

**Offering Circular Supplement  
(To Base Offering Circular dated January 1, 2002)**

**\$150,000,000**

**Government National Mortgage Association  
GINNIE MAE®**



**Guaranteed REMIC Pass-Through Securities  
and MX Securities  
Ginnie Mae REMIC Trust 2002-93**



**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 Securities**

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

**The Ginnie Mae Guaranty**

Ginnie Mae will guarantee the timely payment of principal and interest on the securities. The Ginnie Mae Guaranty is backed by the full faith and credit of the United States of America.

**The Trust and its Assets**

The Trust will own Ginnie Mae Certificates.

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 December 30, 2002.

You should read the Base Offering Circular as well as this Supplement.

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

**CREDIT SUISSE FIRST BOSTON**

**BLAYLOCK & PARTNERS, L.P.**

The date of this Offering Circular Supplement is December 19, 2002.

### Ginnie Mae REMIC Trust 2002-93

The Trust will issue the classes of securities listed in the table below. If you own exchangeable securities identified in the table, you can exchange them for the corresponding MX Securities, and vice versa.

<u>Class of REMIC Securities</u>	<u>Original Principal Balance(2)</u>	<u>Interest Rate</u>	<u>Principal Type(3)</u>	<u>Interest Type(3)</u>	<u>Final Distribution Date(4)</u>	<u>CUSIP Number</u>
MA(1) .....	\$81,365,318	6.00%	PAC	FIX	November 2030	38373YGU2
MD(1) .....	14,186,491	6.00	PAC	FIX	February 2032	38373YGV0
ME .....	10,515,542	6.00	PAC	FIX	December 2032	38373YGW8
VA(1).....	28,932,649	6.00	SUP/AD	FIX	December 2020	38373YGX6
ZA(1).....	15,000,000	6.00	SUP	FIX/Z	December 2032	38373YGY4
R .....	0	0.00	NPR	NPR	December 2032	38373YGZ1

- (1) These Securities may be exchanged for MX Securities described in Schedule I.  
(2) Subject to increase as described under "Increase in Size" in this Supplement.  
(3) As defined under "Class Types" in Appendix I to the Base Offering Circular.  
(4) See "Yield, Maturity and Prepayment Considerations — Final Distribution Date" in this Supplement.

## AVAILABLE INFORMATION

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

- this Offering Circular Supplement (this “Supplement”), and
- the Base Offering Circular.

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

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

Please consult the standard abbreviations of Class Types included in the Base Offering Circular as Appendix I and the Glossary included in the 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:** Credit Suisse First Boston Corporation

**Trustee:** State Street Bank and Trust Company

**Tax Administrator:** The Trustee

**Closing Date:** December 30, 2002

**Distribution Date:** The 20th day of each month or, if the 20th day is not a Business Day, the first Business Day thereafter, commencing in January 2003.

**Trust Assets:**

<u>Trust Asset Type</u>	<u>Certificate Rate</u>	<u>Original Term To Maturity (in years)</u>
Ginnie Mae II	6.0%	30

**Assumed Characteristics of the Mortgage Loans Underlying the Trust Assets<sup>1</sup>:**

<u>Principal Balance<sup>2</sup></u>	<u>Weighted Average Remaining Term to Maturity (in months)</u>	<u>Weighted Average Loan Age (in months)</u>	<u>Weighted Average Mortgage Rate<sup>3</sup></u>
\$150,000,000	353	5	6.8%

<sup>1</sup> As of December 1, 2002.

<sup>2</sup> Does not include Trust Assets that will be added to pay the Trustee Fee.

<sup>3</sup> The Mortgage Loans underlying the Trust Assets may bear interest at rates ranging from 0.5% to 1.5% per annum above the Certificate Rate.

The actual remaining terms to maturity, loan ages and Mortgage Rates of many of the Mortgage Loans will differ from the weighted averages shown above, perhaps significantly. See “*The Trust Assets — The Mortgage Loans*” 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. See “*Description of the Securities — Modification and Exchange*” in this Supplement.

**Increased Minimum Denomination Classes:** Each Class that constitutes an Interest Only Class. See “*Description of the Securities — Form of Securities*” in this Supplement.

**Interest Rates:** The Interest Rates for the Classes are shown on the inside cover page of this Supplement or on Schedule I to this Supplement.

**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 as follows:

- The Accrual Amount as follows:
  1. To VA, until retired
  2. To ZA
- The Adjusted Principal Distribution Amount in the following order of priority:
  1. To MA, MD and ME, in that order, until reduced to their Aggregate Scheduled Principal Balance for that Distribution Date
  2. To VA and ZA, in that order, until retired
  3. To MA, MD and ME, in that order, without regard to their Aggregate Scheduled Principal Balance, until retired

**Scheduled Principal Balances:** The Aggregate Scheduled Principal Balances for the Classes listed below are included in Schedule II to this Supplement. They were calculated using, among other things, the following Structuring Range:

<u>Classes</u>	<u>Structuring Range</u>
MA, MD and ME (in the aggregate) . . . . .	125% PSA through 300% PSA

**Accrual Class:** Interest will accrue on the Accrual Class identified on the inside front cover of this Supplement at the per annum rate set forth on that page. 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 that 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 Balance indicated:

<u>Class</u>	<u>Original Class Notional Balance</u>	<u>Represents Approximately</u>
BI . . . . .	\$29,155,905	35.8333333333% of MA (PAC Class)
CI . . . . .	\$ 5,319,934	37.5% of MD (PAC Class)
DI . . . . .	\$35,831,928	37.5% of MA and MD, in the aggregate (PAC Classes)

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

**Regular and Residual Classes:** Class R is a Residual Class; all other Classes of REMIC Securities are Regular Classes.

## RISK FACTORS

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

***The rate of principal payments on the underlying mortgage loans will affect the rate of principal payments on your securities.*** The rate at which you will receive principal payments will depend largely on the rate of principal payments, including prepayments, on the mortgage loans underlying the related trust assets. We expect the rate of principal payments on the underlying mortgage loans to vary. Borrowers generally may prepay their mortgage loans at any time without penalty.

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

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

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

***An investment in the securities is subject to significant reinvestment 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.

***Support securities will be more sensitive to rates of principal payments than other securities.*** If principal prepayments result in principal distributions on any distribution date equal to or less than the amount needed to produce scheduled payments on the PAC classes, the support classes will not receive any principal distributions on that date from the Adjusted Principal Distribution Amount. If prepayments result in principal distributions on any distribution date greater than the amount needed to produce scheduled payments on the PAC classes for that distribution date, this excess will be distributed to the support classes.

***The securities may not be a suitable investment for you.*** The securities, in particular, the support, interest only, accrual and residual classes, are not suitable investments for all investors.

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

You will bear the market risks of your investment. The market values of the classes are likely to fluctuate. These fluctuations may be significant and could result in significant losses to you.

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

The residual securities may experience significant adverse tax timing consequences. Accordingly, you are urged to consult tax advisors and to consider the after-tax effect of ownership of a residual security and the suitability of the residual securities to your investment objectives. See “*Certain Federal Income Tax Consequences*” in this supplement and in the 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 characteristics of the underlying mortgage loans will affect the weighted average lives and yields of your securities.***

The yield and prepayment tables in this supplement are based on assumed characteristics which are likely to be different from the actual characteristics. As a result, the yields on your securities could be lower than you expected, even if the mortgage loans prepay at the constant prepayment rates set forth in the applicable table.

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.

## **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 Trust Assets will evidence, directly or indirectly, Ginnie Mae Certificates.

### **The Trust MBS**

The Trust MBS are either:

1. Ginnie Mae II MBS Certificates guaranteed by Ginnie Mae, or
2. Ginnie Mae Platinum Certificates backed by Ginnie Mae II MBS Certificates and guaranteed by Ginnie Mae.

Each Mortgage Loan underlying a Ginnie Mae II MBS Certificate bears interest at a Mortgage Rate 0.50% to 1.50% per annum greater than the related Certificate Rate. Ginnie Mae receives a fee (the “Ginnie Mae Certificate Guaranty Fee”) for its guaranty of each Ginnie Mae II MBS Certificate of 0.06% per annum of the outstanding principal balance of each related Mortgage Loan. The difference between (a) the Mortgage Rate and (b) the sum of the Certificate Rate and the Ginnie Mae Certificate Guaranty Fee is used to pay the related servicers of the Mortgage Loans a monthly servicing fee.

### **The Mortgage Loans**

The Mortgage Loans underlying the Trust Assets are expected to have, on a weighted average basis, the characteristics set forth in the Terms Sheet under “Assumed Characteristics of the Mortgage Loans Underlying the Trust Assets” and the general characteristics described in the Base Offering Circular. The Mortgage Loans will consist of first lien, single-family, fixed rate, residential mortgage loans that are insured or guaranteed by the Federal Housing Administration, the United States Department of Veterans Affairs, the Rural Housing Service or

the United States Department of Housing and Urban Development (“HUD”). See *“The Ginnie Mae Certificates — General” in the Base Offering Circular.*

Specific information regarding the characteristics of the Mortgage Loans is not available. For purposes of this Supplement, certain assumptions have been made regarding the remaining terms to maturity, loan ages and Mortgage Rates of the Mortgage Loans. However, the actual remaining terms to maturity, loan ages and Mortgage Rates of many of the Mortgage Loans will differ from the characteristics assumed, perhaps significantly. This will be the case even if the weighted average characteristics of the Mortgage Loans are the same as the assumed characteristics. Small differences in the characteristics of the Mortgage Loans can have a significant effect on the weighted average lives and yields of the Securities. See *“Risk Factors” and “Yield, Maturity and Prepayment Considerations” in this Supplement.*

### **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 its fee (the “Trustee Fee”).

### **GINNIE MAE GUARANTY**

The Government National Mortgage Association (“Ginnie Mae”), a wholly-owned corporate instrumentality of the United States of America within HUD, guarantees the timely payment of principal and interest on the Securities. The General Counsel of HUD has provided an opinion to the effect that Ginnie Mae has the authority to guarantee multiclass securities and that Ginnie Mae guaranties will constitute general obligations of the United States, for which the full faith and credit of the United States is pledged. See *“Ginnie Mae Guaranty” in the Base Offering Circular.*

### **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 Base Offering Circular.*

#### **Form of Securities**

Each Class of Securities other than the Residual Securities initially will be issued and maintained, 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. See *“Description of the Securities — Forms of Securities; Book-Entry Procedures” in the 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. See Schedule I to this Supplement for the increased minimum denominations of the MX Classes.

## **Distributions**

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

### *Categories of Classes*

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

### *Accrual Period*

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

### *Fixed Rate Classes*

Each Fixed Rate Class will bear interest at the per annum Interest Rate shown on the inside cover page of this Supplement or on Schedule I to this Supplement.

### *Accrual Class*

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

### **Principal Distributions**

The Adjusted Principal Distribution Amount and the Accrual Amount will be distributed to the Holders entitled thereto as described above under “Terms Sheet — Allocation of Principal” in this Supplement. Investors can calculate the amount of principal to be distributed with respect to any Distribution Date by using the Class Factors published in the preceding and current months. See “— Class Factors” below.

### *Categories of Classes*

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

### *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 Schedule I of this Supplement. The Class Notional Balances will be reduced as shown under “Terms Sheet — Notional Classes” in this Supplement.

### **Residual Securities**

The Class R Securities will represent the beneficial ownership of the Residual Interest in the Trust REMIC. The Class R Securities have no Class Principal Balance and do not accrue interest. The Class R Securities will be entitled to receive the proceeds of the disposition of any assets remaining in the Trust REMIC after the Class Principal Balance of each Class of Regular Securities has been reduced to zero. However, any remaining proceeds are not likely to be significant. The Residual Securities may not be transferred to a Plan Investor, a Non-U.S. Person or a Disqualified Organization.

### **Class Factors**

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

- The Class Factor for any Class of Securities for the month following the issuance of the Securities will reflect its remaining Class Principal Balance (or Class Notional Balance) after giving effect to any principal distribution (or addition to principal) to be made 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 Classes and the Classes of REMIC Securities that are exchangeable for the MX Classes 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 gREX.

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

### **Termination**

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

Upon any termination of the Trust, the Holder of any outstanding Security (other than a Residual or Notional Class Security) will be entitled to receive that Holder’s allocable share of the Class Principal Balance of that Class plus any accrued and unpaid interest thereon at the applicable Interest Rate, and any Holder of any outstanding 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 inside cover page may be exchanged for a proportionate interest in the related MX Class or Classes shown on Schedule I to this Supplement. Similarly, all or a portion of the related MX Class or Classes may be exchanged for proportionate interests in the related Classes of REMIC Securities and, in the case of Combinations 1, 2 and 4, other related MX Classes. 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.

In the case of Combinations 1, 2 and 4, the Class MA, Class MD and Class MW Securities may be exchanged for proportionate interests in various subcombinations of MX Classes. Similarly, all or a portion of these MX Classes may be exchanged for proportionate interests in Class MA, Class MD or Class MW, as applicable, or in other related subcombinations of the MX Classes. Each subcombination 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. See the example under “*Description of the Securities — Modification and Exchange*” in the *Base Offering Circular*.

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 in writing at its Corporate Trust Office, State Street Bank and Trust Company, 2 Avenue de Lafayette, Boston, Massachusetts 02111. The Trustee may be contacted by telephone at (617) 662-1337 and by fax at (617) 662-1435.

A fee will be payable to the Trustee in connection with each exchange equal to  $1/32$  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 an interest only security. 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 Base Offering Circular.

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

### **General**

The prepayment experience of the Mortgage Loans underlying the Trust Assets will affect the Weighted Average Lives of and the yields realized by investors in the related Securities.

- The Mortgage Loans do not contain “due-on-sale” provisions, and any Mortgage Loan may be prepaid in full or in part at any time without penalty.
- The rate of payments (including prepayments and payments in respect of liquidations) on the Mortgage Loans is dependent on a variety of economic, geographic, social and other factors, including prevailing market interest rates and general economic factors.

The rate of prepayments with respect to single-family mortgage loans has fluctuated significantly in recent years. Although there is no assurance that prepayment patterns for the Mortgage Loans will conform to patterns for more traditional types of conventional fixed-rate mortgage loans, generally:

- if mortgage interest rates fall materially below the Mortgage Rates on any of the Mortgage Loans (giving consideration to the cost of refinancing), the rate of prepayment of those Mortgage Loans would be expected to increase; and
- if mortgage interest rates rise materially above the Mortgage Rates on any of the Mortgage Loans, the rate of prepayment of those Mortgage Loans would be expected to decrease.

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 Certificates. As a result, defaults experienced on the Mortgage Loans will accelerate the distribution of principal of the Securities.

Under certain circumstances, the Trustee has the option to purchase the Trust Assets, thereby effecting early retirement of the Securities. See “*Description of the Securities — Termination*” in this Supplement.

**Accretion Directed Class**

Class VA is an Accretion Directed Class. The Accrual Amount will be applied to making principal distributions on that Class as described in this Supplement.

Class VA has the AD designation in the suffix position, rather than the prefix position, in its class principal type because it does not have principal payment stability through the prepayment assumption. Class VA will have principal payment stability only through the prepayment rate shown in the table below.

The Accretion Directed Class is entitled to principal payments in an amount equal to interest accrued on the Accrual Class. With respect to Class VA, the Weighted Average Life of such Class cannot exceed its Weighted Average Life as shown in the following table under any prepayment scenario, even a scenario where there are no prepayments.

- Moreover, based on the Modeling Assumptions, if the Mortgage Loans prepay at any constant rate at or below the rate for the Accretion Directed Class shown in the table below, its Class Principal Balance would be reduced to zero on, but not before, its Final Distribution Date, and its Weighted Average Life would equal its maximum Weighted Average Life.
- However, the Weighted Average Life of Class VA will be reduced at prepayment speeds higher than the constant rate shown in the table below. See “Yield, Maturity and Prepayment Considerations — Decrement Tables” in this Supplement.

**Accretion Directed Class**

<u>Classes</u>	<u>Maximum Weighted Average Life (in Years)</u>	<u>Final Distribution Date</u>	<u>Prepayment Rate at or below</u>
VA.....	10.6	December 2020	66% PSA

The Mortgage Loans will have characteristics that differ from those of the Modeling Assumptions. Therefore, even if the related Mortgage Loans prepay at a rate at or somewhat below the “at or below” rate shown for Class VA, the Class Principal Balance of that Class could be reduced to zero before its Final Distribution Date, and its Weighted Average Life could be shortened.

**Securities that Receive Principal on the Basis of Schedules**

As described in this Supplement, each PAC Class will receive principal payments in accordance with a schedule calculated on the basis of, among other things, a Structuring Range. See “Terms Sheet — Scheduled Principal Balances.” However, whether such Class will adhere to its schedule and receive “Scheduled Payments” on a Distribution Date will largely depend on the level of prepayments experienced by the Mortgage Loans.

Each PAC Class exhibits an Effective Range of constant prepayment rates at which such Class will receive Scheduled Payments. That range may differ from the Structuring Range used to create the principal balance schedule. Based on the Modeling Assumptions, the initial Effective Range for the PAC Classes is as follows:

<b>PAC Classes</b>	<b><u>Initial Effective Range</u></b>
MA, MD and ME (in the aggregate) .....	125% PSA through 300% PSA

- The principal payment stability of the PAC Classes will be supported by the Support Classes.

**If all of the Classes supporting a given Class are retired before the Class being supported is retired, the outstanding Class will no longer have an Effective Range and will become more sensitive to prepayments on the related Mortgage Loans.**

There is no assurance that the Mortgage Loans will have the characteristics assumed in the Modeling Assumptions, which were used to determine the initial Effective Range. If the initial Effective Range were calculated using the actual characteristics of the Mortgage Loans, the initial Effective Range could differ from that shown in the above table. Therefore, even if the Mortgage Loans were to prepay at a constant rate within the initial Effective Range shown in the above table, any PAC Class could fail to receive Scheduled Payments.

Moreover, the Mortgage Loans will not prepay at any *constant* rate. Non-constant prepayment rates can cause any PAC Class not to receive Scheduled Payments, even if prepayment rates remain within the initial Effective Range for that Class. Further, the Effective Range for any PAC Class can narrow or shift over time depending on the actual characteristics of the Mortgage Loans.

If the Mortgage Loans prepay at rates that are generally below the Effective Range for any PAC Class, the amount available to pay principal on the Securities may be insufficient to produce Scheduled Payments on any PAC Class and its Weighted Average Life may be extended, perhaps significantly.

If the Mortgage Loans prepay at rates that are generally above the Effective Range for any PAC Class, its supporting Class or Classes may be retired earlier than that PAC Class, and its Weighted Average Life may be shortened, perhaps significantly.

### **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 Government Loans” in the Base Offering Circular.*

### **Final Distribution Date**

The Final Distribution Date for each Class, which is set forth on the inside cover page of this Supplement 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 following assumptions (the “Modeling Assumptions”), among others:

1. The Mortgage Loans underlying the Trust Assets have the assumed characteristics shown under “Assumed Characteristics of the Mortgage Loans Underlying the Trust Assets” in the Terms Sheet, except in the case of information set forth under the 0% PSA Prepayment Assumption Rate, for which each Mortgage Loan underlying a Trust Asset is assumed to have an

original and a remaining term to maturity of 360 months and a Mortgage Rate of 1.5% per annum higher than the Certificate Rate.

2. The Mortgage Loans prepay at the constant percentages of PSA (described below) shown in the related table.

3. Distributions are always received on the 20th day of the month, whether or not a Business Day, commencing in January 2003.

4. A termination of the Trust does not occur.

5. The Closing Date for the Securities is December 30, 2002.

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

7. Each Class is held from the Closing Date and is not exchanged in whole or in part.

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, most of the Mortgage Loans will not have the characteristics assumed, many Distribution Dates will occur on a Business Day after the 20th day of the month, 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 and Calculated Certificate Factors, if applicable, which may not reflect actual receipts on the Trust Assets.

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

## **Decrement Tables**

Prepayments of mortgage loans are commonly measured by a prepayment standard or model. The model used in this Supplement (“PSA”) is the standard prepayment assumption model of The Bond Market Association. PSA represents an assumed rate of prepayment each month relative to the then outstanding principal balance of the Mortgage Loans to which the model is applied. *See “Yield, Maturity and Prepayment Considerations — Standard Prepayment Assumption Models” in the Base Offering Circular.*

The decrement tables set forth below are based on the assumption that the Mortgage Loans prepay at the indicated percentages of PSA (the “PSA Prepayment Assumption Rates”). As used in the tables, each of the PSA Prepayment Assumption Rates reflects a percentage of the 100% PSA assumed prepayment rate. **The Mortgage Loans will not prepay at any of the PSA Prepayment Assumption Rates and the timing of changes in the rate of prepayments actually experienced on the Mortgage Loans will not follow the pattern described for the PSA assumption.**

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 Mortgage Loans prepay at the PSA Prepayment Assumption Rates. 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 PSA Prepayment Assumption Rate. 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 amount, as applicable, referred to in clause (a).

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 lives shown for each Notional Class have been calculated on the assumption that a reduction in the Class Notional Balance thereof is a distribution of principal.

**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 characteristics of the Mortgage Loans underlying the Trust Assets and the Modeling Assumptions.**



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

Distribution Date	PSA Prepayment Assumption Rates																			
	Classes BI, MA, MG, MH, MJ, MK, ML, MN, MP, MS and MY					Class C					Classes CI, MD, NA, NB, NC, ND, NE, NG, NH, NJ and NK					Classes DI, MW, NL, NM, NP, NS, NT, NU, NV, NW and NY				
	0%	125%	260%	300%	550%	0%	125%	260%	300%	550%	0%	125%	260%	300%	550%	0%	125%	260%	300%	550%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
December 2003	98	93	93	93	93	100	100	89	86	67	100	100	100	100	100	100	99	94	94	94
December 2004	96	80	80	80	80	100	100	70	62	11	100	100	100	100	100	100	97	83	83	83
December 2005	94	66	66	66	47	100	100	51	37	0	100	100	100	100	100	100	95	71	71	71
December 2006	92	53	53	53	20	100	100	37	21	0	100	100	100	100	100	100	94	60	60	60
December 2007	90	41	41	41	3	100	100	27	10	0	100	100	100	100	100	100	92	49	49	49
December 2008	88	29	29	29	0	100	100	21	3	0	100	100	100	100	53	89	40	40	40	
December 2009	85	19	19	19	0	100	100	18	0	0	100	100	100	100	9	87	31	31	31	
December 2010	82	9	9	9	0	100	100	17	0	0	100	100	100	100	0	85	23	23	23	
December 2011	79	2	2	2	0	100	100	16	0	0	100	100	100	100	0	82	16	16	16	
December 2012	76	0	0	0	0	100	94	14	0	0	100	72	72	72	0	79	11	11	11	
December 2013	72	0	0	0	0	100	90	13	0	0	100	43	43	43	0	76	6	6	6	
December 2014	68	0	0	0	0	100	85	11	0	0	100	19	19	19	0	73	3	3	3	
December 2015	64	0	0	0	0	100	79	10	0	0	100	0	0	0	0	69	0	0	0	
December 2016	60	0	0	0	0	100	73	9	0	0	100	0	0	0	0	66	0	0	0	
December 2017	55	0	0	0	0	100	67	7	0	0	100	0	0	0	0	61	0	0	0	
December 2018	49	0	0	0	0	100	61	6	0	0	100	0	0	0	0	57	0	0	0	
December 2019	44	0	0	0	0	100	55	5	0	0	100	0	0	0	0	52	0	0	0	
December 2020	38	0	0	0	0	100	49	5	0	0	100	0	0	0	0	47	0	0	0	
December 2021	31	0	0	0	0	100	43	4	0	0	100	0	0	0	0	41	0	0	0	
December 2022	24	0	0	0	0	100	38	3	0	0	100	0	0	0	0	35	0	0	0	
December 2023	17	0	0	0	0	100	33	2	0	0	100	0	0	0	0	29	0	0	0	
December 2024	8	0	0	0	0	100	28	2	0	0	100	0	0	0	0	22	0	0	0	
December 2025	0	0	0	0	0	100	23	2	0	0	98	0	0	0	0	15	0	0	0	
December 2026	0	0	0	0	0	100	19	1	0	0	44	0	0	0	0	7	0	0	0	
December 2027	0	0	0	0	0	100	15	1	0	0	0	0	0	0	0	0	0	0	0	
December 2028	0	0	0	0	0	98	11	1	0	0	0	0	0	0	0	0	0	0	0	
December 2029	0	0	0	0	0	76	7	0	0	0	0	0	0	0	0	0	0	0	0	
December 2030	0	0	0	0	0	53	4	0	0	0	0	0	0	0	0	0	0	0	0	
December 2031	0	0	0	0	0	27	1	0	0	0	0	0	0	0	0	0	0	0	0	
December 2032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Weighted Average Life (years)	14.6	4.4	4.4	4.4	2.9	28.1	18.2	4.9	2.7	1.3	23.9	10.9	10.9	10.9	6.1	16.0	5.4	5.4	5.4	3.4

Distribution Date	PSA Prepayment Assumption Rates														
	Class ME					Class VA					Class ZA				
	0%	125%	260%	300%	550%	0%	125%	260%	300%	550%	0%	125%	260%	300%	550%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
December 2003	100	100	100	100	100	100	97	97	81	76	46	106	106	106	106
December 2004	100	100	100	100	100	100	93	93	48	35	0	113	113	113	113
December 2005	100	100	100	100	100	100	90	90	15	0	0	120	120	120	110
December 2006	100	100	100	100	100	100	86	86	0	0	0	127	127	108	60
December 2007	100	100	100	100	100	100	82	82	0	0	0	135	135	80	28
December 2008	100	100	100	100	100	100	78	78	0	0	0	143	143	62	9
December 2009	100	100	100	100	100	100	73	73	0	0	0	152	152	53	1
December 2010	100	100	100	100	74	68	68	0	0	0	161	161	49	0	0
December 2011	100	100	100	100	48	63	60	0	0	0	171	171	45	0	0
December 2012	100	100	100	100	32	58	49	0	0	0	182	182	42	0	0
December 2013	100	100	100	100	21	52	36	0	0	0	193	193	37	0	0
December 2014	100	100	100	100	13	46	22	0	0	0	205	205	33	0	0
December 2015	100	100	100	100	9	39	7	0	0	0	218	218	29	0	0
December 2016	100	79	79	79	6	32	0	0	0	0	231	214	25	0	0
December 2017	100	62	62	62	4	25	0	0	0	0	245	196	22	0	0
December 2018	100	49	49	49	2	17	0	0	0	0	261	178	19	0	0
December 2019	100	38	38	38	1	8	0	0	0	0	277	160	16	0	0
December 2020	100	30	30	30	1	0	0	0	0	0	293	143	13	0	0
December 2021	100	23	23	23	1	0	0	0	0	0	293	126	11	0	0
December 2022	100	17	17	17	0	0	0	0	0	0	293	110	9	0	0
December 2023	100	13	13	13	0	0	0	0	0	0	293	95	7	0	0
December 2024	100	10	10	10	0	0	0	0	0	0	293	81	6	0	0
December 2025	100	7	7	7	0	0	0	0	0	0	293	68	5	0	0
December 2026	100	5	5	5	0	0	0	0	0	0	293	55	3	0	0
December 2027	80	4	4	4	0	0	0	0	0	0	293	43	3	0	0
December 2028	2	2	2	2	0	0	0	0	0	0	288	32	2	0	0
December 2029	1	1	1	1	0	0	0	0	0	0	224	22	1	0	0
December 2030	1	1	1	1	0	0	0	0	0	0	155	12	1	0	0
December 2031	0	0	0	0	0	0	0	0	0	0	80	3	0	0	0
December 2032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)	25.4	16.9	16.9	16.9	9.6	10.6	8.9	1.9	1.6	0.9	28.1	20.4	9.0	4.3	1.9

## **Yield Considerations**

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

### *Prepayments: Effect on Yields*

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

- In the case of Regular Securities 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 Securities 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.

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

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

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

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

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

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

### *Payment Delay: Effect on Yields*

The effective yield on any Class will be less than the yield otherwise produced by its Interest Rate and purchase price because on each 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 50 days earlier.

## Yield Tables

The following tables show the pre-tax yields to maturity on a corporate bond equivalent basis of specified Classes at various constant percentages of PSA.

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 for that Class 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 prices are not necessarily those at which actual sales will occur.**

### Sensitivity of Class BI to Prepayments Assumed Price 15.00%\*

PSA Prepayment Assumption Rates				
<u>125%</u>	<u>260%</u>	<u>300%</u>	<u>550%</u>	<u>663%</u>
23.3%	23.3%	23.3%	8.5%	0.0%

### Sensitivity of Class CI to Prepayments Assumed Price 23.00%\*

PSA Prepayment Assumption Rates				
<u>125%</u>	<u>260%</u>	<u>300%</u>	<u>550%</u>	<u>865%</u>
24.8%	24.8%	24.8%	16.5%	0.0%

### Sensitivity of Class DI to Prepayments Assumed Price 17.50%\*

PSA Prepayment Assumption Rates				
<u>125%</u>	<u>260%</u>	<u>300%</u>	<u>550%</u>	<u>652%</u>
20.3%	20.3%	20.3%	6.9%	0.0%

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

## CERTAIN FEDERAL INCOME TAX CONSEQUENCES

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

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

### REMIC Elections

In the opinion of Cadwalader, Wickersham & Taft, the Trust will constitute a Single REMIC Series for federal income tax purposes.

### Regular Securities

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

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

Other than the Class listed in the preceding paragraph, based on anticipated prices (including accrued interest), the assumed Mortgage Loan characteristics and the prepayment assumption described below, no Classes are expected to be issued with OID.

Prospective investors in the Securities should be aware, however, that the foregoing expectations about OID could change because of differences (1) between anticipated purchase prices and actual purchase prices or (2) between the assumed characteristics of the Trust Assets and the characteristics of the Trust Assets actually delivered to the Trust. The prepayment assumption that should be used in determining the rates of accrual of OID, if any, on the Regular Securities is 260% PSA (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 Trust Assets actually will occur. See “*Certain Federal Income Tax Consequences*” in the Base Offering Circular.

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

### Residual Securities

The Class R Securities will represent the beneficial ownership of the Residual Interest in the Trust REMIC. The Residual Securities, *i.e.*, the Class R Securities, generally will be treated as “residual interests” in a REMIC for domestic building and loan associations and as “real estate assets” for REITs, as described in “Certain Federal Income Tax Consequences” in the Base Offering Circular, but will not be treated as debt for federal income tax purposes. Instead, the Holders of the Residual Securities will be required to report, and will be taxed on, their pro rata shares of the taxable income or loss of the Trust REMIC, and these requirements will

continue until there are no outstanding regular interests in the Trust REMIC. 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. 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.

The proposed Treasury Regulations referred to in the Base Offering Circular relating to transfers of noneconomic residual interests were finalized recently. See “*Certain Federal Income Tax Consequences — Tax Treatment of Residual Securities — Non-Recognition of Certain Transfers for Federal Income Tax Purposes*” in the Base Offering Circular. With certain exceptions, the final regulations incorporate the safe harbor rules in the proposed regulations (the “present value test”) and in Revenue Procedure 2001-12 (the “asset test”). Among other things, the final regulations modify the present value test to require use of the federal short term rate for the month of transfer for purposes of the present value calculations. In addition, in order to qualify for either safe harbor (the present value or asset test) a transfer of a noneconomic residual interest may not be to a foreign permanent establishment or fixed base of a U.S. taxpayer (an “offshore location”), and each transferee must represent that it will not cause income from the noneconomic residual interest to be attributable to an offshore location of the transferee or another U.S. taxpayer. The final regulations generally apply to transfers of noneconomic residual interests occurring on or after February 4, 2000, although the modifications noted above generally apply to transfers occurring on or after August 19, 2002.

Prospective Holders of Residual Securities should consult their tax advisors regarding the final regulations and their application to transfers of Residual Securities.

### **MX Securities**

For a discussion of certain 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 Base Offering Circular.

### **ERISA MATTERS**

Ginnie Mae guarantees distributions of principal and interest with respect to the Securities. The Ginnie Mae Guaranty is supported by the full faith and credit of the United States of America. The Regular 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 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.

**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 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 Base Offering Circular.*

#### **PLAN OF DISTRIBUTION**

Subject to the terms and conditions of the Sponsor Agreement, the Sponsor has agreed to purchase all of the Securities if any are sold and purchased. The Sponsor proposes to offer each Class to the public from time to time for sale in negotiated transactions at varying prices to be determined at the time of sale, plus accrued interest from December 1, 2002. The Sponsor may effect these transactions by sales to or through certain securities dealers. These dealers may receive compensation in the form of discounts, concessions or commissions from the Sponsor and/or commissions from any purchasers for which they act as agents. Some of the Securities may be sold through dealers in relatively small sales. In the usual case, the commission charged on a relatively small sale of securities will be a higher percentage of the sales price than that charged on a large sale of securities.

#### **INCREASE IN SIZE**

Before the Closing Date, Ginnie Mae, the Trustee and the Sponsor may agree to increase the size of this offering. In that event, the Securities will have the same characteristics as described in this Supplement, except that the Original Class Principal Balance (or original Class Notional Balance) of each Class and the Aggregate Scheduled Principal Balances will increase by the same proportion. The Trust Agreement, the Final Data Statement, the Final Schedules 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 Brown & Wood, LLP, New York, New York; for the Trust by Cadwalader, Wickersham & Taft, Washington, DC, and Marcell Solomon & Associates, P.C., Greenbelt, Maryland; and for the Trustee by Nixon Peabody LLP, Boston, Massachusetts.

Available Combinations(1)

Class	REMIC Securities		MX Securities									
	Original Class Principal Balance	Related MX Class	Maximum Original Class Principal Balance or Class Notional Balance(2)	Principal Type(3)	Interest Rate	Interest Type(3)	CUSIP Number	Final Distribution Date (4)	Increased Minimum Denomination(5)			
<b>Combination 1 (7)</b>												
MA	\$81,365,318	BI	\$29,155,905	NLT(PAC)	6.00%	FIX/IO	38373YHA5	November 2030	\$648,000			
		MG	81,365,318	PAC	4.10	FIX	38373YHB3	November 2030	N/A			
		MH	81,365,318	PAC	4.35	FIX	38373YHC1	November 2030	N/A			
		MJ	81,365,318	PAC	3.85	FIX	38373YHD9	November 2030	N/A			
		MK	81,365,318	PAC	4.60	FIX	38373YHE7	November 2030	N/A			
		ML	81,365,318	PAC	4.85	FIX	38373YHF4	November 2030	N/A			
		MN	81,365,318	PAC	5.10	FIX	38373YHG2	November 2030	N/A			
		MP	81,365,318	PAC	5.35	FIX	38373YHH0	November 2030	N/A			
		MS	81,365,318	PAC	5.85	FIX	38373YHJ6	November 2030	N/A			
		MY	81,365,318	PAC	5.60	FIX	38373YHK3	November 2030	N/A			
<b>Combination 2 (7)</b>												
MD	\$14,186,491	CI	\$ 5,319,934	NLT(PAC)	6.00%	FIX/IO	38373YHL1	February 2032	\$477,000			
		NA	14,186,491	PAC	3.75	FIX	38373YHM9	February 2032	N/A			
		NB	14,186,491	PAC	4.00	FIX	38373YHN7	February 2032	N/A			
		NC	14,186,491	PAC	4.25	FIX	38373YHP2	February 2032	N/A			
		ND	14,186,491	PAC	4.50	FIX	38373YHQ0	February 2032	N/A			
		NE	14,186,491	PAC	4.75	FIX	38373YHR8	February 2032	N/A			
		NG	14,186,491	PAC	5.00	FIX	38373YHS6	February 2032	N/A			
		NH	14,186,491	PAC	5.25	FIX	38373YHT4	February 2032	N/A			
		NJ	14,186,491	PAC	5.50	FIX	38373YHU1	February 2032	N/A			
		NK	14,186,491	PAC	5.75	FIX	38373YHV9	February 2032	N/A			
<b>Combination 3</b>												
MA	\$81,365,318	MW	\$95,551,809	PAC	6.00%	FIX	38373YHW7	February 2032	N/A			
MD	14,186,491											

REMIC Securities

MX Securities

Class	Original Class Principal Balance	Related MX Class	Maximum Original Class Principal Balance or Class Notional Balance(2)	Principal Type(3)	Interest Rate	Interest Type(3)	CUSIP Number	Final Distribution Date (4)	Increased Minimum Denomination(5)
<b>Combination 4(7)</b>									
MW(6)	\$95,551,809	DI	\$35,831,928	NTL(PAC)	6.00%	FIX/IO	38373YHX5	February 2032	\$616,000
		NL	95,551,809	PAC	3.75	FIX	38373YHY3	February 2032	N/A
		NM	95,551,809	PAC	4.00	FIX	38373YHZ0	February 2032	N/A
		NP	95,551,809	PAC	4.25	FIX	38373YJA3	February 2032	N/A
		NS	95,551,809	PAC	5.00	FIX	38373YJB1	February 2032	N/A
		NT	95,551,809	PAC	5.25	FIX	38373YJC9	February 2032	N/A
		NU	95,551,809	PAC	5.50	FIX	38373YJD7	February 2032	N/A
		NV	95,551,809	PAC	4.75	FIX	38373YJE5	February 2032	N/A
		NW	95,551,809	PAC	5.75	FIX	38373YJF2	February 2032	N/A
		NY	95,551,809	PAC	4.50	FIX	38373YJG0	February 2032	N/A
<b>Combination 5</b>									
VA	\$28,932,649	C	\$43,932,649	SUP	6.00%	FIX	38373YJH8	December 2032	N/A
ZA	15,000,000								

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

(2) The amount shown for each MX Class represents the maximum Original Class Principal Balance or Class Notional 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 Base Offering Circular.

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

(5) Each Class will be issued in the denominations specified. If no denomination is indicated for a Class, that Class will be issued in the denomination specified under “Description of the Securities — Form of Securities” in this Supplement.

(6) MX Class.

(7) In the case of Combinations 1, 2 and 4, various subcombinations are permitted. See “Description of the Securities — Modification and Exchange” in the Base Offering Circular for a discussion of subcombinations.



**Schedule II**

**SCHEDULED PRINCIPAL BALANCES**

<u>Distribution Date</u>	<u>Classes MA, MD and ME (in the aggregate)</u>
Initial Date .....	\$106,067,351.00
January 2003 .....	105,744,857.61
February 2003 .....	105,390,555.54
March 2003 .....	105,004,587.21
April 2003.....	104,587,115.58
May 2003 .....	104,138,324.05
June 2003 .....	103,658,416.36
July 2003.....	103,147,616.45
August 2003 .....	102,606,168.34
September 2003 .....	102,034,335.94
October 2003.....	101,432,402.85
November 2003.....	100,800,672.16
December 2003.....	100,139,466.19
January 2004 .....	99,449,126.27
February 2004 .....	98,730,012.43
March 2004 .....	97,982,503.10
April 2004.....	97,206,994.83
May 2004 .....	96,403,901.89
June 2004 .....	95,573,655.95
July 2004.....	94,716,705.71
August 2004 .....	93,833,516.45
September 2004 .....	92,924,569.68
October 2004.....	91,990,362.66
November 2004.....	91,031,407.95
December 2004.....	90,048,232.99
January 2005 .....	89,041,379.54
February 2005 .....	88,041,163.96
March 2005 .....	87,047,543.18
April 2005.....	86,060,474.37
May 2005 .....	85,079,915.02
June 2005 .....	84,105,822.87
July 2005.....	83,138,155.94
August 2005 .....	82,176,872.52
September 2005 .....	81,221,931.19
October 2005.....	80,273,290.76
November 2005.....	79,330,910.34
December 2005.....	78,394,749.29

<u>Distribution Date</u>	<u>Classes MA, MD and ME (in the aggregate)</u>
January 2006 .....	\$ 77,464,767.23
February 2006 .....	76,540,924.06
March 2006 .....	75,623,179.92
April 2006.....	74,711,495.22
May 2006 .....	73,805,830.62
June 2006 .....	72,906,147.03
July 2006.....	72,012,405.63
August 2006 .....	71,124,567.84
September 2006 .....	70,242,595.33
October 2006.....	69,366,450.02
November 2006.....	68,496,094.08
December 2006.....	67,631,489.92
January 2007 .....	66,772,600.19
February 2007 .....	65,919,387.79
March 2007 .....	65,071,815.86
April 2007.....	64,229,847.78
May 2007 .....	63,393,447.15
June 2007 .....	62,562,577.84
July 2007.....	61,737,203.91
August 2007 .....	60,917,289.69
September 2007 .....	60,102,799.73
October 2007.....	59,293,698.79
November 2007.....	58,489,951.90
December 2007.....	57,691,524.27
January 2008 .....	56,898,381.37
February 2008 .....	56,110,488.88
March 2008 .....	55,327,812.69
April 2008.....	54,550,318.94
May 2008 .....	53,777,973.96
June 2008 .....	53,010,744.33
July 2008.....	52,248,596.81
August 2008 .....	51,491,498.40
September 2008 .....	50,739,416.31
October 2008.....	49,992,317.95
November 2008.....	49,250,170.97
December 2008.....	48,512,943.19
January 2009 .....	47,780,602.66
February 2009 .....	47,053,117.65
March 2009 .....	46,330,456.62
April 2009.....	45,612,588.22
May 2009 .....	44,899,481.33

<u>Distribution Date</u>	<u>Classes MA, MD and ME (in the aggregate)</u>
June 2009 .....	\$ 44,191,105.02
July 2009.....	43,487,428.56
August 2009 .....	42,788,421.42
September 2009 .....	42,094,053.26
October 2009.....	41,404,293.95
November 2009.....	40,719,113.56
December 2009.....	40,038,482.33
January 2010 .....	39,362,370.70
February 2010 .....	38,690,749.33
March 2010 .....	38,023,589.02
April 2010.....	37,360,860.81
May 2010 .....	36,702,535.90
June 2010 .....	36,048,585.67
July 2010.....	35,398,981.70
August 2010 .....	34,760,266.88
September 2010 .....	34,132,657.27
October 2010.....	33,515,963.90
November 2010.....	32,910,000.98
December 2010.....	32,314,585.87
January 2011 .....	31,729,538.96
February 2011 .....	31,154,683.67
March 2011 .....	30,589,846.39
April 2011.....	30,034,856.43
May 2011 .....	29,489,545.96
June 2011 .....	28,953,749.98
July 2011.....	28,427,306.26
August 2011 .....	27,910,055.30
September 2011 .....	27,401,840.27
October 2011.....	26,902,507.00
November 2011.....	26,411,903.88
December 2011.....	25,929,881.89
January 2012 .....	25,456,294.50
February 2012 .....	24,990,997.63
March 2012 .....	24,533,849.65
April 2012.....	24,084,711.31
May 2012 .....	23,643,445.68
June 2012 .....	23,209,918.17
July 2012.....	22,783,996.44
August 2012 .....	22,365,550.38
September 2012 .....	21,954,452.07
October 2012.....	21,550,575.74

<u>Distribution Date</u>	<u>Classes MA, MD and ME (in the aggregate)</u>
November 2012.....	\$ 21,153,797.77
December 2012.....	20,763,996.58
January 2013 .....	20,381,052.68
February 2013 .....	20,004,848.56
March 2013 .....	19,635,268.71
April 2013.....	19,272,199.58
May 2013 .....	18,915,529.51
June 2013 .....	18,565,148.74
July 2013.....	18,220,949.36
August 2013 .....	17,882,825.28
September 2013 .....	17,550,672.19
October 2013.....	17,224,387.57
November 2013.....	16,903,870.59
December 2013.....	16,589,022.17
January 2014 .....	16,279,744.87
February 2014 .....	15,975,942.91
March 2014 .....	15,677,522.11
April 2014.....	15,384,389.92
May 2014 .....	15,096,455.32
June 2014 .....	14,813,628.84
July 2014.....	14,535,822.53
August 2014 .....	14,262,949.92
September 2014 .....	13,994,926.00
October 2014.....	13,731,667.21
November 2014.....	13,473,091.39
December 2014.....	13,219,117.79
January 2015 .....	12,969,667.00
February 2015 .....	12,724,660.99
March 2015 .....	12,484,023.01
April 2015.....	12,247,677.65
May 2015 .....	12,015,550.76
June 2015 .....	11,787,569.43
July 2015.....	11,563,662.02
August 2015 .....	11,343,758.08
September 2015 .....	11,127,788.37
October 2015.....	10,915,684.81
November 2015.....	10,707,380.48
December 2015.....	10,502,809.60
January 2016 .....	10,301,907.50
February 2016 .....	10,104,610.62
March 2016 .....	9,910,856.47

<u>Distribution Date</u>	<u>Classes MA, MD and ME (in the aggregate)</u>
April 2016.....	\$ 9,720,583.61
May 2016 .....	9,533,731.67
June 2016 .....	9,350,241.29
July 2016.....	9,170,054.11
August 2016 .....	8,993,112.79
September 2016 .....	8,819,360.93
October 2016.....	8,648,743.11
November 2016.....	8,481,204.85
December 2016.....	8,316,692.61
January 2017 .....	8,155,153.72
February 2017 .....	7,996,536.46
March 2017 .....	7,840,789.95
April 2017.....	7,687,864.19
May 2017 .....	7,537,710.04
June 2017 .....	7,390,279.18
July 2017.....	7,245,524.14
August 2017 .....	7,103,398.22
September 2017 .....	6,963,855.55
October 2017.....	6,826,851.02
November 2017.....	6,692,340.32
December 2017.....	6,560,279.85
January 2018 .....	6,430,626.80
February 2018 .....	6,303,339.07
March 2018 .....	6,178,375.27
April 2018.....	6,055,694.72
May 2018 .....	5,935,257.46
June 2018.....	5,817,024.18
July 2018.....	5,700,956.26
August 2018 .....	5,587,015.74
September 2018 .....	5,475,165.30
October 2018.....	5,365,368.26
November 2018.....	5,257,588.58
December 2018.....	5,151,790.82
January 2019 .....	5,047,940.15
February 2019 .....	4,946,002.36
March 2019 .....	4,845,943.79
April 2019.....	4,747,731.38
May 2019 .....	4,651,332.63
June 2019 .....	4,556,715.60
July 2019.....	4,463,848.88
August 2019 .....	4,372,701.63

<u>Distribution Date</u>	<u>Classes MA, MD and ME (in the aggregate)</u>
September 2019 .....	\$ 4,283,243.51
October 2019 .....	4,195,444.72
November 2019 .....	4,109,275.97
December 2019 .....	4,024,708.46
January 2020 .....	3,941,713.89
February 2020 .....	3,860,264.45
March 2020 .....	3,780,332.81
April 2020 .....	3,701,892.10
May 2020 .....	3,624,915.93
June 2020 .....	3,549,378.34
July 2020 .....	3,475,253.83
August 2020 .....	3,402,517.35
September 2020 .....	3,331,144.25
October 2020 .....	3,261,110.34
November 2020 .....	3,192,391.82
December 2020 .....	3,124,965.31
January 2021 .....	3,058,807.84
February 2021 .....	2,993,896.82
March 2021 .....	2,930,210.07
April 2021 .....	2,867,725.78
May 2021 .....	2,806,422.51
June 2021 .....	2,746,279.20
July 2021 .....	2,687,275.16
August 2021 .....	2,629,390.04
September 2021 .....	2,572,603.86
October 2021 .....	2,516,896.97
November 2021 .....	2,462,250.07
December 2021 .....	2,408,644.18
January 2022 .....	2,356,060.68
February 2022 .....	2,304,481.23
March 2022 .....	2,253,887.84
April 2022 .....	2,204,262.82
May 2022 .....	2,155,588.78
June 2022 .....	2,107,848.65
July 2022 .....	2,061,025.63
August 2022 .....	2,015,103.24
September 2022 .....	1,970,065.26
October 2022 .....	1,925,895.77
November 2022 .....	1,882,579.12
December 2022 .....	1,840,099.93
January 2023 .....	1,798,443.09

<u>Distribution Date</u>	<u>Classes MA, MD and ME (in the aggregate)</u>
February 2023 .....	\$ 1,757,593.75
March 2023 .....	1,717,537.32
April 2023.....	1,678,259.47
May 2023 .....	1,639,746.11
June 2023 .....	1,601,983.39
July 2023.....	1,564,957.73
August 2023 .....	1,528,655.75
September 2023 .....	1,493,064.33
October 2023.....	1,458,170.56
November 2023.....	1,423,961.77
December 2023.....	1,390,425.50
January 2024 .....	1,357,549.52
February 2024 .....	1,325,321.80
March 2024 .....	1,293,730.54
April 2024.....	1,262,764.11
May 2024 .....	1,232,411.13
June 2024 .....	1,202,660.38
July 2024.....	1,173,500.86
August 2024 .....	1,144,921.75
September 2024 .....	1,116,912.43
October 2024.....	1,089,462.45
November 2024.....	1,062,561.57
December 2024.....	1,036,199.70
January 2025 .....	1,010,366.94
February 2025 .....	985,053.57
March 2025 .....	960,250.04
April 2025.....	935,946.95
May 2025 .....	912,135.09
June 2025 .....	888,805.39
July 2025.....	865,948.96
August 2025 .....	843,557.05
September 2025 .....	821,621.07
October 2025.....	800,132.58
November 2025.....	779,083.30
December 2025.....	758,465.08
January 2026 .....	738,269.92
February 2026 .....	718,489.97
March 2026 .....	699,117.50
April 2026.....	680,144.93
May 2026 .....	661,564.82
June 2026 .....	643,369.84

<u>Distribution Date</u>	<u>Classes MA, MD and ME (in the aggregate)</u>
July 2026.....	\$ 625,552.81
August 2026.....	608,106.67
September 2026.....	591,024.49
October 2026.....	574,299.44
November 2026.....	557,924.85
December 2026.....	541,894.14
January 2027.....	526,200.85
February 2027.....	510,838.64
March 2027.....	495,801.29
April 2027.....	481,082.67
May 2027.....	466,676.78
June 2027.....	452,577.72
July 2027.....	438,779.69
August 2027.....	425,277.00
September 2027.....	412,064.05
October 2027.....	399,135.36
November 2027.....	386,485.53
December 2027.....	374,109.26
January 2028.....	362,001.35
February 2028.....	350,156.70
March 2028.....	338,570.28
April 2028.....	327,237.16
May 2028.....	316,152.51
June 2028.....	305,311.58
July 2028.....	294,709.69
August 2028.....	284,342.26
September 2028.....	274,204.80
October 2028.....	264,292.87
November 2028.....	254,602.14
December 2028.....	245,128.35
January 2029.....	235,867.31
February 2029.....	226,814.91
March 2029.....	217,967.11
April 2029.....	209,319.95
May 2029.....	200,869.54
June 2029.....	192,612.06
July 2029.....	184,543.74
August 2029.....	176,660.92
September 2029.....	168,959.97
October 2029.....	161,437.34
November 2029.....	154,089.53



<u>Distribution Date</u>	<u>Classes MA, MD and ME (in the aggregate)</u>
December 2029.....	\$ 146,913.14
January 2030 .....	139,904.79
February 2030 .....	133,061.18
March 2030 .....	126,379.07
April 2030.....	119,855.28
May 2030 .....	113,486.68
June 2030 .....	107,270.22
July 2030.....	101,202.87
August 2030 .....	95,281.68
September 2030 .....	89,503.75
October 2030.....	83,866.22
November 2030.....	78,366.31
December 2030.....	73,001.26
January 2031 .....	67,768.38
February 2031 .....	62,665.03
March 2031 .....	57,688.60
April 2031.....	52,836.55
May 2031 .....	48,106.37
June 2031 .....	43,495.61
July 2031.....	39,001.85
August 2031 .....	34,622.74
September 2031 .....	30,355.93
October 2031.....	26,199.16
November 2031.....	22,150.19
December 2031.....	18,206.81
January 2032 .....	14,366.88
February 2032 .....	10,628.27
March 2032 .....	6,988.91
April 2032.....	3,446.76
May 2032 and thereafter .....	0.00



**\$150,000,000**

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***OFFERING CIRCULAR SUPPLEMENT***  
**December 19, 2002**

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