates is made generally available to the public and holders of the securities should consult such information. The scope of such information is limited, however, and 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, statutory prepayment prohibition or prepayment penalty provision with respect to the FHA-insured mortgage loans 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.

With respect to certain mortgage loans insured under Section 223(f) of the Housing Act, under certain circumstances FHA lockout and prepayment limitations may be more stringent than otherwise provided for

in the related note or other evidence of indebtedness. In addition to FHA's ability to override lockout or prepayment penalty provisions with respect to the FHA-insured mortgage loans as described above, investors should note that with respect to certain mortgage loans insured under Section 223(f) of the Housing Act, Section 223(f) provides, in relevant part, that the related note or other evidence of indebtedness cannot be prepaid for a period of five (5) years from the date of endorsement, unless prior written approval from FHA is obtained. In many instances with respect to such mortgage loans insured under Section 223(f), the related lender may have provided for a lockout period lasting for a term shorter than five (5) years. Therefore, investors should consider that any prepayment provisions following a lockout period that is shorter than five (5) years may not be effective if FHA approval is not obtained.

Holders entitled to prepayment penalties may not receive them. Prepayment penalties received by the trustee in respect of group 1 will be distributed to Classes AB and IO and in respect of subgroup 2B will be distributed to Class IK 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 rate of payments on the underlying certificates will directly affect the rate of payments on the group 2 securities. The underlying certificates will be sensitive in varying degrees to

- the rate of payments of principal (including prepayments) of the related mortgage loans, and
- the priorities for the distribution of principal among the classes of the underlying trust.

As described in the underlying certificate disclosure document, one of the underlying certificates included in trust asset group 2 is not entitled to distributions of principal until certain classes of the underlying series have been retired and, accordingly, distributions of principal of the related mortgage loans for extended periods may be applied to the distribution of principal of those classes of certificates having priority over such underlying certificate. Accordingly, this underlying certificate may receive no principal distributions for extended periods of time.

Prepayments on the related mortgage loans may have occurred at rates faster or slower than those initially assumed. This supplement contains no information as to whether the underlying certificates have performed as originally anticipated. The Updated Exhibit A in Exhibit D, however, contains certain information regarding the related mortgage loans as of the cut-off date.

The securities may not be a suitable investment for you. The securities, especially the group 2 securities, and, in particular, the component, interest only, accrual and residual classes and Class KX, 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 United States 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 TRUST ASSETS

General

The Sponsor intends to acquire the Trust Assets 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 Trust Assets. All of the Trust Assets will evidence, directly or indirectly, Ginnie Mae Multifamily Certificates.

The Ginnie Mae Multifamily Certificates (Group 1)

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 (i) Ginnie Mae Construction Loan Certificates issued during the construction phase of a multifamily project, which are redeemable for Ginnie Mae Project Loan Certificates (the “Group 1 Trust CLCs”) and (ii) Ginnie Mae Project Loan Certificates deposited into the Trust on the Closing Date or issued upon conversion of a Group 1 Trust CLC (collectively, the “Group 1 Trust PLCs”).

The Underlying Certificates (Group 2)

The Group 2 Trust Assets are Underlying Certificates that represent the beneficial ownership interests in a separate trust, the assets of which evidence direct or indirect beneficial ownership interests in certain Ginnie Mae Multifamily Certificates. Each Underlying Certificate constitutes all or a portion of a class of a separate Series of certificates described in the Underlying Certificate Disclosure Document, excerpts of which are attached as Exhibit C to this Supplement. The Underlying Certificate Disclosure Document may be obtained from the Information Agent as described under “Available Information” in this Supplement. Investors are cautioned that material changes in facts and circumstances may have occurred since the date of the Underlying Certificate Disclosure Document, including changes in the prepayment rates, prevailing interest rates and other economic factors, which may limit the usefulness of, and be directly contrary to the assumptions used in preparing the information included in, the offering document. See *“Underlying Certificates” in the Multifamily Base Offering Circular*.

Each Underlying Certificate provides for monthly distributions, including any prepayments and other unscheduled recoveries on the Mortgage Loans underlying such Underlying Certificate, and is further described in the table contained in Exhibit B to this Supplement. The table also sets forth information regarding approximate weighted average remaining terms to maturity, loan ages and mortgage rates of Mortgage Loans underlying the Ginnie Mae Certificates.

The Ginnie Mae Multifamily Certificates underlying the Underlying Certificates consist of (i) a Ginnie Mae Construction Loan Certificate issued during the construction phase of a multifamily project, which is redeemable for a Ginnie Mae Project Loan Certificate (the “Group 2 Trust CLC” and, collectively with the Group 1 Trust CLCs, the “Trust CLCs”) and (ii) Ginnie Mae Project Loan Certificates deposited into the Underlying Trust on the underlying Closing Date or issued upon the conversion of a Ginnie Mae Construction Loan Certificate deposited into such trust on such closing date (the “Group 2 Trust PLCs” and, collectively with the Group 1 Trust PLCs, the “Trust PLCs”).

The Trust CLCs

Each Trust CLC is based on and backed by a single Mortgage Loan secured by a multifamily project under construction and insured by FHA pursuant to an FHA Insurance Program described under “FHA Insurance Programs” in this Supplement. Ginnie Mae Construction Loan Certificates are generally issued monthly by the related Ginnie Mae Issuer as construction progresses on the related multifamily project

and as advances are insured by FHA. Prior to the issuance of Ginnie Mae Construction Loan Certificates, the Ginnie Mae Issuer must provide Ginnie Mae with supporting documentation regarding advances and disbursements on the Mortgage Loan and must satisfy the prerequisites for issuance as described in Chapter 32 of the MBS Guide. Each Ginnie Mae Construction Loan Certificate may be redeemed for a pro rata share of a Ginnie Mae Project Loan Certificate that bears the same interest rate as the Ginnie Mae Construction Loan Certificate.

The original maturity of a Ginnie Mae Construction Loan Certificate is at least 200% of the construction period anticipated by FHA for the multifamily project. The stated maturity of the Ginnie Mae Construction Loan Certificates may be extended after issuance at the request of the related Ginnie Mae Issuer with the prior written approval of Ginnie Mae. Prior to approving any extension request, Ginnie Mae requires that the Contracted Security Purchaser, the entity bound under contract with the related Ginnie Mae Issuer to purchase all of the Ginnie Mae Construction Loan Certificates related to a particular multifamily project, consent to the extension of the term to maturity. Each Contracted Security Purchaser of the Trust CLCs and of any previously issued or hereafter existing Ginnie Mae Construction Loan Certificates relating to the Trust CLCs identified in Exhibit A or Exhibit D to this Supplement (the "Related CLCs"), has waived its right and the right of all future holders of the Related CLCs, including the Trustee or the Trustee for the Underlying Trust, as the assignee of the Sponsor's rights in the Trust CLCs, to withhold consent to any extension requests with respect to Trust CLCs or Related CLCs for which it is the Contracted Security Purchaser, provided that the length of the extension does not, in combination with any previously granted extensions related thereto, exceed the term of the underlying Mortgage Loan insured by FHA. The waiver effected by each Contracted Security Purchaser will effectively permit the related Ginnie Mae Issuer to extend the maturity of the Ginnie Mae CLCs in its sole discretion, subject only to the prior written approval of Ginnie Mae.

Each Trust CLC will provide for the payment to the Trust or to the Underlying Trust, as applicable, of monthly payments of interest equal to a pro rata share of the interest payments on the underlying Mortgage Loan, less applicable servicing and guaranty fees. The Trust or the Underlying Trust, as applicable, will not be entitled to receive any payments of principal collected on the related Mortgage Loan as long as the Trust CLC is outstanding. During such period any prepayments and other recoveries of principal (other than proceeds from the liquidation of the Mortgage Loan) or any Prepayment Penalties on the underlying Mortgage Loan received by the Ginnie Mae Issuer will be deposited into a non-interest bearing escrow account (the "P&I Custodial Account"). Any such amounts will be held for distribution to the Trust or to the Underlying Trust, as applicable, (unless otherwise negotiated between the Ginnie Mae Issuer and the Contracted Security Purchaser) on the earliest of (i) the liquidation of the Mortgage Loan, (ii) at the related Ginnie Mae Issuer's option, either (a) the first Ginnie Mae Certificate Payment Date of the Ginnie Mae Project Loan Certificate following the conversion of the Ginnie Mae Construction Loan Certificate or (b) the date of conversion of the Ginnie Mae Construction Loan Certificate to a Ginnie Mae Project Loan Certificate, and (iii) the applicable Maturity Date. However, the Holders of the Securities or the Underlying Trust, as applicable, will not receive any such amounts until the next Distribution Date and will not be entitled to receive any interest on such amounts.

At any time following the final endorsement of the underlying Mortgage Loan by FHA, prior to the Maturity Date and upon satisfaction of the prerequisites for conversion outlined in Chapter 32 of the MBS Guide, Ginnie Mae Construction Loan Certificates will be redeemed for Ginnie Mae Project Loan Certificates. The Ginnie Mae Project Loan Certificates will be issued at the identical interest rate as the Ginnie Mae Construction Loan Certificates. The aggregate principal amount of the Ginnie Mae Project Loan Certificates may be less than or equal to the aggregate amount of advances that has been disbursed and insured on the Mortgage Loan underlying the related Ginnie Mae Construction Loan Certificates. Any difference between the principal balance of the Ginnie Mae Construction Loan Certificates

and the principal balance of the Ginnie Mae Project Loan Certificates issued at conversion will be disbursed to the holders of the Ginnie Mae Construction Loan Certificates as principal upon conversion.

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.

Fifty-two (52) Mortgage Loans will underlie the Group 1 Ginnie Mae Multifamily Certificates, which as of the Cut-off Date, consist of forty (40) Mortgage Loans that underlie the Group 1 Trust PLCs (the “Group 1 Trust PLC Mortgage Loans”) and twelve (12) Mortgage Loans that underlie the Group 1 Trust CLCs (the “Group 1 Trust CLC Mortgage Loans”). Fifty-eight (58) Mortgage Loans underlie the Group 2 Underlying Certificate Trust Assets, which, as of the Cut-off Date, consist of fifty-seven (57) Mortgage Loans that underlie the Group 2 Trust PLCs (the “Group 2 Trust PLC Mortgage Loans” and, collectively with the Group 1 Trust PLC Mortgage Loans, the “Trust PLC Mortgage Loans”) and one (1) Mortgage Loan that underlies the Group 2 Trust CLC (the “Group 2 Trust CLC Mortgage Loan” and, collectively with the Group 1 Trust CLC Mortgage Loans, the “Trust CLC Mortgage Loans”).

The Group 1 Trust PLC Mortgage Loans have an aggregate balance of approximately \$228,055,503 as of the Cut-off Date, after giving effect to all payments of principal due on or before that date, and the Group 1 Trust CLC Mortgage Loans have an aggregate balance of approximately \$23,251,093 as of the Cut-off Date, after giving effect to all payments of principal due on or before that date.

The Group 2 Trust PLC Mortgage Loans have an aggregate balance of approximately \$262,762,177 as of the Cut-off Date, after giving effect to all payments of principal due on or before that date, and the Group 2 Trust CLC Mortgage Loan has a balance of approximately \$1,087,100 as of the Cut-off Date, after giving effect to all payments of principal due on or before that date.

The Mortgage Loans underlying the Group 1 Trust Assets 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 Group 1 Trust Assets” and, on an individual basis, the characteristics described in Exhibit A to this Supplement. The Mortgage Loans underlying the Group 2 Underlying Certificate Trust Assets have the characteristics described in the Updated Exhibit A in Exhibit D 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 guaranteed by Section 538 or 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 underlying the Group 1 Ginnie Mae Multifamily Certificates are insured. To the extent a Mortgage Loan underlying the Group 1 Ginnie Mae Multifamily Certificates is insured under multiple FHA insurance programs, you should read each applicable FHA insurance program description.

Section 207 (Mortgage Insurance for Multifamily Housing). Section 207 of the Housing Act provides for federal insurance of mortgage loans originated by FHA-approved lenders in connection with the construction or substantial rehabilitation of multifamily housing projects, which includes manufactured home parks.

Section 221(d) (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 231 (Mortgage Insurance for Rental Housing for the Elderly). Section 231 of the Housing Act provides for insurance of mortgage loans to facilitate the construction and substantial rehabilitation of multifamily rental housing for elderly (62 or older) or disabled persons. The mortgage insurance may be used to finance the construction and substantial rehabilitation of detached, semi-detached, walk-up or elevator type rental housing designed specifically for elderly or disabled individuals consisting of 8 or more dwelling units. Section 231 was designed to increase the supply of rental housing specifically for the use and occupancy of elderly and/or disabled persons.

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 538 Guarantee Program

The Section 538 Guaranteed Rural Rental Housing Program (“Section 538”) is under the United States Department of Agriculture Rural Development (“Rural Development”). See “*The Ginnie Mae Multifamily Certificates— Section 538 Guarantee Program*” in the Multifamily Base Offering Circular.

The following is a summary of Section 538 under which certain of the Mortgage Loans are guaranteed.

Section 538. Section 538 was established pursuant to Title V of the Housing Act. Section 538 is designed to increase the supply of affordable rural rental housing, through the use of loan guarantees that encourage partnerships between Rural Development, private lenders and public agencies.

Under Section 515 of Title V of the Housing Act, Rural Development is authorized to make direct loans secured by multifamily properties with respect to which the tenants may include very low-, low- and moderate-income families, elderly persons and persons with handicaps and disabilities. Under Section 538, Rural Development subsequently may guarantee new loans, secured by the same properties, made to revitalize the properties.

See the Underlying Certificate Disclosure Document for information regarding the FHA insurance programs and the Section 538 Guarantee Program, for the Group 2 Underlying Certificate Trust Assets.

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 the case of the Group 1 Securities, in Exhibit A to this Supplement and, in the case of the Group 2 Securities, in the Updated Exhibit A in Exhibit D to this Supplement.

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

Amortization. The Trust PLC Mortgage Loans are generally fully-amortizing over their remaining terms to stated maturity. However, certain of the Trust PLC Mortgage Loans may amortize based on their contractual payments to stated maturity, at which time the unpaid principal balance plus accrued interest thereon is due.

Four of the Group 1 Trust CLC Mortgage Loans and the Group 2 Trust CLC Mortgage Loan have begun to amortize as of the Cut-off Date. However, regardless of the scheduled amortization of Trust CLC Mortgage Loans, the Trust or the Underlying Trust, as applicable, will not be entitled to receive any principal payments with respect to any Trust CLC Mortgage Loans until the earliest of (i) the liquidation of the Mortgage Loan, (ii) at the related Ginnie Mae Issuer’s option, either (a) the first Ginnie Mae Certificate Payment Date of the Ginnie Mae Project Loan Certificate following the conversion of the Ginnie Mae Construction Loan Certificate or (b) the date of conversion of the Ginnie Mae Construction

Loan Certificate to a Ginnie Mae Project Loan Certificate, and (iii) the applicable Maturity Date. The Ginnie Mae Issuer will deposit any principal payments that it receives in connection with any Trust CLC into the related P&I Custodial Account. The Trust will not be entitled to recover any interest thereon.

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. For Security Group 1, although the Mortgage Loans currently have amortization schedules that provide for level monthly payments, the amortization schedules of substantially all of the FHA-insured Mortgage Loans are subject to change upon the approval of FHA that may result in non-level payments. See Exhibits B, C and D to this Supplement for certain information regarding the characteristics of the Mortgage Loans included in the Underlying Trust in Security Group 2.

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 FHA-insured Mortgage Loan to be refinanced or prepaid without regard to any lockout period, statutory prepayment prohibition 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. Certain of the Mortgage Loans have lockout provisions that prohibit voluntary prepayment for a number of years following origination. The Mortgage Loans underlying the Group 1 Trust Assets have remaining lockout terms that range from 7 to 34 months and have a weighted average remaining lockout term of approximately 14 months. Certain of the Mortgage Loans are insured under FHA insurance program Section 223(f) which, with respect to certain mortgage loans insured thereunder, prohibits prepayments for a period of five (5) years from the date of endorsement, regardless of any applicable lockout periods associated with such mortgage loans. The Mortgage Loans underlying the Group 2 Underlying Certificate Trust Assets have remaining lockout terms that range from 0 to 17 months. See the Updated Exhibit A in Exhibit D for additional information with respect to remaining lockout periods. 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 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”). Each 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 the case of the Group 1 Securities, in Exhibit A to this Supplement and, in the case of the Group 2 Securities, the Updated Exhibit A in Exhibit D to this Supplement.

In the case of the Group 1 Securities, Exhibit A and, in the case of the Group 2 Securities, Exhibit D, to this Supplement set 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 FHA-insured 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 prepay the FHA-insured Mortgage Loan without restrictions or penalties and any such payment will avoid or mitigate an FHA insurance claim. Additionally, in some circumstances FHA may permit an FHA-insured Mortgage Loan to be prepaid without regard to any statutory prepayment prohibition period.

Notwithstanding the foregoing, the Trust or the Underlying Trust, as applicable, will not be entitled to receive any principal prepayments or any applicable Prepayment Penalties with respect to the Trust CLC Mortgage Loans until the earliest of (i) the liquidation of such Mortgage Loans, (ii) at the related Ginnie Mae Issuer’s option, either (a) the first Ginnie Mae Certificate Payment Date of the Ginnie Mae Project Loan Certificate following the conversion of the Ginnie Mae Construction Loan Certificate or (b) the date of conversion of the Ginnie Mae Construction Loan Certificate to a Ginnie Mae Project Loan Certificate, and (iii) the applicable Maturity Date. However, the Holders of the Securities will not receive any such amounts until the next Distribution Date and will not be entitled to receive any interest on such amount.

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 Trust Assets in payment of 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 payment 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 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 located at Wells Fargo Bank, N.A., 150 East 42nd Street, 40th floor, New York, NY 10017, Attention: Trust Administrator Ginnie Mae 2013-052. 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 Classes) 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 Classes will be issued in minimum denominations that equal \$100,000 in initial principal or 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 for a Security, 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 related Record Date. 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 and Components

For purposes of interest distributions, the Classes will be categorized as shown under “Interest Type” on the front cover and on Schedule I of this Supplement, and Components will be categorized as shown under “Terms Sheet — Component Class” in this Supplement. The abbreviations used in this Supplement to describe the interest entitlements of the Classes and Components are explained under “Class Types” in Appendix I to the Multifamily Base Offering Circular.

Accrual Period

The Accrual Period for each Regular and MX 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 front cover of this Supplement.

Weighted Average Coupon Classes

The Weighted Average Coupon Classes will bear interest at per annum Interest Rates based on Group 1 WACR, Subgroup 2A WACR or Subgroup 2B WACR as shown under “Terms Sheet — Interest Rates” in this Supplement.

The Trustee’s calculation of the 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 Principal Distribution Amount or the Adjusted Principal Distribution Amount for each Security Group, as applicable, 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 and Components

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

Component Class

Class AB is a Component Class and has Components with the designations and characteristics shown under “Terms Sheet — Component Class” in this Supplement. Components will not be separately issued or transferable.

Notional Classes

The Notional Classes will not receive principal distributions. For convenience in describing interest distributions, the Notional Classes will have the original Class Notional Balances shown on the front cover of this Supplement. The Class Notional Balances will be reduced as shown under “Terms Sheet — Notional Classes” 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 in “Certain United States 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 or Class Notional 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 each 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.
- The Class Factors for the MX Class and the Classes of REMIC Securities that are exchangeable for the MX Class will be calculated assuming that the maximum possible amount of each Class is outstanding at all times, regardless of any exchanges that may occur.
- 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. On any Distribution Date upon the Trustee’s determination that the REMIC status of any Trust REMIC has been lost or that a substantial risk exists that this status will be lost for the then current taxable year, the Trustee will terminate the Trust and retire the Securities.

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 Notional Class Security 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.

Modification and Exchange

All or a portion of the Classes of REMIC Securities specified on the front cover may be exchanged for a proportionate interest in the related MX Class shown on Schedule I to this Supplement. Similarly, all or a portion of the related MX Class may be exchanged for proportionate interests in the related Classes of REMIC Securities. This process may occur repeatedly.

Each exchange may be effected only in proportions that result in the principal and interest entitlements of the Securities received being equal to the entitlements of the Securities surrendered.

Class KX is a Weighted Average Coupon Class that will accrue interest as described under “Terms Sheet — Interest Rates” in this Supplement. In the event that the Interest Rate of such MX Class will equal or exceed 1,200% per annum for any Accrual Period, the Trustee will, prior to the close of business on the last Business Day of the calendar month immediately preceding the related Distribution Date, effect a mandatory exchange of Class KX for its related REMIC Securities. Thereafter, no further exchanges of such REMIC Securities will be permitted.

A Beneficial Owner proposing to effect an exchange must notify the Trustee through the Beneficial Owner’s Book Entry Depository participant. This notice must be received by the Trustee not later than two Business Days before the proposed exchange date. The exchange date can be any Business Day other than the last Business Day of the month. The notice must contain the outstanding principal balance of the Securities to be included in the exchange and the proposed exchange date. The notice is required to be delivered to the Trustee by email to GNMAExchange@wellsfargo.com or in writing at its Corporate Trust Office at 150 East 42nd Street, 40th Floor, New York, NY 10017, Attention: Trust Administrator. The Trustee may be contacted by telephone at (917) 260-1522 and by fax at (917) 260-1594.

A fee will be payable to the Trustee in connection with each exchange equal to $\frac{1}{32}$ of 1% of the outstanding principal balance of the Securities surrendered for exchange (but not less than \$2,000 or more than \$25,000); provided, however, that no fee will be payable in respect of a mandatory exchange described above. The fee must be paid concurrently with the exchange.

The first distribution on a REMIC Security or an MX Security received in an exchange will be made on the Distribution Date in the month following the month of the exchange. The distribution will be made to the Holder of record as of the Record Date in the month of exchange.

See “Description of the Securities— Modification and Exchange” in the Multifamily Base Offering Circular.

YIELD, MATURITY AND PREPAYMENT CONSIDERATIONS

General

The prepayment experience of the Mortgage Loans will affect the Weighted Average Lives of and the yields realized by investors in the related 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 an FHA-insured Mortgage Loan to be refinanced or prepaid without regard to any lockout, statutory prepayment prohibition or Prepayment Penalty provisions. See “Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans”, in the case of the Group 1 Securities, in Exhibit A to this Supplement and, in the case of the Group 2 Securities, the Updated Exhibit A in Exhibit D 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 (or override by FHA of) lockout periods, statutory prepayment prohibition 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 the case of the Group 1 Securities, in Exhibit A to this Supplement and, in the case of the Group 2 Securities, the Updated Exhibit A in Exhibit D 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.

Notwithstanding the foregoing, the Trust or the Underlying Trust, as applicable, will not be entitled to receive any principal prepayments or any applicable Prepayment Penalties with respect to the Trust CLC Mortgage Loans until the earliest of (i) the liquidation of such Mortgage Loans, (ii) at the related Ginnie Mae Issuer's option, either (a) the first Ginnie Mae Certificate Payment Date of the Ginnie Mae Project Loan Certificate following the conversion of the Ginnie Mae Construction Loan Certificate or (b) the date of conversion of the Ginnie Mae Construction Loan Certificate to a Ginnie Mae Project Loan Certificate, and (iii) the applicable Maturity Date. However, the Holders of the Securities will not receive any such amounts until the next Distribution Date and will not be entitled to receive any interest on such amounts.

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 (or the reduction of the notional balance) 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 Mortgage Loans" in the Multifamily Base Offering Circular.*

Final Distribution Date

The Final Distribution Date for each Class, which is set forth on the front cover of this Supplement or on Schedule I to 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 have been prepared on the basis of the characteristics of the Underlying Certificates, the priorities of distributions on the Underlying Certificates and the following assumptions (the "Modeling Assumptions"), among others:

1. The Mortgage Loans underlying the Group 1 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 and the Group 2 Underlying Certificate Trust Assets have the characteristics shown under the Updated Exhibit A in Exhibit D of this Supplement.

2. There are no voluntary prepayments during any lockout period. With respect to Mortgage Loans insured under FHA insurance program Section 223(f), FHA approves prepayments made by borrowers after any applicable lockout period expires to the extent that any statutory prepayment prohibition period applies.

3. There are no prepayments on any Trust CLC.

4. With respect to each Trust PLC, the Mortgage Loans prepay at 100% PLD (as defined under “ — Prepayment Assumptions” in this Supplement) and, beginning on the applicable Lockout End Date or, to the extent that the remaining lockout period is 0, the Closing Date, at the constant percentages of CPR (described below) shown in the related table.

5. 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 or on the Updated Exhibit A in Exhibit D, as applicable.

6. 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 2013.

7. One hundred percent (100%) of the Prepayment Penalties that are collected in respect of the Security Group 1 Trust Assets are received by the Trustee and distributed to Classes AB and IO and one hundred percent (100%) of the Prepayment Penalties that are collected in respect of the Subgroup 2B Trust Assets are received by the Trustee and distributed to Class IK. *See “Terms Sheet — Allocation of Prepayment Penalties” in this Supplement.*

8. A termination of the Trust or the Underlying Trust does not occur.

9. The Closing Date for the Securities is April 30, 2013.

10. No expenses or fees are paid by the Trust other than the Trustee Fee, which is paid as described under “The Trust Assets — The Trustee Fee” in this Supplement.

11. Each Trust CLC converts to a Trust PLC on the date on which amortization payments are scheduled to begin on the related Mortgage Loan.

12. Distributions on the Underlying Certificates are made as described in the Underlying Certificate Disclosure Document.

13. Each Class is held from the Closing Date and is not exchanged in whole or in part including that there is no mandatory exchange of Class KX.

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 underlying any Trust PLC 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 underlying any Trust PLC 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.

Project Loan Default	
Mortgage Loan Age (in months)(1)	Involuntary Prepayment Default Rate(2)
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 and the Updated Exhibit A in Exhibit D. In the case of any Trust CLC Mortgage Loans, the Mortgage Loan Age is the number of months that have elapsed after the expiration of the Remaining Interest Only Period indicated on Exhibit A and the Updated Exhibit A in Exhibit D.
- (2) Assumes that involuntary prepayments start immediately.

The decrement tables set forth below are based on the assumption that the Trust PLC Mortgage Loans prepay at the indicated percentages of CPR (the “CPR Prepayment Assumption Rates”) and 100% PLD and that the Trust CLC Mortgage Loans prepay at 0% CPR and 0% PLD until the Trust CLCs convert

to Ginnie Mae Project Loan Certificates, after which they prepay at 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 a Notional Class, the original Class Notional Balance) that would remain outstanding following the distribution made each specified month for each Regular or MX Class, based on the assumption that the related Trust PLC Mortgage Loans prepay at the CPR Prepayment Assumption Rates and 100% PLD and the Trust CLC Mortgage Loans prepay at 0% CPR and 0% PLD until the Trust CLCs convert to Ginnie Mae Project Loan Certificates, after which they 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 the PLD percentage rates indicated above for the Trust PLC Mortgage Loans and the Trust CLC Mortgage Loans. 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 a 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 balance, 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 Trust Assets and the Modeling Assumptions.

The information shown for each 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 each 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

Security Group 1 CPR Prepayment Assumption Rates																				
Distribution Date	Class A					Class AB					Class AC					Class AD				
	0%	5%	15%	25%	40%	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	100	100	100	100	100
April 2014	95	95	93	92	90	96	95	94	93	91	100	100	100	100	100	100	100	100	100	100
April 2015	89	82	69	57	38	90	85	74	63	47	100	100	100	100	100	100	100	100	100	100
April 2016	82	70	46	25	0	85	74	54	36	33	100	100	100	100	34	100	100	100	100	96
April 2017	76	58	26	1	0	80	64	37	34	0	100	100	100	41	0	100	100	100	100	0
April 2018	70	47	10	0	0	75	55	34	11	0	100	100	65	0	0	100	100	100	31	0
April 2019	65	38	0	0	0	70	47	31	0	0	100	100	30	0	0	100	100	89	0	0
April 2020	61	29	0	0	0	66	40	15	0	0	100	100	2	0	0	100	100	43	0	0
April 2021	56	22	0	0	0	63	34	2	0	0	100	97	0	0	0	100	100	6	0	0
April 2022	53	15	0	0	0	60	34	0	0	0	100	79	0	0	0	100	100	0	0	0
April 2023	49	9	0	0	0	56	34	0	0	0	100	61	0	0	0	100	100	0	0	0
April 2024	45	3	0	0	0	53	34	0	0	0	100	45	0	0	0	100	100	0	0	0
April 2025	41	0	0	0	0	49	31	0	0	0	100	30	0	0	0	100	89	0	0	0
April 2026	37	0	0	0	0	46	23	0	0	0	100	16	0	0	0	100	66	0	0	0
April 2027	33	0	0	0	0	42	15	0	0	0	100	2	0	0	0	100	45	0	0	0
April 2028	29	0	0	0	0	39	9	0	0	0	100	0	0	0	0	100	25	0	0	0
April 2029	24	0	0	0	0	36	2	0	0	0	100	0	0	0	0	100	6	0	0	0
April 2030	20	0	0	0	0	34	0	0	0	0	92	0	0	0	0	100	0	0	0	0
April 2031	16	0	0	0	0	34	0	0	0	0	81	0	0	0	0	100	0	0	0	0
April 2032	12	0	0	0	0	34	0	0	0	0	69	0	0	0	0	100	0	0	0	0
April 2033	7	0	0	0	0	34	0	0	0	0	57	0	0	0	0	100	0	0	0	0
April 2034	3	0	0	0	0	34	0	0	0	0	45	0	0	0	0	100	0	0	0	0
April 2035	0	0	0	0	0	32	0	0	0	0	32	0	0	0	0	92	0	0	0	0
April 2036	0	0	0	0	0	25	0	0	0	0	20	0	0	0	0	73	0	0	0	0
April 2037	0	0	0	0	0	18	0	0	0	0	7	0	0	0	0	52	0	0	0	0
April 2038	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	31	0	0	0	0
April 2039	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	10	0	0	0	0
April 2040	0	0	0	0	0	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	0	0	0	0	0
April 2042	0	0	0	0	0	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	0	0	0	0	0
April 2044	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2046	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2047	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2048	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2049	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2051	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2052	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2053	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2054	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
April 2055	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)	10.1	5.2	2.9	2.2	1.8	13.2	7.3	3.9	2.9	2.2	20.5	10.8	5.5	3.9	2.8	24.1	13.8	6.9	4.7	3.4

**Security Group 1
CPR Prepayment Assumption Rates**

Distribution Date	Class B					Class C					Class Z					Class IO					
	0%	5%	15%	25%	40%	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	100	100	100	100	100	100
April 2014	100	100	100	100	100	100	100	100	100	100	102	102	102	102	102	102	97	97	96	95	94
April 2015	100	100	100	100	100	100	100	100	100	100	105	105	105	105	105	93	89	81	73	61	
April 2016	100	100	100	100	100	100	100	100	100	100	108	108	108	108	108	89	81	66	53	37	
April 2017	100	100	100	100	82	100	100	100	100	100	110	110	110	110	110	85	74	54	38	21	
April 2018	100	100	100	98	25	100	100	100	100	100	113	113	113	113	113	82	67	44	28	12	
April 2019	100	100	100	73	0	100	100	100	100	66	116	116	116	116	116	79	61	36	20	7	
April 2020	100	100	100	38	0	100	100	100	100	0	119	119	119	119	104	76	56	30	14	4	
April 2021	100	100	95	12	0	100	100	100	100	0	122	122	122	122	60	73	52	24	10	2	
April 2022	100	100	71	0	0	100	100	100	72	0	125	125	125	125	35	71	48	20	8	1	
April 2023	100	100	48	0	0	100	100	100	14	0	128	128	128	128	20	69	44	16	5	1	
April 2024	100	100	29	0	0	100	100	100	0	0	131	131	131	102	12	66	40	13	4	0	
April 2025	100	100	13	0	0	100	100	100	0	0	134	134	134	74	7	64	37	11	3	0	
April 2026	100	100	0	0	0	100	100	97	0	0	137	137	137	53	4	62	34	9	2	0	
April 2027	100	100	0	0	0	100	100	50	0	0	141	141	141	38	2	59	31	7	1	0	
April 2028	100	98	0	0	0	100	100	10	0	0	144	144	144	28	1	57	28	6	1	0	
April 2029	100	95	0	0	0	100	100	0	0	0	148	148	126	20	1	54	25	5	1	0	
April 2030	100	84	0	0	0	100	100	0	0	0	152	152	102	14	0	52	23	4	1	0	
April 2031	100	69	0	0	0	100	100	0	0	0	155	155	82	10	0	49	21	3	0	0	
April 2032	100	55	0	0	0	100	100	0	0	0	159	159	66	7	0	47	19	3	0	0	
April 2033	100	42	0	0	0	100	100	0	0	0	163	163	53	5	0	44	17	2	0	0	
April 2034	100	29	0	0	0	100	100	0	0	0	167	167	43	4	0	41	15	2	0	0	
April 2035	100	18	0	0	0	100	100	0	0	0	171	171	34	3	0	39	13	1	0	0	
April 2036	100	7	0	0	0	100	100	0	0	0	176	176	27	2	0	36	12	1	0	0	
April 2037	100	0	0	0	0	100	87	0	0	0	180	180	21	1	0	33	10	1	0	0	
April 2038	98	0	0	0	0	100	47	0	0	0	184	184	16	1	0	30	9	1	0	0	
April 2039	95	0	0	0	0	100	9	0	0	0	189	189	13	1	0	27	8	0	0	0	
April 2040	83	0	0	0	0	100	0	0	0	0	194	168	10	0	0	25	7	0	0	0	
April 2041	64	0	0	0	0	100	0	0	0	0	198	141	7	0	0	22	5	0	0	0	
April 2042	45	0	0	0	0	100	0	0	0	0	203	117	5	0	0	19	5	0	0	0	
April 2043	21	0	0	0	0	100	0	0	0	0	208	90	4	0	0	15	4	0	0	0	
April 2044	4	0	0	0	0	100	0	0	0	0	214	72	3	0	0	13	3	0	0	0	
April 2045	0	0	0	0	0	50	0	0	0	0	219	56	2	0	0	10	2	0	0	0	
April 2046	0	0	0	0	0	0	0	0	0	0	212	42	1	0	0	8	2	0	0	0	
April 2047	0	0	0	0	0	0	0	0	0	0	159	30	1	0	0	6	1	0	0	0	
April 2048	0	0	0	0	0	0	0	0	0	0	112	20	1	0	0	4	1	0	0	0	
April 2049	0	0	0	0	0	0	0	0	0	0	92	16	0	0	0	4	1	0	0	0	
April 2050	0	0	0	0	0	0	0	0	0	0	71	12	0	0	0	3	0	0	0	0	
April 2051	0	0	0	0	0	0	0	0	0	0	49	8	0	0	0	2	0	0	0	0	
April 2052	0	0	0	0	0	0	0	0	0	0	28	4	0	0	0	1	0	0	0	0	
April 2053	0	0	0	0	0	0	0	0	0	0	9	1	0	0	0	0	0	0	0	0	
April 2054	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	
April 2055	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Weighted Average																					
Life (years)	28.6	19.5	10.1	6.7	4.6	32.0	24.9	14.0	9.4	6.2	35.8	30.6	19.8	13.3	8.6	17.6	10.9	5.9	4.1	2.9	

**Security Group 2
CPR Prepayment Assumption Rates**

Distribution Date	Classes KA, KI and KX					Class IK				
	0%	5%	15%	25%	40%	0%	5%	15%	25%	40%
Initial Percent	100	100	100	100	100	100	100	100	100	100
April 2014	100	100	100	100	97	96	92	83	74	60
April 2015	100	100	100	60	0	92	83	67	52	33
April 2016	100	100	69	0	0	89	76	54	37	18
April 2017	100	100	20	0	0	86	70	44	26	9
April 2018	100	100	0	0	0	83	64	36	18	4
April 2019	100	91	0	0	0	81	59	29	12	1
April 2020	100	68	0	0	0	78	54	23	8	0
April 2021	100	46	0	0	0	76	50	19	5	0
April 2022	100	26	0	0	0	74	45	15	2	0
April 2023	100	8	0	0	0	72	42	11	0	0
April 2024	100	0	0	0	0	69	38	8	0	0
April 2025	100	0	0	0	0	67	34	6	0	0
April 2026	100	0	0	0	0	65	31	4	0	0
April 2027	100	0	0	0	0	62	28	2	0	0
April 2028	97	0	0	0	0	60	25	1	0	0
April 2029	85	0	0	0	0	57	23	0	0	0
April 2030	72	0	0	0	0	55	20	0	0	0
April 2031	59	0	0	0	0	52	18	0	0	0
April 2032	46	0	0	0	0	50	15	0	0	0
April 2033	33	0	0	0	0	47	13	0	0	0
April 2034	19	0	0	0	0	44	11	0	0	0
April 2035	4	0	0	0	0	41	9	0	0	0
April 2036	0	0	0	0	0	38	7	0	0	0
April 2037	0	0	0	0	0	35	5	0	0	0
April 2038	0	0	0	0	0	31	4	0	0	0
April 2039	0	0	0	0	0	28	2	0	0	0
April 2040	0	0	0	0	0	24	0	0	0	0
April 2041	0	0	0	0	0	20	0	0	0	0
April 2042	0	0	0	0	0	16	0	0	0	0
April 2043	0	0	0	0	0	12	0	0	0	0
April 2044	0	0	0	0	0	8	0	0	0	0
April 2045	0	0	0	0	0	4	0	0	0	0
April 2046	0	0	0	0	0	0	0	0	0	0
April 2047	0	0	0	0	0	0	0	0	0	0
April 2048	0	0	0	0	0	0	0	0	0	0
April 2049	0	0	0	0	0	0	0	0	0	0
April 2050	0	0	0	0	0	0	0	0	0	0
April 2051	0	0	0	0	0	0	0	0	0	0
April 2052	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)	18.6	7.9	3.4	2.1	1.3	17.6	9.7	4.5	2.8	1.7

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, the investor's own projection of Mortgage Loan prepayment rates under a variety of scenarios, the investor's own projection of the likelihood of extensions of the maturity of any Trust CLC or delays with respect to the conversion of a Trust CLC to a Ginnie Mae Project Loan Certificate and, in the case of the Group 2 Securities, the investor's own projection of the payment rates on the Underlying Certificates under a variety of scenarios. **No representation is made regarding Mortgage Loan prepayment rates, Underlying Certificate payment rates, the occurrence and duration of extensions, if any, the timing of conversions, if any, 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 related Mortgage Loans.

- In the case of Regular or MX Securities purchased at a premium (especially the Interest Only Classes), 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 Classes 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 or MX 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.
- Investors in Class KX should consider that differing rates of reduction in the related REMIC Securities may ultimately cause such Class to be exchanged for the related REMIC Securities (consisting primarily or exclusively of an Interest Only Class).

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

For Security Group 1, the Mortgage Loans prohibit voluntary prepayment during specified lockout periods with remaining terms that range from 7 to 34 months and have a weighted average remaining lockout period of approximately 14 months and a weighted average remaining term to maturity of approximately 411 months.

For Security Group 2, the Mortgage Loans prohibit voluntary prepayments during specified lockout periods with remaining terms that range from 0 to 17 months. See the Updated Exhibit A in Exhibit D for additional information with respect to remaining lockout periods.

Certain of the Mortgage Loans are insured under FHA insurance program Section 223(f), which, with respect to certain mortgage loans insured thereunder, prohibits prepayments for a period of five (5) years from the date of endorsement, regardless of any applicable lockout periods associated with such mortgage loans.

- 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 Trust Assets — Certain Additional Characteristics of the Mortgage Loans” and “Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans”, in the case of the Group 1 Securities, in Exhibit A to this Supplement and, in the case of the Group 2 Securities, in the Updated Exhibit A in Exhibit D 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 an FHA-insured Mortgage Loan to be refinanced or prepaid without regard to any lockout, statutory prepayment prohibition or Prepayment Penalty provisions.

Notwithstanding the foregoing, the Trust or the Underlying Trust, as applicable, will not be entitled to receive any principal prepayments or any applicable Prepayment Penalties with respect to the Trust CLC Mortgage Loans until the earliest of (i) the liquidation of such Mortgage Loans, (ii) at the related Ginnie Mae Issuer’s option, either (a) the first Ginnie Mae Certificate Payment Date of the Ginnie Mae Project Loan Certificate following the conversion of the Ginnie Mae Construction Loan Certificate or (b) the date of conversion of the Ginnie Mae Construction Loan Certificate to a Ginnie Mae Project Loan Certificate, and (iii) the applicable Maturity Date. However, the Holders of the Securities will not receive any such amounts until the next Distribution Date and will not be entitled to receive any interest on such amounts.

Information relating to lockout periods, statutory prepayment prohibition periods and Prepayment Penalties is contained under “Certain Additional Characteristics of the Mortgage Loans” and “Yield, Maturity and Prepayment Considerations” in this Supplement, in Exhibit A to this Supplement and in the Updated Exhibit A in Exhibit D 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 and Delay Classes

The effective yield on any Fixed Rate or Delay 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 Tables

The following tables show the pre-tax yields to maturity on a corporate bond equivalent basis of specified Classes based on the assumption that the Trust PLC Mortgage Loans prepay at the CPR Prepayment Assumption Rates and 100% PLD and the Trust CLC Mortgage Loans prepay at 0% CPR and 0% PLD until the Trust CLCs convert to Ginnie Mae Project Loan Certificates after which they prepay at the CPR Prepayment Assumption Rates 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 any Class may differ from those shown in the applicable table below even if the Class is purchased at the assumed price shown.

The yields were calculated by:

1. determining the monthly discount rates that, when applied to the applicable assumed streams of cash flows to be paid on the applicable Class, would cause the discounted present value of the assumed streams of cash flows to equal the assumed purchase price of that Class 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 tables was prepared on the basis of the Modeling Assumptions and the assumption that the purchase price of each Class (expressed as a percentage of its original Class Notional Balance) plus accrued interest is as indicated in the related table. **The assumed purchase price is not necessarily that at which actual sales will occur.**

SECURITY GROUP 1

Sensitivity of Class IO to Prepayments Assumed Price 5.953125%*

CPR Prepayment Assumption Rates			
<u>5%</u>	<u>15%</u>	<u>25%</u>	<u>40%</u>
5.3%	5.0%	8.6%	14.2%

SECURITY GROUP 2

Sensitivity of Class IK to Prepayments Assumed Price 4.50%*

CPR Prepayment Assumption Rates			
<u>5%</u>	<u>15%</u>	<u>25%</u>	<u>40%</u>
(1.7)%	4.0%	16.9%	38.5%

Sensitivity of Class KI to Prepayments Assumed Price 6.00%*

CPR Prepayment Assumption Rates			
<u>5%</u>	<u>15%</u>	<u>25%</u>	<u>40%</u>
28.9%	3.5%	(30.7)%	(84.1)%

* 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 UNITED STATES FEDERAL INCOME TAX CONSEQUENCES

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

U.S. Treasury Circular 230 Notice

The discussion contained in this Supplement and the Multifamily Base Offering Circular as to certain United States federal tax consequences is not intended or written to be used, and cannot be used, for the purpose of avoiding United States federal tax penalties. Such discussion is written to support the promotion or marketing of the transactions or matters addressed in this Supplement and the Multifamily Base Offering Circular. Each taxpayer to whom such transactions or matters are being promoted, marketed or recommended should seek advice based on its particular circumstances from an independent tax advisor.

REMIC Elections

In the opinion of Cleary Gottlieb Steen & Hamilton LLP, the Trust will constitute a Double REMIC Series for United States 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 United States federal income tax purposes. Income on the Regular Securities must be reported under an accrual method of accounting.

The Notional and Accrual Classes of Regular Securities will be issued with original issue discount (“OID”), and certain other Classes of Regular Securities may be issued with OID. See *“Certain United States Federal Income Tax Consequences — Tax Treatment of Regular Securities — Original Issue Discount,” “— Variable Rate Securities”* and *“— Interest Weighted Securities and Non-VRDI Securities” in the Multifamily Base Offering Circular.*

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 in the case of the Trust PLC Mortgage Loans and 0% CPR and 0% PLD in the case of the Trust CLC Mortgage Loans until the Trust CLCs convert to Ginnie Mae Project Loan Certificates, after which the prepayment assumption that should be used 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. See *“Certain United States 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 and “real estate assets” for real estate investment trusts (“REITs”) as described in “Certain United States 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 as described in “Certain United States Federal Income Tax Consequences” in the Multifamily Base Offering Circular.

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 United States Federal Income Tax Consequences” in the Multifamily Base Offering Circular, but will not be treated as debt for United States 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. Even though the Holders of the Residual Securities are not entitled to any stated principal or interest payments on the Residual Securities, the Trust REMICs may have substantial taxable income in certain periods, and offsetting tax losses may not occur until much later periods. Accordingly, the Holders of the Residual 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.

OID accruals on the Underlying Certificates will be computed using the same prepayment assumption as set forth under “Certain United States Federal Income Tax Consequences — Regular Securities” in this Supplement.

MX Securities

For a discussion of certain United States federal income tax consequences applicable to the MX Classes, see “*Certain Federal Income Tax Consequences — Tax Treatment of MX Securities*”, “*— Exchanges of MX Classes and Regular Classes*” and “*— Taxation of Foreign Holders of REMIC Securities and MX Securities*” in the *MultifamilyBase Offering Circular*.

Foreign Account Tax Compliance Act

A Holder of a Regular or MX Security who is not a U.S. Person should be aware of recent legislation commonly known as FATCA and related administrative guidance that impose a 30% United States withholding tax on certain payments (which would include interest payments in respect of Regular and MX Securities beginning January 1, 2014, and gross proceeds, including the return of principal, from the sale or other disposition, including redemptions, of such Securities beginning January 1, 2017) made to a non-United States entity that fails to take required steps to provide information regarding its “United States accounts” or its direct or indirect “substantial United States owners,” as applicable, or to certify that it has no such accounts or owners. Various exceptions are provided under the legislation and related administrative guidance, including generally an exemption for “grandfathered obligations” issued before January 1, 2014 that are not materially modified. It is possible that certain MX Securities would be considered to be issued for this purpose on the date when they are purchased by a new holder, with the result that the exception for grandfathered obligations would not apply to those MX Securities in the hands of a holder who purchased them on or after January 1, 2014. Foreign investors should consult their own tax advisors regarding the application and impact of this legislation based upon their particular circumstances.

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

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. Ginnie Mae does not guarantee the payment of any Prepayment Penalties. The Regular and MX 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 the Regular and MX Classes 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, 2013. 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 (1) the Original Class Principal Balance (or original Class Notional Balance) of each Class and (2) the Original Component Principal Balance of each Component of each related Class receiving principal distributions or interest distributions based upon a notional balance from the same Trust Asset Group 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 Sidley Austin LLP, for the Trust by Cleary Gottlieb Steen & Hamilton LLP and Marcell Solomon & Associates, P.C., and for the Trustee by Aini & Associates PLLC.

Available Combination(1)

REMIC Securities		MX Securities						
Class	Original Class Principal Balance or Class Notional Balance	Related MX Class	Maximum Original Class Principal Balance(2)	Principal Type(3)	Interest Rate	Interest Type(3)	CUSIP Number	Final Distribution Date(4)
Security Group 2								
KA	\$20,000,000	KX(6)	\$20,000,000	SC/PT	(5)	WAC/DLY	38378KGU7	August 2051
IK	47,972,177							
KI	20,000,000							

(1) All exchanges must comply with minimum denomination restrictions.

(2) The amount shown for the MX Class represents the maximum Original Class Principal Balance of that Class, assuming it were to be issued on the Closing Date.

(3) As defined under "Class Types" in Appendix I to the Multifamily Base Offering Circular.

(4) See "Yield, Maturity and Prepayment Considerations — Final Distribution Date" in this Supplement.

(5) The Interest Rate will be calculated as described under "Terms Sheet — Interest Rates" in this Supplement.

(6) In the event that the Interest Rate of Class KX will equal or exceed 1,200% per annum for any Accrual Period, the Trustee will, prior to the close of business on the last Business Day of the calendar month immediately preceding the related Distribution Date, effect a mandatory exchange of Class KX for its related REMIC Securities and, thereafter, no further exchanges of such REMIC Securities will be permitted.

Group 1 Trust Assets
 Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans(1)

Pool Number	Security Type	FHA Insurance Program/Section 538 Guarantee Program(2)	City/County	State	Principal Balance as of the Cut-off Date	Mortgage Interest Rate	Certificate Rate	Servicing and Guaranty Fee Rate	Original Term to Maturity (mos.)	Remaining Term to Maturity (mos.)	Period from Issuance (mos.)	Issue Date	Lockout End Date(3)†	Prepayment Penalty End Date(5)†	Lockout/Prepayment Penalty Code(6)	Remaining Lockout Period (mos.)(7)†	Total Remaining Lockout and Prepayment Penalty (mos.)(8)†	Remaining Interest Only Period (mos.)(9)
ABR100	PLC	228(0)/228(a)(7)	Richmond	VA	\$14,944,732.31	3.050%	2.500%	0.500%	419	417	2	Feb-13	Mar-14	Mar-23	A	10	118	0
ABR105	PLC	228(0)/228(a)(7)	Minneapolis	MN	13,977,750.36	3.080	2.800	0.280	375	374	1	Mar-13	May-14	May-23	A	12	120	0
AB6993	PLC	232/228(a)(7)	Hamden	CT	12,742,513.47	2.430	2.180	0.250	414	410	4	Dec-12	Feb-14	Feb-23	A	9	117	0
AA9297	PLC	232/228(a)(7)	South Elgin	IL	12,656,462.67	2.480	2.180	0.300	421	417	4	Dec-12	Feb-14	Feb-23	A	9	117	0
AB6978	PLC	221(G)(4)/228(a)(7)	Olatando	NE	12,449,401.42	3.275	3.025	0.250	480	479	1	Mar-13	Apr-14	Apr-23	A	11	119	0
AC3551	PLC	207/228(0)/228(a)(7)	Bellevue	NE	11,674,680.62	3.680	3.430	0.250	588	587	1	Mar-13	Apr-14	Apr-23	A	11	119	0
AA8304	PLC	228(0)/228(a)(7)	Venice	CA	8,821,455.00	2.250	2.050	0.200	307	301	6	Oct-12	Mar-16	Mar-25	A	34	142	21
AA8304	PLC	228(0)/228(a)(7)	Venice	CA	8,821,455.00	2.250	2.050	0.200	307	301	6	Oct-12	Mar-16	Mar-25	A	34	142	21
AA8304	PLC	228(0)/228(a)(7)	Venice	CA	8,821,455.00	2.250	2.050	0.200	307	301	6	Oct-12	Mar-16	Mar-25	A	34	142	21
AA8304	PLC	228(0)/228(a)(7)	Venice	CA	8,821,455.00	2.250	2.050	0.200	307	301	6	Oct-12	Mar-16	Mar-25	A	34	142	21
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AA8304	PLC	22																

- (4) The Lockout End Date is the first month when a Mortgage Loan is no longer subject to any lockout for voluntary prepayments of principal. For purposes of determining the Lockout End Date in this Exhibit A, the Lockout End Date is based on the lockout period described in the note or other evidence of indebtedness without regard to any statutory prepayment penalty prohibition period.
- (5) The Prepayment Penalty End Date is the first month when a Mortgage Loan is no longer subject to the payment of any Prepayment Penalties.
- (6) In some circumstances FHA may permit a Mortgage Loan to be refinanced or prepaid without regard to any Lockout or Prepayment Penalty Code.
- (7) The Remaining Lockout Period is the number of months from the Cut-off Date up to but not including the Lockout End Date.
- (8) The Total Remaining Lockout and Prepayment Penalty Period is the number of months from the Cut-off Date up to but not including the later of the Prepayment Penalty End Date or Lockout End Date.
- (9) The Remaining Interest Only Period reflects the number of months remaining during which each Ginnie Mae Construction Loan Certificate is expected to remain outstanding, based on the remaining construction period for the Ginnie Mae Construction Loan Certificate.
- † The Lockout End Date, Prepayment Penalty End Date, Remaining Lockout Period and Total Remaining Lockout and Prepayment Penalty Period are based on the Sponsor's interpretation of provisions in the related notes. Differing interpretations of these provisions can result in dates and periods that may vary by as much as one month.

Lockout and Prepayment Penalty Codes:

- (A) Lockout up to but not including the Lockout End Date; thereafter a Prepayment Penalty of 9% of the prepaid amount up to but not including 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.
- (B) Lockout up to but not including the Lockout End Date; thereafter a Prepayment Penalty of 8% of the prepaid amount up to but not including 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.
- (C) Lockout up to but not including the Lockout End Date; thereafter a Prepayment Penalty of 7% of the prepaid amount up to but not including the twelfth mortgage loan payment date beyond the Lockout End Date disclosed above; thereafter a Prepayment Penalty of 5% of the prepaid amount up to but not including the twenty-fourth 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.
- (D) Lockout up to but not including the Lockout End Date; thereafter a Prepayment Penalty of 3% of the prepaid amount up to but not including 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.

Underlying Certificates

Trust Asset Subgroup	Issuer	Series	Class	Issue Date	CUSIP Number	Interest Rate	Interest Type(1)	Final Distribution Date	Principal Type(1)	Original Principal or Notional Balance of Class	Underlying Certificate Factor(2)	Principal or Notional Balance in Trust	Percentage of Class in Trust	Approximate Weighted Average Coupon of Mortgage Loans(3)	Approximate Weighted Average Remaining Term to Maturity of Mortgage Loans (in months)(3)	Approximate Weighted Average Loan Age of Mortgage Loans (in months)(3)	Ginnie Mae I or II
2A	Ginnie Mae	2011-058	B	April 29, 2011	38376GM72	(4)	WAC/DLY	January 2040	SEQ	\$53,000,000	1.00000000	\$20,000,000	37.7558490566%	4.271%	417	23	I
2B	Ginnie Mae	2011-058	IO	April 29, 2011	38376GN22	(4)	WAC/IO/DLY	August 2051	NTL/SEQ	268,000,000	0.95944354	47,972,177	18.6567164179	4.271	417	23	I

- (1) As defined under "Class Types" in Appendix I to the Multifamily Base Offering Circular.
- (2) Underlying Certificate Factors are as of April 2013.
- (3) Based on information as of April 2013.
- (4) The Interest Rate will be calculated or described under "Terms Sheet - Interest Rates" in the Underlying Certificate Disclosure Document, excerpts of which are attached as Exhibit C to this Supplement.

**Cover Page, Terms Sheet and Exhibit A from
Underlying Certificate Disclosure Document**

**Offering Circular Supplement
(To Multifamily Base Offering Circular dated April 1, 2008)**



\$274,174,736

**Government National Mortgage Association
GINNIE MAE®**

**Guaranteed Multifamily REMIC Pass-Through Securities
Ginnie Mae REMIC Trust 2011-058**

The Securities

The Trust will issue the Classes of Securities listed on the front cover of this offering circular supplement.

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.

Class of REMIC Securities	Original Principal Balance(1)	Interest Rate	Principal Type(2)	Interest Type(2)	CUSIP Number	Final Distribution Date(3)
A	\$ 87,000,000	2.191%	SEQ	FIX	38376GM56	October 2033
AB	25,000,000	2.533	SEQ	FIX	38376GM64	October 2033
B	53,000,000	(4)	SEQ	WAC/DLY	38376GM72	January 2040
C	103,000,000	(4)	SEQ	WAC/DLY	38376GM80	August 2051
Z	6,174,736	(4)	SEQ	WAC/Z/DLY	38376GM98	May 2052
IO	268,000,000	(4)	NTL(SEQ)	WAC/IO/DLY	38376GN22	August 2051
Residual						
RR	0	0.000	NPR	NPR	38376GN30	May 2052

- (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 type of Class with which the Class Notional Balance of the Notional Class will be reduced is indicated in parentheses.
- (3) See “Yield, Maturity and Prepayment Considerations — Final Distribution Date” in this Supplement.
- (4) See “Terms Sheet — Interest Rates” in this Supplement.

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-6 which highlights some of these risks.

The Sponsor and the Co-Sponsor will offer the securities from time to time in negotiated transactions at varying prices. We expect the closing date to be April 29, 2011.

You should read the Base Offering Circular for Guaranteed Multifamily REMIC Pass-Through Securities, Chapter 31 and Chapter 32 of the Ginnie Mae Mortgage-Backed Securities Guide 5500.3, as amended, and 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.

BofA Merrill Lynch

Loop Capital Markets LLC

The date of this Offering Circular Supplement is April 21, 2011.

TERMS SHEET

This terms sheet contains selected information for quick reference only. You should read this Supplement, particularly “Risk Factors,” and each of the other documents listed under “Available Information.”

Sponsor: Merrill Lynch, Pierce, Fenner & Smith Incorporated

Co-Sponsor: Loop Capital Markets LLC

Trustee: Wells Fargo Bank, N.A.

Tax Administrator: The Trustee

Closing Date: April 29, 2011

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 2011.

Composition of the Trust Assets:

The Ginnie Mae Multifamily Certificates will consist of:

(i) 32 fixed rate Ginnie Mae Project Loan Certificates, which have an aggregate balance of approximately \$224,024,440 as of the Cut-off Date and

(ii) 30 fixed rate Ginnie Mae Construction Loan Certificates, which have an aggregate balance of approximately \$50,179,296 as of the Cut-off Date.

Certain Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans Underlying the Trust Assets⁽¹⁾:

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 or Section 538 Guarantee Program:

FHA Insurance Program/ Section 538 Guarantee Program	Principal Balance	Number of Trust Assets	Percent of Total Balance	Weighted Average Mortgage Interest Rate	Weighted Average Certificate Rate	Weighted Average Original Term to Maturity ⁽²⁾⁽³⁾ (in months)	Weighted Average Remaining Term to Maturity ⁽³⁾ (in months)	Weighted Average Period from Issuance ⁽²⁾ (in months)	Weighted Average Remaining Lockout Period (in months)	Weighted Average Total Remaining Lockout and Prepayment Penalty Period (in months)
207/223(f)	\$ 93,031,517	9	33.93%	4.000%	3.748%	418	417	1	24	120
223(f)	40,117,370	4	14.63	3.843	3.578	420	418	2	23	119
221(d)(4)	38,438,369	21	14.02	5.515	5.211	499	486	13	30	125
232/223(a)(7)	29,139,329	5	10.63	4.269	4.017	424	423	1	19	120
221(d)(4)/223(a)(7)	24,016,864	4	8.76	3.851	3.581	452	452	1	24	120
223(a)(7)	20,604,605	3	7.51	3.934	3.684	475	474	1	23	108
220/223(a)(7)	12,948,188	1	4.72	3.700	3.450	480	479	1	24	120
232	11,255,680	10	4.10	5.744	5.442	492	480	12	30	123
231	1,852,825	1	0.68	5.540	5.040	499	484	15	25	121
220	1,098,760	1	0.40	5.750	5.460	498	485	13	28	124
538/515	579,594	1	0.21	4.750	4.150	479	478	1	23	119
241(a)	562,428	1	0.21	6.270	5.770	482	481	1	23	119
232/241(a)	558,207	1	0.20	6.500	6.120	431	430	1	27	111
Total/Weighted Average...	\$274,203,736	62	100.00%	4.286%	4.018%	444	441	3	24	120

(1) As of April 1, 2011 (the “Cut-off Date”); 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.

(3) Based on the assumption that each Ginnie Mae Construction Loan Certificate will convert to a Ginnie Mae Project Loan 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 “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 41 months. The Mortgage Loans have a weighted average remaining lockout period of approximately 24 months. Certain of the Mortgage Loans are insured under FHA insurance program Section 223(f), which, with respect to certain mortgage loans insured thereunder, prohibits prepayments for a period of five (5) years from the date of endorsement, regardless of any applicable lockout periods associated with such mortgage loans. 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. In some circumstances FHA may permit a Mortgage Loan to be refinanced or prepaid without regard to any lockout, statutory prepayment prohibition or Prepayment Penalty provisions. 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 front cover of this Supplement.

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

Class B will bear interest during each Accrual Period at a per annum rate equal to the lesser of 3.400000% and WACR.

Class C will bear interest during each Accrual Period at a per annum rate equal to the lesser of 4.015000% and WACR.

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 of the applicable Interest Rates for Classes A, AB, B and C for that Accrual Period, 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).

The Weighted Average Coupon Classes will bear interest during the initial Accrual Period at the following approximate Interest Rates:

<u>Class</u>	<u>Approximate Initial Interest Rate</u>
B.... ..	3.400000%
C.... ..	4.015000
Z.... ..	4.018409
IO	0.855398

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, to A and AB, pro rata, until retired
2. Sequentially, to B, C, 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 front cover of this Supplement at the per annum rate set forth in this Terms Sheet under “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	\$268,000,000	100% of A, AB, B and C (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 represents the Residual Interest of the Issuing REMIC and the Pooling REMIC. All other Classes of REMIC Securities are Regular Classes.

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

Pool Number	Security Type	IMA Insurance Program/ Section 538 Guarantee Program	City/County	State	Principal Balance as of the Contract Date	Mortgage Interest Rate	Certificate Rate	Servicing and Guaranty Fee Rate	Maturity Date	Monthly Principal and Interest	Original Term to Maturity (months)	Remaining Term to Maturity (months)	Period from Issuance (months)	Leave Date	Lockout End Date	Prepayment End Date	Lockout/Prepayment Code	Remaining Lockout Period (months)	Remaining Prepayment Penalty Period (months)	Total Remaining Lockout and Prepayment Penalty Period (months)	Remaining Interest Only Period (months)
749537	PLC	207/223(f)	Lake Forest	CA	\$23,000,000.00	3.600%	3.350%	0.250%	Apr-06	\$96,394.24	420	420	0	Apr-11	May-13	May-21	1	25	121	0	
752847	PLC	223(f)	Jersey City	NJ	22,946,381.25	3.710	3.460	0.250	Feb-06	97,876.36	420	418	2	Feb-11	Feb-13	Feb-21	1	22	118	0	
749184	PLC	207/223(f)	Fort Worth	TX	19,180,510.08	4.350	4.100	0.250	Mar-06	89,089.96	420	419	1	Mar-11	Apr-13	Apr-21	1	24	120	0	
739491	PLC	223(a)(7)	Baltimore	MD	15,761,616.35	3.900	3.650	0.250	Mar-51	64,953.33	480	479	1	Mar-11	Mar-13	Mar-21	1	23	119	0	
749188	PLC	221(G)(4)/223(a)(7)	Tyler	TX	14,410,700.00	3.700	3.450	0.250	Apr-51	57,567.37	480	480	0	Apr-11	May-13	May-21	1	25	121	0	
763655	PLC	207/223(f)	Westminster	CO	14,400,000.00	4.170	3.920	0.250	Apr-06	65,236.18	421	420	1	Mar-11	May-13	Apr-21	1	25	121	0	
763644	PLC	220/223(a)(7)	Colorado Springs	CO	12,948,187.87	3.700	3.450	0.250	Mar-51	51,772.16	480	479	1	Mar-11	Apr-13	Apr-21	1	24	120	0	
746047	PLC	232/223(a)(7)	Rockville	MD	12,591,710.89	4.150	3.900	0.250	Feb-51	53,894.34	479	478	1	Mar-11	Mar-12	Mar-21	3	11	119	0	
727668	PLC	207/223(f)	Berea	OH	11,744,000.00	3.700	3.450	0.250	Apr-06	49,907.48	421	420	1	Mar-11	Apr-13	Apr-21	1	24	120	0	
750634	PLC	207/223(f)	Los Angeles	CA	11,634,162.37	3.950	3.700	0.250	Feb-06	51,278.42	420	418	2	Feb-11	Mar-13	Mar-21	1	23	119	0	
749182	PLC	207/223(f)	Dallas	TX	10,867,639.67	4.350	4.100	0.250	Mar-06	51,800.33	396	395	1	Mar-11	Apr-13	Apr-21	1	24	120	0	
665102	CLC	221(G)(4)	Loveland	CO	10,565,901.00	5.340	4.980	0.360	Nov-51	53,350.27	500	487	13	Mar-10	Sep-13	Apr-21	1	29	125	7	
747198	CLC	223(a)(7)	Ann Arbor	MI	7,677,706.95	3.900	3.650	0.250	Mar-06	33,573.50	420	419	1	Mar-11	Apr-13	Apr-21	1	24	120	0	
744174	PLC	207/223(f)	Boulder	CO	7,531,665.00	5.340	5.090	0.250	Nov-51	38,029.54	499	487	12	Apr-10	Dec-13	Dec-21	1	32	128	7	
763658	PLC	232/223(a)(7)	White River Junction	VT	6,618,000.00	4.150	3.900	0.250	Apr-06	29,901.23	421	420	1	Mar-11	May-13	May-21	1	25	121	0	
763656	PLC	232/223(a)(7)	Scarborough	ME	4,339,500.00	4.300	4.050	0.250	Apr-06	20,002.81	421	420	1	Mar-11	May-13	May-21	1	25	121	0	
744173	PLC	221(G)(4)/223(a)(7)	Concord	NC	4,293,393.79	4.410	4.050	0.360	Mar-06	20,100.28	420	419	1	Mar-11	Apr-13	Apr-21	1	24	120	0	
750487	PLC	223(a)(7)	Mobile	AL	4,000,000.00	3.950	3.700	0.250	Apr-51	16,593.37	480	480	0	Apr-11	May-13	May-16	4	25	61	0	
750484	PLC	221(G)(4)/223(a)(7)	La Jolla	CA	3,826,560.30	4.750	4.500	0.250	Apr-06	19,403.28	385	384	1	Mar-11	Apr-13	Apr-21	1	24	120	0	
752853	PLC	223(f)	Pensacola	FL	2,896,826.21	4.000	3.750	0.250	Mar-06	12,840.47	421	419	2	Feb-11	Apr-13	Apr-21	1	24	120	0	
728806	PLC	221(G)(4)/223(a)(7)	Coconut Creek	FL	2,880,570.24	3.730	3.480	0.250	Feb-51	11,580.86	480	478	2	Feb-11	Feb-13	Feb-21	1	22	118	0	
738976	PLC	223(f)	South Bend	IN	2,640,000.00	4.350	3.880	0.470	Apr-06	12,249.87	421	420	1	Mar-11	May-13	May-21	1	25	121	0	
750484	PLC	221(G)(4)/223(a)(7)	Spartanburg	SC	2,432,200.00	3.900	3.650	0.250	Apr-57	12,416.24	313	312	1	Mar-11	May-13	May-21	1	25	121	0	
640458	CLC	221(G)(4)	Midland	TX	2,358,033.00	5.370	5.120	0.250	Oct-51	11,954.16	500	486	14	Feb-10	Nov-13	Nov-21	1	31	127	6	
752792	PLC	207/223(f)	Cuyahoga Falls	OH	2,268,259.97	4.280	4.000	0.280	Mar-06	10,438.51	420	419	1	Mar-11	Feb-13	Feb-21	1	22	118	0	
752796	PLC	207/223(f)	Niles	MI	2,241,300.00	3.980	3.700	0.280	Apr-06	9,897.04	421	420	1	Mar-11	Apr-13	Apr-21	1	24	120	0	
735060	CLC	221(G)(4)	Chesapeake	VA	1,990,226.00	5.680	5.430	0.250	Aug-51	10,509.85	496	484	12	Apr-10	Aug-13	Aug-21	1	28	124	4	
640456	CLC	232	San Antonio	TX	1,974,389.00	5.550	5.300	0.250	Aug-51	10,250.57	498	484	14	Feb-10	Sep-13	Sep-21	1	29	125	4	
665082	CLC	231	Ellicott City	MD	1,852,825.00	5.540	5.040	0.500	Aug-51	9,606.80	499	484	15	Jan-10	May-13	May-21	1	25	121	4	
731693	CLC	232	Minneapolis	MN	1,786,230.00	5.310	5.060	0.250	Sep-51	8,983.06	497	485	12	Apr-10	Oct-13	Oct-21	1	30	126	5	
728758	PLC	232/223(a)(7)	Courtland	VA	1,763,558.20	4.450	4.170	0.280	Mar-22	17,020.38	132	131	1	Mar-11	Apr-13	Apr-21	1	24	120	0	
719628	CLC	232	Apple Valley	MN	1,749,574.00	5.970	5.720	0.250	Apr-51	9,589.83	495	480	15	Jan-10	May-13	May-21	1	25	121	0	
752797	PLC	207/223(f)	Niles	MI	1,652,100.00	3.980	3.700	0.280	Apr-06	7,295.28	421	420	1	Mar-11	Apr-13	Apr-21	1	24	120	0	
726998	CLC	221(G)(4)	Mobile	AL	1,516,066.00	5.600	5.350	0.250	Jan-52	7,922.83	504	489	15	Jan-10	Feb-14	Feb-22	1	34	130	9	
665076	CLC	221(G)(4)	Chesapeake	VA	1,485,234.00	5.750	5.320	0.430	Jul-51	7,914.63	499	483	16	Dec-09	May-13	May-21	1	25	121	3	
706670	PLC	232	Lincoln	NE	1,357,598.00	6.780	5.500	0.280	Aug-51	7,262.55	496	484	12	Apr-10	Aug-13	Aug-21	1	28	124	4	
679922	CLC	221(G)(4)	Hardeeville	SC	1,338,943.92	6.000	5.750	0.250	Aug-50	7,397.29	473	472	1	Mar-11	Jun-13	Jun-20	2	26	110	0	
665072	CLC	221(G)(4)	Houma	LA	1,308,434.00	5.900	5.400	0.500	Jun-51	7,108.13	498	482	16	Dec-09	Jun-13	Jun-21	1	26	122	2	
735104	CLC	221(G)(4)	Calabash	NC	1,217,130.00	5.380	5.130	0.250	Apr-52	6,178.52	501	492	9	Jul-10	Dec-13	Dec-21	1	32	128	12	
686658	CLC	221(G)(4)	Jessup	MD	1,156,883.00	5.760	5.370	0.390	Nov-51	6,172.86	505	487	18	Oct-09	Aug-13	Aug-21	1	28	124	7	
693278	CLC	221(G)(4)	West Jordan	UT	1,108,023.00	5.490	5.180	0.310	Nov-51	5,707.32	499	487	12	Apr-10	Dec-13	Dec-21	1	32	128	7	
728046	CLC	221(G)(4)	Covington	LA	1,101,219.00	6.000	5.750	0.250	Oct-51	6,059.06	497	486	11	May-10	Nov-13	Nov-21	1	31	127	6	
693262	CLC	220	New Orleans	LA	1,098,760.00	5.750	5.460	0.290	Sep-51	**	498	485	13	Mar-10	Aug-13	Aug-21	1	28	124	5	
735125	CLC	221(G)(4)	Raleigh	NC	1,087,100.00	5.290	5.040	0.250	May-52	5,452.45	501	493	8	Aug-10	Dec-13	Dec-21	1	32	128	13	
693219	PLC	232	St. Petersburg	FL	1,049,177.38	6.550	6.300	0.250	Sep-50	6,198.94	474	473	1	Mar-11	Oct-13	Oct-20	2	30	114	0	
719621	CLC	221(G)(4)	Denham Springs	LA	1,022,531.00	6.000	5.750	0.250	Apr-51	5,626.11	497	480	17	Nov-09	May-13	May-21	1	25	121	0	
727018	CLC	221(G)(4)	Montgomery	AL	1,017,085.00	5.300	5.050	0.250	Feb-52	5,108.13	501	490	11	May-10	Feb-14	Feb-22	1	34	130	10	

Pool Number	Security Type	FHA Insurance Program/Section 538 Guarantee Program†	City/County	State	Principal Balance as of the Cut-off Date	Mortgage Interest Rate	Certificate Rate	Servicing and Guaranty Fee Rate	Maturity Date	Monthly Principal and Interest‡	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 Code††††	Remaining Lockout Period (mos.)	Remaining Prepayment Penalty Period (mos.)	Total Remaining Lockout and Prepayment Penalty Period (mos.)	Remaining Interest Only Period (mos.)
703642	PLC	223(G)(7)	South Grand Forks	ND	\$ 842,988.45	4.500%	4.250%	0.250%	Mar-41	\$ 4,276.93	360	359	1	Mar-11	Apr-13	Apr-21	1	24	120	0	
714357	CLC	232	Porsmouth	NH	831,381.00	6.080	5.580	0.500	Jul-48	4,712.00	458	447	11	May-10	May-14	May-21	2	37	121	3	
727639	CLC	232	Westerville	OH	829,607.00	5.280	4.880	0.400	Mar-52	4,155.39	502	491	11	May-10	Mar-14	Mar-22	1	35	131	11	
665074	CLC	232	Mountain Home	AR	805,472.00	5.920	5.420	0.500	Jun-51	4,386.98	498	482	16	Dec-09	Mar-13	Mar-21	1	23	119	2	
699567	CLC	221(G)(4)	Mobile	AL	742,065.00	6.250	6.000	0.250	Apr-51	4,213.00	497	480	17	Nov-09	May-13	May-21	1	25	119	0	
725588	CLC	232	McKinney	TX	731,057.00	5.500	5.250	0.250	Aug-51	3,770.57	495	484	11	May-10	Sep-14	Sep-21	2	41	125	4	
664313	CLC	221(G)(4)	Mobile	AL	586,733.00	6.300	5.880	0.420	Apr-51	3,351.82	503	480	23	May-09	Dec-13	Dec-20	2	32	116	0	
739813	PLC	538/515	Wallace	ID	579,594.43	4.750	4.150	0.600	Feb-51	2,701.40	479	478	1	Mar-11	Mar-13	Mar-21	1	23	119	0	
724781	CLC	221(G)(4)	North Greenbush	NY	566,531.00	5.260	5.010	0.250	Mar-52	2,830.06	501	491	10	Jun-10	Jan-14	Jan-22	1	33	129	11	
651084	PLC	241(G)	Chicago	IL	562,428.00	6.270	5.770	0.500	May-51	3,201.06	482	481	1	Mar-11	Mar-13	Mar-21	1	23	119	1	
678412	PLC	232/241(a)	Painitsville	KY	558,207.32	6.500	6.120	0.380	Feb-47	3,352.10	431	430	1	Mar-11	Jul-13	Jul-20	2	27	111	0	
735110	CLC	221(G)(4)	Enterprise	AL	509,729.00	5.500	5.250	0.250	Jan-52	2,629.03	498	489	9	Jul-10	Dec-13	Dec-21	1	32	128	9	
706635	CLC	221(G)(4)	Plainfield	IN	150,630.00	5.800	5.520	0.280	Dec-50	807.88	494	476	18	Oct-09	Dec-12	Dec-20	1	20	116	0	
706658	CLC	232	Callumet	MI	141,195.00	5.780	5.500	0.280	Apr-51	755.33	495	480	15	Jan-10	Apr-13	Apr-21	1	24	120	0	
617903	PLC	221(G)(4)	Boone	NC	78,216.85	5.400	5.150	0.250	Feb-46	415.60	421	418	3	Jan-11	N/A	Apr-15	5	N/A	48	0	

* 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.

** Pool Number 693262 will have monthly principal and interest payments as described in this Supplement. See "Certain Additional Characteristics of the Mortgage Loans — Level Payments" in this Supplement.

† Certain Mortgage Loans insured under FHA insurance program Section 223(f) cannot be prepaid for a period of five (5) years from the date of endorsement, unless prior written approval from FHA is obtained, regardless of any applicable lockout period associated with such mortgage loans.

†† The principal and interest amounts shown in this column reflect only those amounts that are due in respect of the portion of each applicable Ginnie Mae Project Loan Certificate that is a Trust PLC or each Ginnie Mae Construction Loan Certificate that is a Trust CLC. Because Ginnie Mae Construction Loan Certificates are not entitled to receive principal payments, the amounts identified for each Trust CLC are based upon the assumption that the Trust CLC has converted to a Trust PLC.

††† For purposes of determining the Lockout End Date in this Exhibit A, the Lockout End Date is based on the lockout period described in the note or other evidence of indebtedness without regard to any statutory prepayment penalty prohibition period.

†††† In some circumstances FHA may permit a mortgage loan to be refinanced or prepaid without regard to any Lockout or Prepayment Penalty Code.

††††† The remaining interest only period reflects the number of months remaining (1) before the Ginnie Mae Project Loan Certificate commences monthly payments of principal and interest or (2) during which each Ginnie Mae Construction Loan Certificate is expected to remain outstanding, based on the remaining construction period for the Ginnie Mae Construction Loan Certificate.

Lockout and Prepayment Penalty Codes:

- 1) Voluntary prepayment prohibited through the Lockout End Date, thereafter a prepayment penalty of 8% of the prepaid amount until the twelfth mortgage loan payment beyond the Lockout End Date disclosed above, declining thereafter by 1% annually through the Prepayment Penalty End Date until it reaches 0%.
- 2) Voluntary prepayment prohibited through the Lockout End Date, thereafter a prepayment penalty of 7% of the prepaid amount until the twelfth mortgage loan payment beyond the Lockout End Date disclosed above, declining thereafter by 1% annually through the Prepayment Penalty End Date until it reaches 0%.
- 3) Voluntary prepayment prohibited through the Lockout End Date, thereafter a prepayment penalty of 9% of the prepaid amount until the twelfth mortgage loan payment beyond the Lockout End Date disclosed above, declining thereafter by 1% annually through the Prepayment Penalty End Date until it reaches 0%.
- 4) Voluntary prepayment prohibited through the Lockout End Date, thereafter a prepayment penalty of 9% of the prepaid amount until the twelfth mortgage loan payment beyond the Lockout End Date disclosed above, declining thereafter by 1% annually through the Prepayment Penalty End Date until it reaches 7%, thereafter a prepayment penalty of 0%.
- 5) No Lockout: A prepayment penalty of 5% of the prepaid amount until the third mortgage loan payment beyond the Issue Date disclosed above, declining thereafter by 1% annually through the Prepayment Penalty End Date until it reaches 0%.

Updated Exhibit A

Ginnie Mae REMIC Trust 2011-058
 Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans*

Pool Number	Security Type	FHA Insurance Program/State Guarantee Program	City/County	State	Principal of the Cutoff Date	Mortgage Interest Rate	Certificate Rate	Servicing Guaranty Fee Rate	Maturity Date	Monthly Principal and Interest	Original Maturity	Remaining Maturity (mos.)	Period of Issuance (mos.)	Issue Date	Lockout End Date	Prepayment Penalty End Date	Lockout/Prepayment Penalty Code	Remaining Period (mos.)	Total Remaining Lockout and Prepayment Period (mos.)
749527	PIC	207/223(0)	Lake Forest	CA	\$2,235,350.04	3.600%	3.590%	0.250%	Apr-46	\$8,391.21	420	396	24	Apr-11	Jun-21	1	1	1	97
749528	PIC	207/223(0)	Fort Worth	TX	18,600,954.02	4.350	4.100	0.250	Mar-50	89,089.96	420	395	25	Mar-11	May-21	1	1	1	97
749181	PIC	222(0X7)	Baltimore	MD	15,019,529.91	3.700	3.650	0.250	Mar-51	64,933.33	480	455	25	Mar-11	Apr-21	1	0	0	96
749188	PIC	221(0K4)/223(0X7)	Tyler	TX	14,084,040.70	3.700	3.450	0.250	Apr-51	57,567.37	480	456	24	Apr-11	Jun-21	1	1	1	97
765655	PIC	207/223(0)	Westminster	CO	14,020,388.67	4.170	3.920	0.250	Apr-46	65,236.18	421	395	25	Mar-11	Jun-21	1	1	1	97
765654	PIC	220/223(0X7)	Colorado Springs	CO	12,633,307.02	3.700	3.450	0.250	Mar-51	52,492.16	480	455	25	Mar-11	May-21	1	1	1	96
765656	PIC	207/223(0)	Indianapolis	IN	11,403,352.60	3.700	3.450	0.250	Apr-46	52,492.16	420	396	25	Mar-11	May-21	1	1	1	96
720648	PIC	207/223(0)	Berea	OH	11,403,352.60	3.700	3.450	0.250	Apr-46	49,907.48	421	396	25	Mar-11	May-21	1	1	1	96
750634	PIC	223(0)	Los Angeles	CA	11,310,494.65	3.950	3.700	0.250	Feb-46	51,278.42	420	394	26	Feb-11	Apr-21	1	1	1	95
749182	PIC	207/223(0)	Dallas	TX	10,557,168.75	4.350	4.100	0.250	Mar-44	51,800.33	396	371	25	Mar-11	May-21	1	0	0	96
665103	PIC	221(0(4))	Loveland	CO	10,473,251.68	5.340	4.980	0.360	Nov-51	53,446.79	477	463	14	Feb-12	Oct-21	1	5	10	101
727928	PIC	221(0(4))	Boulder	CO	7,853,897.33	5.340	5.090	0.360	Nov-51	38,921.91	475	463	10	Jun-12	Jun-22	1	8	10	104
749183	PIC	221(0(4))	Arden	NC	7,853,897.33	5.340	5.090	0.360	Nov-51	38,921.91	475	463	10	Jun-12	Jun-22	1	8	10	104
765658	PIC	232/223(0X7)	White River Junction	VT	6,442,796.72	4.150	3.900	0.250	Apr-46	29,901.23	421	396	25	Mar-11	Jun-21	1	1	1	97
765656	PIC	232/223(0X7)	Scarborough	ME	4,228,107.68	4.300	4.050	0.250	Apr-46	20,002.81	421	396	25	Mar-11	Jun-21	1	1	1	97
744175	PIC	221(0K4)/223(0X7)	Concord	NC	4,185,160.08	4.100	4.050	0.250	Mar-46	20,100.28	420	395	25	Mar-11	Jun-21	1	1	1	96
747198	PIC	223(0X7)	Mobile	AL	3,914,569.52	3.950	3.700	0.250	Apr-46	16,593.37	480	456	24	Apr-11	Jun-21	1	1	1	97
749184	PIC	223(0X7)	La Jolla	CA	3,719,016.78	4.750	4.500	0.250	Apr-45	19,403.28	385	360	25	Mar-11	May-21	1	1	1	96
749185	PIC	232/223(0X7)	Phoenix	AZ	3,719,016.78	4.750	4.500	0.250	Apr-45	19,403.28	385	360	25	Mar-11	May-21	1	1	1	96
728024	PIC	222/223(0X7)	Plantation	FL	2,815,214.23	3.730	3.480	0.250	Feb-51	11,580.86	480	455	26	Feb-11	Mar-21	1	0	0	94
788976	PIC	223(0)	Cocunut Creek	FL	2,815,214.23	3.730	3.480	0.250	Feb-51	11,580.86	480	455	26	Feb-11	Mar-21	1	0	0	94
640450	PIC	221(0(4))	South Bend	IN	2,732,929.27	4.350	4.100	0.250	Apr-46	12,249.87	421	396	25	Mar-11	Jun-21	1	1	1	97
794084	PIC	221(0(4))	Midland	TX	2,340,256.83	5.370	5.120	0.250	Apr-46	11,997.44	474	462	12	Apr-12	Dec-21	1	7	10	103
757922	PIC	221(0K4)/223(0X7)	Spartanburg	SC	2,319,776.83	3.900	3.650	0.250	Apr-37	12,416.24	313	288	25	Mar-11	Dec-13	1	1	1	97
757923	PIC	207/223(0)	Cyanoga Falls	OH	2,296,325.40	4.280	4.000	0.280	Mar-46	9,438.51	420	395	25	Mar-11	Jun-21	1	1	1	94
758041	PIC	221(0(4))	Chesapeake	VA	1,972,829.95	5.680	5.430	0.250	Aug-51	10,538.97	420	400	20	Jun-12	Mar-21	1	0	0	100
640457	PIC	232	San Antonio	TX	1,955,461.44	5.550	5.300	0.250	Aug-51	10,274.02	476	460	16	Dec-11	Oct-21	1	5	10	101
665083	PIC	231	Ellicott City	MD	1,835,017.09	5.510	5.040	0.500	Aug-51	9,628.84	476	460	16	Dec-11	Jun-21	1	1	1	97
749186	PIC	232	Minneapolis	MN	1,730,386.08	5.070	4.720	0.250	Apr-51	7,609.44	476	456	20	Aug-11	Nov-21	1	6	10	102
751929	PIC	232	Apple Valley	MN	1,730,386.08	5.070	4.720	0.250	Apr-51	7,609.44	476	456	20	Aug-11	Nov-21	1	6	10	102
752044	PIC	232	Apple Valley	MN	1,730,386.08	5.070	4.720	0.250	Apr-51	7,609.44	476	456	20	Aug-11	Nov-21	1	6	10	102
728738	PIC	207/223(0)	Countland	VA	1,501,001.46	4.650	4.400	0.280	Mar-22	17,020.38	432	407	25	Nov-11	May-21	1	0	0	96
665077	PIC	221(0(4))	Chesapeake	VA	1,470,894.14	5.750	5.320	0.400	Jul-51	7,931.80	476	459	17	Nov-11	Jun-21	1	1	1	97
706671	PIC	232	Lincoln	NE	1,346,068.57	5.780	5.500	0.280	Aug-51	7,283.33	475	460	15	Jan-12	Jun-21	1	4	4	100
679922	PIC	221(0(4))	Hardenville	SC	1,321,076.16	6.000	5.750	0.250	Aug-50	7,397.29	473	448	25	Mar-11	Jul-20	2	2	2	86
665075	PIC	221(0(4))	Houma	LA	1,238,577.26	5.200	5.000	0.200	Jun-51	7,126.69	475	458	17	Nov-11	Jul-21	1	2	2	98
693279	PIC	221(0(4))	West Jordan	UT	1,096,768.85	5.490	5.180	0.310	Nov-51	5,707.32	480	463	17	Nov-11	Jun-21	1	8	10	104
693265	PIC	220	New Orleans	LA	1,090,490.20	5.750	5.460	0.200	Sep-51	5,707.32	471	461	10	Jun-12	Sep-21	1	4	4	100
735125	PIC	221(0(4))	Raleigh	NC	1,087,100.00	5.200	5.040	0.250	Sep-51	5,452.45	501	469	32	Aug-10	Sep-21	1	4	4	104
693219	PIC	232	St. Petersburg	FL	1,037,104.38	6.550	6.300	0.250	Sep-50	6,198.94	474	449	25	Mar-11	Nov-20	2	6	6	90
706642	PIC	221(0(4))	Denton Springs	LA	1,012,862.04	6.000	5.750	0.250	Apr-51	5,613.32	474	449	18	Oct-11	Jun-21	1	10	10	97
727640	PIC	221(0(4))	Wageningen	OH	825,399.27	5.280	4.880	0.300	Mar-52	4,168.19	475	467	18	Aug-12	Apr-22	1	11	10	107
711338	PIC	232	Portsmouth	NH	822,330.87	6.080	5.580	0.400	Jul-48	4,723.44	440	423	17	Nov-11	Jun-21	2	13	9	97
765642	PIC	223(0X7)	South Grand Forks	ND	815,023.92	4.500	4.420	0.250	Mar-41	4,276.93	360	335	25	Mar-11	May-21	1	1	1	96
665079	PIC	232	Mountain Home	AR	797,125.31	5.920	5.420	0.500	Jun-51	4,393.78	477	458	19	Sep-11	Apr-21	1	0	0	95
693268	PIC	221(0(4))	Mobile	AL	734,962.90	6.250	6.000	0.250	Apr-51	3,625.00	475	456	19	Sep-11	Jun-21	1	1	1	97
664314	PIC	221(0(4))	Mobile	AL	581,444.28	6.800	6.580	0.420	Apr-51	3,361.27	474	456	18	Oct-11	Jun-21	2	18	17	107
739813	PIC	538/515	Wallace	ID	569,364.27	4.750	4.510	0.600	Feb-51	2,701.40	479	454	25	Mar-11	Apr-21	0	0	0	92
724782	PIC	221(0(4))	North Greenbush	NY	564,352.62	5.260	5.050	0.250	Mar-52	2,842.40	473	457	6	Oct-12	Feb-22	1	1	1	105
651084	PIC	241(G)	Chicago	IL	556,033.55	6.270	5.770	0.800	Feb-47	3,201.06	482	457	25	Mar-11	Apr-21	0	0	0	95
738112	PIC	232/231(G)	Panama	KY	519,812.79	6.500	6.120	0.300	Feb-47	3,532.04	431	406	25	Mar-11	Aug-20	2	8	8	87
706636	PIC	221(0(4))	Plantation	FL	480,000.00	5.800	5.520	0.280	Dec-50	2,410.05	475	452	23	Jun-12	Jan-21	1	1	1	94
706636	PIC	221(0(4))	Callumet	MI	1,391,434.95	5.780	5.500	0.280	Apr-51	7,561.12	478	456	22	Jun-11	May-21	1	0	0	96

* 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. Capitalized terms have the meanings ascribed to them in the Offering Circular Supplement to which this Updated Exhibit A refers.

** Pool Number 693263, a Ginnie Mae Project Loan Certificate, converted from Pool Number 693262, a Ginnie Mae Construction Loan Certificate. Pool Number 693263 will have monthly principal and interest payments as described for Pool Number 693262 in this Supplement. See "Certain Additional Characteristics of the Mortgage Loans — Level Payments" in this Supplement.

*** The Lockout End Date, Prepayment Penalty End Date, Remaining Lockout Period and Total Remaining Lockout and Prepayment Penalty Period are based on the Sponsor's interpretation of provisions in the related notes. Differing interpretations of these provisions can result in dates and periods that may vary by as much as one month.

† Certain Mortgage Loans insured under FHA insurance program Section 223(d) cannot be prepaid for a period of five (5) years from the date of endorsement, unless prior written approval from FHA is obtained, regardless of any applicable lockout period associated with such mortgage loans.

†† The principal and interest amounts shown in this column reflect only those amounts that are due in respect of each applicable Ginnie Mae Project Loan Certificate that is a Trust PLC or each Ginnie Mae Construction Loan Certificate that is a Trust CLC. Because Ginnie Mae Construction Loan Certificates are not entitled to receive principal payments, the amounts identified for each Trust CLC are based upon the assumption that the Trust CLC has converted to a Trust PLC.

††† For purposes of determining the Lockout End Date in this Exhibit A, the Lockout End Date is based on the lockout period described in the note or other evidence of indebtedness without regard to any statutory prepayment penalty prohibition period.

†††† In some circumstances FHA may permit a mortgage loan to be refinanced or prepaid without regard to any Lockout or Prepayment Penalty Code.

††††† The remaining interest only period reflects the number of months remaining (1) before the Ginnie Mae Project Loan Certificate commences monthly payments of principal and interest or (2) during which each Ginnie Mae Construction Loan Certificate is expected to remain outstanding, based on the remaining construction period for the Ginnie Mae Construction Loan Certificate.

Lockout and Prepayment Penalty Codes:

- 1) Voluntary prepayment prohibited up to but not including the Lockout End Date, thereafter a prepayment penalty of 8% of the prepaid amount until the twelfth 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 until it reaches 0%.
- 2) Voluntary prepayment prohibited up to but not including the Lockout End Date, thereafter a prepayment penalty of 7% of the prepaid amount until the twelfth 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 until it reaches 0%.
- 3) Voluntary prepayment prohibited up to but not including the Lockout End Date, thereafter a prepayment penalty of 9% of the prepaid amount until the twelfth 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 until it reaches 0%.
- 4) Voluntary prepayment prohibited up to but not including the Lockout End Date, thereafter a prepayment penalty of 9% of the prepaid amount until the twelfth 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 until it reaches 7%, thereafter a prepayment penalty of 0%.



\$271,277,596

**Government National
Mortgage Association**

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**Guaranteed Multifamily REMIC
Pass-Through Securities and MX Securities
Ginnie Mae REMIC Trust 2013-052**

OFFERING CIRCULAR SUPPLEMENT
April 23, 2013

**Deutsche Bank Securities
Mischler Financial Group, Inc.**