CRE Finance Council INVESTOR REPORTING PACKAGE®

Version 5.1
Released for Comment 9/29/2010
Proposed Effective Date 12/1/2010

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CREFC Investor Reporting Package

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I. Overview of the CREFC Investor Reporting Package

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I. Overview of the CREFC Investor Reporting Package (CREFC IRP)

GENERAL COMMENTS

This package, Version 5.1 of the Commercial Real Estate Finance Council Investor Reporting Package (CREFC IRP) constitutes a revision to the Version 5.0.
It should be utilized whenever the reporting requirements in a servicing agreement call for standard reporting according to the CREFC IRP. In some servicing agreements, the reporting requirements define the CREFC standard reporting package/IRP "as it may be modified from time to time."
While it is hoped the CMBS marketplace will adopt the CREFC IRP as its reporting standard, to the extent that a particular servicing agreement requires different reporting formats or different methodologies, the user should adhere to the terms of that servicing agreement.

Users of the CREFC IRP should be advised that the data contained within the CREFC data files, reports and templates **do not** take into account every different securitization structure. It is the responsibility of the user to understand the structure of particular transactions and utilize the data files, reports, and templates provided accordingly.

In order to maximize the usefulness and effectiveness of the IRP for the investor community, the Investor Reporting Package Committee of CREFC has established a process for the consideration of modifications and/or additions to the IRP. The CREFC Investor Reporting Package Committee consists of a representative group of investors, servicers, trustees, underwriters and rating agencies. Together they have designed this standard information package, to meet the needs of all types of CMBS investors. Every year there will be an open period for questions, comments, suggested changes and enhancements during which users are invited to make comments to the Investor Reporting Package Committee. In addition, subcommittees may be formed to address more significant reporting issues or committee projects. Unless noted otherwise in the IRP, all IRP updates apply prospectively and would only affect reporting subsequent to the effective date.

The working copy for changes to the IRP will be the Change Matrix. The Investor Reporting Package Committee will take all the comments and suggestions under advisement and issue modifications to the IRP on an as needed (not necessarily annual) basis. The Change Matrix will be distributed as needed to the entire working group until finalized.

In early 2003, the Mortgage Bankers Association of America (MBA) and CREFC announced that the Mortgage Industry Standards Maintenance Organization (MISMO), MBA's data standards organization, was authorized to incorporate the contents of the CREFC Investor Reporting Package® (IRP) into the MISMO data dictionary. Under this arrangement, the Investor Reporting Committee formed a working group with MISMO to create the XML (extensible markup language) specifications for IRP. However, at this time, efforts to convert the IRP to XML have been placed on hold.

Summary of 5.1 changes to the CREFC IRP

- Addition of a new template, the Loan Modification template.
  - Purpose - The 5.0 version of the Historical Loan Modification and Corrected Mortgage Loan Report (HLMCLR) is not conducive to describing complex modifications and the related financial loan terms. The data and comment fields (currently limited to 255 characters) contained in the HLMCLR report may not be sufficient to provide for an adequate understanding of a complex loan modification and its effect on the bond cash flows. Therefore, a Loan Modification template has been added to the IRP in order to accommodate these instances. The Loan Modification template will be prepared by the Special Servicer and delivered to the Master Servicer in "pdf" format. (Note - For 2010 modifications that close prior to the effective date of Version 5.1, the Special Servicer may, at its discretion, complete this new template for any complicated modifications that could not be adequately explained on the HLMCLR.)

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- Revision to data fields on the HLMCLR in order to provide clearer definitions
    - The Data Dictionary has been updated for the following fields: Number of Months Rate Change, Modified Payment Amount, Total Months for Change of Modification, Realized Loss to Trust and Comments on the HLMCLR.
        1. Estimated Future Interest Loss to Trust $ (Rate Reduction) has been eliminated.

- Clarification within the CREFC Supplemental Reports section for the HLMCLRs and within the CREFC Disclosure Templates for the Loan Modification template regarding:
    - Reporting of financial term changes to loan terms documented as forbearance agreements.
    - Timing and reporting process for both the HLMLR and Loan Modification template.

For questions or comments contact Stacy Stathopoulos at SStathopoulos@crefc.org.

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CREFC DATA FILE OVERVIEW

The information in the CREFC IRP is contained in two different formats: electronic data files and reports (supplementals, reports for operating statement analysis, and templates). An overview of the data files is provided below. All seven data files are designed to provide standard formats that facilitate a smooth transfer of information from the Master Servicer to the Trustee and from the Trustee to the investor (or user of this data). These standard data files are essential to support continued growth and liquidity within the secondary market. Standardization provides investors and rating agencies more consistent and reliable information, which is necessary so that an evaluation as to the probability of the timely receipt of interest and principal payments can be made.

The following lists data files available to end-users:

1. CREFC Loan Setup File
2. CREFC Loan Periodic Update File
3. CREFC Property File
4. CREFC Financial File
    a. Financial File Category Code Matrix
    b. Financial File Specifications
5. CREFC Special Servicer Loan File
6. CREFC Bond Level File
7. CREFC Collateral Summary File

CREFC Loan Setup File
This data file is generally provided by the Master Servicer using information that is prepared by the underwriter at the time of issuance. This file generally contains static information. The underwriter should provide the CREFC Loan Setup File and the "at contribution fields" or "static fields" in the CREFC Property File to the Master Servicer. In addition, the underwriter should provide the revenue and expense line items utilized to derive Net Operating Income (NOI) and Net Cash Flow (NCF) since these are needed to complete the underwriting column of the OSAR. However, at times this does not happen, and the Master Servicer should create this file using loan files and whatever other information is available. The file may be made available to investors by the Trustee on its web site. The Loan Setup File will contain the majority of the loan-level information found in the prospectus. Such information includes cut-off balance, original note rate, maturity date and general prepayment information, as well as "at contribution" financial data**.**

CREFC Loan Periodic Update File
This data file is prepared by the Master Servicer and delivered to the Trustee in conjunction with the monthly remittance and reporting cycle. This file is necessary in order to track loan changes due to scheduled and unscheduled payments as well as any modifications a loan might have.

When a loan pays off (or is repurchased or substituted), it will stay on the file with a zero balance effective with the 4.0 release. Loans liquidated on or after the effective date of version 4.0 will remain on this file. Servicers can elect to backfill loans liquidated prior to that date, although not required. Fields L6 'Current Beginning Scheduled Balance' and L7 'Current Ending Scheduled Balance' should be zero. Other fields which must be populated include L1, L2, L3, L4, L5[&], L29, L32, L41, L42, L43, L44, L45, L46, L47, L109[&], L114, L115, L116, L117, L118, L119*, L120*, L121[&] and L124[&]. (Notes: The two fields marked by an asterisk "*" are fields that should be updated only during a period when there is an adjustment, and will be populated for that month only. If there are no subsequent adjustments, these two fields should remain blank. The fields marked with a "[&]" are fields that may change subsequent to the payoff (or repurchase or substitution). The remaining fields listed should remain static as of the month of liquidation.)

For more guidance on populating the files for substitutions and partial releases, please refer to Section IX, Guidance for Specific Situations.

CREFC Property File
This data file is always produced, both when a transaction has one loan for one property and when a transaction has multiple properties as collateral for one loan. The underwriter should provide "at contribution or static fields" within the Property File to the Master Servicer and Trustee.

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The Master Servicer should also furnish an updated file to the Trustee each successive month or as required by the servicing agreement. The file data can change over time for many fields. Major file changes may occur if a loan allows for substitution of different properties as collateral for a particular loan. *Further discussion of issues affecting the Property File including defeasance, partial defeasance, substitution and partial releases can be found in Section IX – Guidance for Specific Situations.*

CREFC Financial File
This data file provides line-by-line revenue and expense detail for various property types in order to facilitate analysis and reporting for issuers, investors and potential investors. The file is useful for making comparisons between individual properties within a transaction regarding operating performance as well as for making comparisons across various transactions. Not only can performance be monitored on a current basis, but a property's ongoing performance can also be compared with its status at the time of original underwriting and for prior annual periods. The Financial File is prepared by the Master Servicer and sent to the Trustee on a monthly basis. *(See Financial File Overview for additional detail regarding frequency of preparation and submission of the file).*

CREFC Special Servicer Loan File
This data file is prepared by the Special Servicer and delivered to the Master Servicer. The purpose of the file is to electronically transfer data for Specially Serviced Mortgage Loans and REO data in a consistent format from the Special Servicer to the Master Servicer. The file will not include any financial statement fields from the Special Servicer to the Master Servicer since the assumption is that the Master Servicer performs the financial statement analysis. This data file is <u>not</u> sent to the Trustee.

When a loan pays off (or is repurchased or substituted) it will stay on the file with a "liquidation/ prepayment code." For all loans liquidated on or after the effective date of version 4.0, the Special Servicer should keep all loans on this data file. Special Servicers can elect to backfill loans liquidated prior to that date, although not required. The following data fields are the only data fields that should be populated (either to remain static or to be updated in the event of adjustments to realized loss) starting the month after liquidation: D1, D2, D3, D4, D5* (updated monthly), D7, D8, D13, D15, D16, D17, D18, D19, D43, D45*, D70*, D71, D72*, D74, D75, D76, D77, D78*, D79* and D80*. (Note: Those fields marked by an asterisk * are fields that should be updated in any month when there is a future adjustment, as applicable. The remaining fields should remain static as of the month after liquidation.) Additionally, at the special servicer's option, fields D47 through D52 (the comment fields) can be populated with a comment explaining the liquidation of the asset. This comment may also be updated in the event any significant adjusted loss is passed through, but would otherwise be expected to remain static.

CREFC Bond Level File
This data file is prepared by the Trustee and consists of updated monthly information on the bonds. This file reports such items as updated bond balances, the amount of interest and principal received on the bonds, and other information typically contained in a statement to certificateholders. It also contains bond ratings whenever provided by the rating agencies to the Trustee.

CREFC Collateral Summary File
This data file is prepared by the Trustee utilizing information provided by the Master Servicer. This file consists of updated information on the collateral in a transaction such as principal balances or delinquency information. It summarizes the information found in the monthly statement to certificateholders.

CREFC SUPPLEMENTAL REPORT OVERVIEW

The eight supplemental reports in the IRP are enumerated below:

1. Servicer Watchlist/Portfolio Review Guidelines
2. Delinquent Loan Status Report
3. REO Status Report
4. Comparative Financial Status Report
5. Historical Loan Modification and Corrected Mortgage Loan Report
6. Loan Level Reserve/LOC Report
7. Total Loan Report
8. Advance Recovery Report

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Depending on the transaction, these reports are completed by the Master Servicer, Special Servicer, Trustee or a combination of the parties, as appropriate. Oftentimes in a transaction, the reports are shown as exhibits to the prospectus. Although information needs may vary widely from one investor to another, the supplemental reports will provide them with a variety of ways to analyze and evaluate the current status of a particular loan, property and/or the overall portfolio. Investors can request these reports from the Trustee, although pursuant to some servicing agreements, servicers may be required to publish this information on their websites. The eight aforementioned reports fall into one of the following three categories:

1. Status Reports
2. Financial Reports (Debt Service Coverage Information)
3. Historical Information Reports

Note:
All CREFC supplemental reports should be as of determination date and should be submitted in Excel format.

Status Reports

Servicer Watchlist/Portfolio Review Guidelines
The Servicer Watchlist is a monthly report prepared by the Master Servicer pursuant to specific guidelines.

The Portfolio Review Guidelines (PRG) represent a list of criteria that can be applied systematically to determine whether a loan will be reported on the Servicer Watchlist and establish a release threshold that defines when a loan should be removed from the Servicer Watchlist. The PRG consist of the following six categories:

1. Financial Conditions
2. Borrower Issues
3. Property Condition Issues
4. Lease Rollover, Tenant Issues and Vacancy
5. Maturity
6. Other (Servicer Discretion)

If a loan has triggered one or more items within the PRG, then the loan will be reported on the Servicer Watchlist. Effective with the 4.0 release, new criteria was developed for floating rate loans, and the Servicer Watchlist was modified slightly to add a column for the Servicer Watchlist Codes. Multiple Servicer Watchlist Codes should be separated by a vertical bar. Additionally, the comments should describe the status of each code triggered.

Delinquent Loan Status Report
This report is prepared monthly by the Master Servicer. The report includes matured performing loans where the maturity date has passed without paying off and a monthly payment (assumed scheduled payment) is still being received from the borrower, matured non-performing loans where the maturity date has passed without paying off and a monthly payment (assumed scheduled payment) is not being received from the borrower, as well as those loans that are both current and specially serviced. The report excludes REO Mortgage Loans.

Information falls into one of the six following categories as of the determination date:

1. Delinquent 90 days or more (not matured)
2. Delinquent 60-89 days (not matured)
3. Delinquent 30-59 days (not matured)
4. Current and specially serviced
5. Matured performing loans
6. Matured non-performing loans

Loans should only appear in one category.

REO Status Report
This is a monthly report prepared by the Master Servicer that contains the following information with respect to REO properties included in the Trust Fund as of the close of business on the determination date:

1. Acquisition date of the REO property

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2. Value of the REO property based on the most recent appraisal or other valuation available to the Master Servicer as of the determination date.

Loss using 90% of value should not be a negative number. If it is a negative number, it is a gain and should be reported as zero.

Loan Level Reserve/LOC Report
This is a monthly report prepared by the Master Servicer that displays common reserve account types, such as reserves for repair and replacement, tenant improvements, leasing commissions and debt service, as well as letter of credit (LOC) balances and expiration dates. Reserve balances "at contribution" are shown and the report provides the most recent monthly activity including reserve monies deposited and disbursed.

A loan should only appear on the report if it has any ending reserves, LOC balances or activity.

Total Loan Report
The concept of dividing loans and placing them in multiple transactions has led to a need for a report to be prepared by the primary servicer of the aggregate of the pari passu loans (the "Total Loan"). The report will be disseminated to all the Master Servicers involved with each pari passu piece of the Total Loan and would be included in the CREFC IRP for all transactions that have a pari passu piece of the Total Loan. The Master Servicer should provide this report to the Trustee of the underlying securitization of each pari passu piece.

The report is not necessary if a single primary servicer does not exist for the Total Loan.

Advance Recovery Report
The Master Servicer will prepare this report and provide it to the Trustee. The purpose of the report is to monitor the reimbursement of workout delayed reimbursements (WODRAs) and other non-recoverable advances reimbursed to the Master Servicer through the use of "pool level" senior bondholder trust level principal. The report will present advance recoveries from pool principal and interest on a current and cumulative basis, and the cumulative payments by the borrower on the related advance obligation. Instances of the recovery of WODRAs and non-recoverables will appear on separate rows.

Depending on the structure of the servicing agreement governing the loan and the underlying securitization(s), this report may not be feasible.

The servicers will disseminate the Advance Recovery Report with their regular monthly reporting. If no instances of advance recovery from pool principal occur in a given month, it will still be provided and marked "not applicable." The loans remain on the report until all principal is recovered or the loan is liquidated.

Financial Reports (Debt Service Coverage Information)

Financial reports provide information at the property level, comparing financial information such as the revenues, expenses or debt service coverage ratio (DSCR) as shown in the prospectus to more current financial information that has been received. The data should be normalized and may be annualized to allow an easy comparison from year to year.

Comparative Financial Status Report (CFSR)
This is a monthly report prepared by the Master Servicer that compares (if the information is provided by the borrower) among other things, the occupancy, revenue, NCF or NOI and debt service coverage ratio for a particular loan for each of three periods:

1. Most recent available year-to-date or trailing 12-months normalized data
2. Prior two full fiscal years (separate consecutive and not combined years)
3. At contribution

The sections containing annual information ultimately roll off, leaving room for the new annual information by deleting the oldest year. The year-to-date or trailing 12-months section will also begin to show the new year-to-date or trailing information. Both the trailing 12-months information and year-to-date information will be updated as new information becomes available.

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Rolling of Property Financial Data on the Comparative Financial Status Report (CFSR)
The rolling of property financial data on the Comparative Financial Status Report is important in the evaluation of property operating information and gives the viewer the ability to track trends at the property level from year to year. Since the Fiscal Year Operating Information report headings are not defined, there are two acceptable methods of handling the reporting of operating information on this report. The servicer must have at least six months of data to roll the particular property information forward, otherwise the field should be left blank. This information should be normalized and may be annualized to allow for easy comparison from year to year.

1. Roll all financial data from the column entitled *Most Recent Financial Information* to the column entitled *Preceding Fiscal Year*, the data from the column entitled *Preceding Fiscal Year* to the column entitled *Second Preceding Fiscal Year*, and rolling off the third year on a specific date each year. Under this method, the Fiscal Year Operating Information columns would contain information for a particular fiscal year. By utilizing this method, the user can categorize the data for similar periods and track the servicers financial statement collection rates. The Most Recent column would begin to show the new year-to-date or trailing 12-months information as it becomes available.

2. Roll the financial data as mentioned above, however instead of rolling "*all"* the financial information on a specific date, the servicer could roll the operating data as information is received from the borrower and analyzed on each property. Under this method, the Fiscal Year Operating Information columns would represent the two most recent consecutive years for each property, rather than the same fiscal year operating information for all properties.

Given these two options, you may have situations where the sub-servicer prepares this report one way, while the Master Servicer uses the other option. The two choices listed above provide the flexibility in this situation for the sub-servicer and Master Servicer to continue to prepare the report in the manner they prefer.

The detail income and expense amounts which support the summary level amounts on the CFSR can be found on the Operating Statement Analysis Report.

Operating Statement Analysis Report (OSAR)
This is a property-level comparison of the borrower's current financial information (year-to-date or trailing 12-month periods) to the three preceding annual periods and "at contribution." The OSAR reflects standard revenue, expense, TI/LC's, capital expenditure and debt service line items. (See CREFC/MBA Standard Methodology for Analyzing and Reporting Property Income Statements.)

The OSAR is prepared by the Master Servicer or Special Servicer for each property showing a comparison of the borrower's operating statements. Operating information is "normalized" for all periods. Periods shown are:

1. At contribution
2. Prior three annual years "normalized"
3. Year-to-date or trailing 12-month information "normalized"

Each section (excluding "at contribution") should contain the information for a particular year. The sections containing annual information ultimately roll off, leaving room for the new annual information by deleting the oldest year. The year-to-date or trailing 12-months section will also begin to show the new year-to-date or trailing information. Both the trailing 12-months information and year-to-date information will be updated, as new information becomes available. The Preceding Year column comes from the most recent annual NOI Adjustment Worksheet.

NOI Adjustment Worksheet
This report/worksheet is prepared by the Master Servicer to "normalize" a borrower's actual operating statement. The NOI Adjustment Worksheet reports and explains any adjustments made for normalization. This worksheet shows the difference between the borrower's actual operating statement and the normalized operating statement.

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This report/worksheet is prepared in accordance with the servicing agreement or within 30 days of receipt of the operating statement by the Master Servicer (or 10 days of receipt by the Special Servicer with respect to any specially serviced loan). It shows the adjustments made to normalize a borrower's actual operating property-level numbers. The "normalized" numbers are then placed in the Preceding Year column of the OSAR and may be annualized as long as six months of data is available.

Historical Information Report

Historical Loan Modification and Corrected Mortgage Loan Report
This monthly report includes information as of the determination date regarding all loans that have been modified or for which the maturity date has been extended, both for the current period as well as for prior periods. The report does not include loan assumptions or loans that are extended subject to pre-existing extension provisions in the loan documents. Additionally, the report should include information regarding agreements that have been titled as "forbearance agreements", "forbearance and modification agreements", etc. if the financial or money terms of the prior agreement with the related borrower have been effectively changed or modified.

The Special Servicer will be responsible for completing the Special Servicer Loan File with new modification information promptly after a modification is "inked" or executed. Consequently, the Master Servicer will be responsible for reporting the modified loan on the HLMCLR as soon as reasonably possible upon receipt of modification data received via the Special Servicer Loan File. The information reported on the HLMCLR may not match certain fields reported on the Loan Periodic Update File. This may be the case when the Special Servicer has closed and reported a modification, but the loan terms have not been fully boarded to the Master Servicer's system.

The HLMCLR includes, but is not limted to, the following information:

1. As defined, specific original and revised terms for all loans modified since "contribution."
    a. For complex loan modifications, the data fields contained on the HLMCLR continue to require completion in addition to directional comments (see below).
2. Comments regarding the modification (limited to 255 characters). For loan modifications that the Special Servicer determines will not require completion of the Loan Modification template, and as an example, the comment may state "Loan extended 3 years with new maturity date of 4/2014."
    a. For complex loan modifications that the Special Servicer determines will require completion of the Loan Modification template, comments on the HLMCLR will be provided:
        i. Informing the user that the Loan Modification template has been prepared by the Special Servicer and is currently available. For example, the comment will state, "Loan Modified, please refer to Loan Modification template".
        ii. Informing the user that due to timing of reporting the Loan Modification template is not yet available from the Special Servicer, but will be included in the next remittance cycle. For example, the comment will state, "Loan modified effective 3/8/10 and Loan Modification template will be available in the next remittance cycle".
3. Corrected mortgage loan data

If a loan has been modified in any way, it will appear only under the modified section and not BOTH modified and corrected (e.g. there does not need to be duplicate reporting on this report). The priority for presentation on the report is modified then corrected. However, all loan modifications should be reported as soon as reasonably practicable after the modification closes. Reporting of any loan modification should not be delayed due to a pending return of a loan to the Master Servicer as a corrected mortgage loan.

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CREFC DISCLOSURE TEMPLATES

The CREFC Disclosure Templates section of the IRP was added to include templates that reflect common servicing agreement calculations and events. Each template should be prepared and delivered to the related trustee or investor, as applicable to the related securitization. The templates are in suggested formats and may be modified to fit transactions with different requirements/calculations.

CREFC Disclosure Templates are ONLY recommended or suggested formats and are not considered mandatory as these templates may not be applicable to all securitization structures and/or may be adapted for differences in structures. In addition to the CREFC Disclosure Templates, information on the current MBA inspection form accepted by CREFC is also provided below.

The nine CREFC Disclosure Templates are as follows:

1. Appraisal Reduction (Servicer or Special Servicer)
2. Servicer Realized Loss (Servicer or Special Servicer)
3. Reconciliation of Funds (Trustee)
4. Historical Bond/Collateral Realized Loss Reconciliation (Trustee)
5. Historical Liquidation Loss (Trustee)
6. Interest Shortfall Reconciliation (Trustee)
7. Servicer Remittance to Trustee (Servicer)
8. Significant Insurance Event Report (Servicer)
9. Loan Modification* (Special Servicer)

*New for Version 5.1

Appraisal Reduction
This template can be prepared by the servicer and will reflect the calculations of an appraisal reduction and the related ASERs.

Servicer Realized Loss
This template can be prepared by the servicer or special servicer and will reflect the calculations of a realized loss at the loan level. When a loan incurs a Current Period Adjustment to the Trust, the 'Notes/Instructions to MS and Trustee' field can be updated by the Special Servicer to include a description of how the funds are being categorized at the loan level. For each adjustment, this field can include the description Principal Recovery, Principal Loss, Additional Proceeds, or Additional Expense. This will provide direction to the Master Servicer and Trustee as to how the adjustments are being applied.

Reconciliation of Funds
This is a monthly template prepared by the Trustee. It is based on loan level information provided by the Master Servicer and bond level information determined by the Trustee. The purpose of the template is to reconcile the funds collected by the Master Servicer reduced by fees, advances, etc. to the funds distributed to the investors/certificate holders by the Trustee.

Historical Bond/Collateral Realized Loss Reconciliation
This template will be prepared by the Trustee and will reflect reconciliations of the differences between bond losses and loan losses. The losses may result from the timing of realizing a loss or applying the loss to principal versus interest.

Historical Liquidation Loss
This template will be prepared by the Trustee and replaces the Historical Loan Liquidation Report that was previously prepared by the Servicer as reflected in earlier versions of the IRP.

Interest Shortfall Reconciliation
This template will be prepared by the Trustee.

Servicer Remittance to Trustee
This is a monthly template prepared by the Master Servicer. This template will provide summary level information for the funds being wired to the Trustee. The purpose is to provide a consistent and thorough

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categorization of the funds being passed to the Trust so that the Trustee can determine how to apply those funds. In addition to the format presented herein, it is also acceptable for Master Servicers to provide the data in a format similar to the Reconciliation of Funds template, so long as the necessary data points are included and the field names are consistent. This template will be delivered to the Trustee along with the Loan Periodic Update File. In the event there are separate remittances reported by the Master Servicer for segregated groups of loans within one transaction, multiple Servicer Remittance to Trustee templates can be submitted to fully explain the remittance, in addition to a single summary which would roll up all remittance figures.

Significant Insurance Event Report

In an effort to provide standardized reporting of insurance information in connection with possible property damage resulting from a significant natural disaster or similar event, the Mortgage Bankers Association (MBA) developed a Significant Insurance Event Report. The CREFC has incorporated this standard report format into the IRP as a disclosure template. This will facilitate consistent delivery of information to all stakeholders. The Master Servicer is responsible for providing the report to the Trustee for all Master Serviced CMBS loans under the schedule provided on the Significant Insurance Event Report included in the CREFC Disclosure Template section.

Additional information on the condition of the properties and the extent of any damage will be included on the watchlist report using the Portfolio Review Guidelines. The timing of this information on the watchlist is dependent on a number of factors including the extent and nature of the damage, and the servicers ability to contact the borrowers.

This will require that the Master Servicer obtain the same standardized reporting from any sub-servicers. The adoption of this standard report across the industry will facilitate this effort.

Loan Modification

This narrative template has been added to the IRP to provide a means by which complex loan modifications and the related financial/monetary term changes can be described and reported to required parties. The user of the HLMCLR will be informed of the availability of the Loan Modification template by referring to the comment field on the HLMCLR (refer to the CREFC Supplemental Reports section under HLMCR of this IRP). Additionally, and to provide further guidance, the Loan Modification template in Section VIII of the IRP provides examples of financial or monetary term changes that should be discussed in the template narrative.

Preparation and delivery of the Loan Modification template

Special Servicer

As applicable for a specific loan modification, the Special Servicer will complete a separate Loan Modification template in a pdf format for each loan. One "pdf" file with multiple loans will not be an acceptable form of delivery to the Master Servicer. The Special Servicer will complete this narrative template discussing the changes to the monetary/financial terms. The Special Servicer will not be required to submit the template every month to the Master Servicer; however, the Special Servicer may submit a revised template in a subsequent period if necessary. If the Special Servicer submits a revised template, a new "Template Preparation Date" will be included in order to identify the revised template.

Master Servicer

In the period received from the Special Servicer, the Master Servicer will be responsible for delivering the Loan Modification template to the Trustee along with the other monthly reports or templates. The HLMCLR will continue to be generated by the Master Servicer from the data fields included in the Special Servicer Loan File.

Trustee

The Trustee will be responsible for publishing the template permanently on their website at the same time other CREFC IRP reports are posted and under a "Special Notices", "Investor Notices" or similar location such that it is available in one location, and not sub-filed with any particular monthly report. Each "pdf" template will be loan specific and published separately.

Exposure Draft

Property Inspection Form

The MBA has developed a standard property inspection form that has been accepted by the CREFC for property inspection reporting purposes. While not typically a required reporting item, the form is available for the servicer and special servicer's use and is provided via the CREFC website. For the current version of the inspection form, please visit the CREFC website at www.crefc.org and click on "Industry Standards". The form can be found under the sub-section entitled "Standard Forms".

Exposure Draft

FINANCIAL FILE OVERVIEW

Purpose

The purpose of the Financial File is to provide investors with standardized operating statement information (on a category basis) in an electronic format for every property included in a CMBS transaction. This will facilitate reporting and enable issuers, servicers, rating agencies, investors and potential investors to analyze and compare individual property performance within a transaction as well as individually and collectively among various transactions. If the information is prepared according to the standard methodology as prescribed by the CREFC IRP, a property's performance subsequent to the closing of the CMBS transaction can be monitored on an ongoing basis, and cross comparisons at the collateral and transaction level can be performed as well.

Methodology

The format for the Financial File was based on the methodology produced by the CREFC and the MBA for analyzing property income statements. Servicers should use that methodology when analyzing financial statements as it forms the basis for the Financial File, which is nothing more than an electronic version of the property operating statements and related adjustments (if applicable). This methodology includes four different property type formats that should be utilized to report property operating information: commercial, multifamily, healthcare and lodging. Each format contains a unique set of revenue and expense categories that have been customized for each particular property type. These revenue and expense line items (e.g., base rent, parking, management fee, utilities), unique for each template, have been extracted and set up in a matrix format in order to show which categories should be used for each property type (see Category Code Matrix). Some categories, like Other Income, are appropriate for all property types. Other categories, like Food and Beverage, are restricted to lodging.

Table (file) Definitions

The CREFC Financial File is presented under the CREFC Financial File Specifications. From a relational database perspective, the file format is designed so that it will accommodate uploading into a relational database management system (such as Oracle or Sybase) as well as importing and manipulating with a spreadsheet program. Like the previously released CREFC standard formats, the Financial File should be submitted on magnetic tape (density of 1600 or 6250, unlabeled, blocking factor of 10285 [17 records per block], all of which should be described on the media label), diskette or via electronic transfer to the Trustee. **The preferred file type is ASCII with the fields comma delimited.**

Three control code tables support the Financial File. Category codes, as previously mentioned, are defined on the CREFC Financial File Category Code Matrix. Data types are found in the Data Types box following the Category Code Matrix. Data types indicate the period covered by the data (year-to-date, trailing 12 months, prior year annual or at contribution). Statement types designate whether the financial data information is data submitted by the borrower (BOR); the adjustments made by the servicer to arrive at a normalized statement (ADJ); or the final normalized statement as per the CREFC methodology (NOR).

Submission Instructions

The Master Servicer should also send the Financial File to the Trustee for monthly posting on the Trustee's web site or bulletin board. Frequency of updates to this file may vary by transaction and by property, depending on the reporting requirements of the borrower. Since operating information for a property is generally received annually or quarterly, the data file submitted to the Trustee on a monthly basis may not include information through the end of the current month for every deal or every property in a deal. Thus, monthly updates of this file will be required in order to reflect the new operating information received in the prior month. The Trustee will completely replace the prior period's submitted data with the new data each reporting cycle.

Exposure Draft

II. Change Matrix for Version 5.1

Exposure Draft

CREFC Investor Reporting Package - Change Matrix 5.1

Item No.	CMSA Data Files/ Reports/Templates	Discussion Topic	Source	Comments presented for initial discussion	5.1 Discussion/Determination
1	HLMCLR (Historical Loan Modification and Corrected Mortgage Loan Report)	Add Template to expand information available on completed modifications	Investor's Forum; joint Investors/Servicers Task Force on Reporting Issues	Investors have drawn attention to how little and/or incomplete information is available regarding completed/"inked" loan modifications. Often the information is not populated on the HLMCLR, is incomplete, or is inadequate to fully describe the loan modification. This is especially true for "complex" modifications. This information is valuable for modeling and bond trading..	Create a new template associated with the HLMCLR to provide disclosure on completed modifications (defined as any formal arrangement affecting monetary terms between Lender and Borrower.) Required changes to IRP documentation are included below.
2	IRP Table of Contents	Update Table of Contents for new Loan Modification template		Changes necessary to incorporate new Loan Modification template.	Addition of Loan Modification Template to Section VIII of Table of Contents.
3	IRP Narrative; Section I, Overview, General Comments	Shorten discussion regarding XML		Full narrative not required at this time. Shorten narrative to current status.	Narrative reduced to current status.
4	IRP Narrative; Section I, Overview, Summary of 5.1 Changes	Provide summary of changes for 5.1		Changes necessary to incorporate new Loan Modification template and describe other areas impacted such as data fields and reporting process.	Section 1, Overview: add description of 5.1 changes, describe genesis of new report and include new Summary of 5.1 changes to the IRP.
5	IRP Narrative; Section I, HLMCLR narrative	Expand HLMCLR narrative in Overview, Historical Information Report section.		Changes necessary to describe the following: agreements to be included in modification reporting, timing of reporting of modification information, specific clarification on types of comments to be reflected on HLMCLR, and address non reporting of modification information due to pending return of loan to the master servicer.	Expand narrative in the HLMCLR report description section.
6	IRP Narrative; Section I, Loan Modification template	Add description of new Loan Modification template in Disclosure Template section		Changes necessary to define timing and roles of various parties involved with preparation and delivery of the new Loan Modification template.	Section 1, CMSA Disclosure Templates: add Loan Modification template as 9th Disclosure Template. Parenthetical should read (Special Servicer). Include new paragraph after "Significant Insurance Event Report" to cover new "Loan Modification" template. Include explanation of report, address preparation, format, distribution and timing using the call notes document and initial proposal prepared by Trish Hall and commented by CWCapital as a basis for describing the contents.
7	IRP Narrative; Section IV, Data Dictionary	"Comments 7 - HLMR/CML"		Changes necessary to incorporate new Loan Modification template.	Change definition of "Comments 7 - HLMR/CML" to reference that the field should include Servicer or Special Servicer comments describing actions taken to modify **/correct** the loan (comment field with a 255 character maximum to be used for the Historical Loan Modification and Corrected Mortgage Loan Report only). Refer reader to "See CREFC Supplemental Report Overview under Historical Information Report section for explanations on comments to be provided for loan modifications." Types of comments include those for: 1) simple modifications that can be explained within the 255 character limit, 2) modifications that require further explanation and the Loan Modification template is available from the Special Servicer, and 3) modifications that require further explanation but, due to timing of reporting, the Loan Modification template is not yet available.
8	IRP Narrative; Section IV, Data Dictionary	"Estimated Future Interest Loss to Trust $ (Rate Reduction)"		Changes made as part of modification report review.	Expected future loss to trust per the Special Servicer due to a rate reduction. This is just an estimate calculated at the time of the modification. ELIMINATE FROM THE HLMR; change definition to "Field no longer used and should be reported as blank.".
9	IRP Narrative; Section IV, Data Dictionary	"Modified Payment Amount"		Changes necessary to incorporate new Loan Modification template.	Currently "The new initial P&I payment amount to which the loan was modified." any changes necessary to reflect how payment can change over time? "Change P&I to P&I and/or Interest only payment amount". New definition will read: The new initial P&I and/or interest only payment amount to which the loan was modified.
10	IRP Narrative; Section IV, Data Dictionary	"Number of Months for Rate Change:		Changes necessary to incorporate new Loan Modification template.	Currently "Number of Months after the latest modification date that a loan will have a modified interest rate. This should be the full term of the rate change and will remain static." Should be re-written to clarify. New definition will read: Number of months after the current modification date that a loan will have a modified interest rate. This should be the full term of the first rate change and will remain static.
11	IRP Narrative; Section IV, Data Dictionary	"Realized Loss to Trust"		Changes made as part of modification report review.	Currently reads without reference to impact of modifications: "A loan level calculation that is the difference between Net Proceeds (after Liquidation Expenses) and Current Beginning Scheduled Balance (L6) on the Servicer Realized Loss Template." New definition will read: For liquidations, a loan level calculation that is the difference between Net Proceeds (after Liquidation Expenses) and Current Beginning Scheduled Balance (L6) on the Servicer Realized Loss Template. For modifications, refer to the definition in the respective PSAs.
12	IRP Narrative; Section IV, Data Dictionary	"Total Months for Change of Modification"		Changes necessary to incorporate new Loan Modification Narrative.	Currently "Number of months loan modification provisions are expected to be in affect." (fix spelling) New definition will read: The number of months from the effective date of the modification to the date the loan matures OR the date upon which the loan terms revert to original terms.
13	IRP Narrative; Section IV, Data Dictionary	"Modified Note Rate"		Changes necessary to incorporate new Loan Modification Narrative.	Currently "The new initial interest rate to which the loan was modified." any changes necessary to reflect how rate can change over time? No changes necessary.
14	IRP Narrative; Section IV, Data Dictionary	"Maturity Date"		Changes necessary to incorporate new Loan Modification Narrative.	Currently "Date final scheduled payment is due per the loan documents. Not the same as anticipated repayment date related to hyper-amortization loans. If the loan has been defeased and the loan agreement provided for, or the servicer has consented to, prepayment prior to maturity in connection with a defeasance, this represents the date the Trust can expect full repayment. The borrower may have the right to pre-pay the defeased loan prior to the final scheduled payment date in accordance with the loan documents." Any changes to this to indicate what the field represents if there is a modification, perhaps with certain extensions built in? No changes necessary..
15	IRP Narrative; Section VI. CMSA Supplemental Reports, HLMCLR	Change or remove footnote		Changes made as part of modification report review.	Change or remove footnote which currently indicates "If a loan has a return date reported in L78 - the loan should be reported on this report" The foot note should be relative to corrected loans on the report and not modifications. Add brief footnote which indicates that any loans which have been modified in accordance with definition provided in the narrative should be included whether returned to MS or still in SS. Possibly add footnote describing or referring to definition for standard comment field as noted in change matrix item #4 above. Also, add to HLMCLR narrative.
16	IRP Narrative; Section VIII. Disclosure Templates	Add a new Loan Modification template and example for areas to be discussed.		Changes necessary to incorporate new Loan Modification template.	Create template for Loan Modification narrative with examples of areas to be covered and incorporate into package.
17	IRP Narrative; Section IX. Guidance for Specific Situations	Add new subsection for modifications		Changes made as part of modification report review.	Is this necessary? This could be where certain types of mods are discussed and how they should be populated onto both the HLMR and new LMN. Discussed and no changes will be made at this time.
18	Whole IRP Document	Change titles, headers, pagination		Changes necessary do to update of CREFC IRP to 5.1.	Changes to whole document including title page, headers, footers, pagination, table of contents as needed to incorporate new template and change name to CRE Finance Council from CMSA and update Versioning; remove references to Shane, include new contact; produce exposure draft.
19	Introductory Guide to the CRE Finance Council Investor Reporting Package	Review this new document for potential changes			Once IRP changes are complete, review this new document for changes/additions necessary to describe relevant changes.

Exposure Draft

III. CREFC IRP Legend

Exposure Draft

Payment Status of Loan Legend (L40)	
A	Payment Not Received But Still In Grace Period Or Not Yet Due **
B	Late Payment But Less Than 30 days Delinquent
0	Current
1	30-59 Days Delinquent
2	60-89 Days Delinquent
3	90+ Days Delinquent
4	Performing Matured Balloon
5	Non Performing Matured Balloon
6	(Not Used)
7	(Not Used) **
8	(Not Used)
9	(Not Used) **

Liquidation / Prepayment Code Legend (L32, D8)	
1	Partial Liq'n (Curtailment)
2	Payoff Prior To Maturity
3	Disposition / Liquidation
4	Repurchase/ Substitution
5	Full Payoff At Maturity
6	DPO
7	Liquidated-only for use for loans liquidated prior to 7/1/2006. **
8	Payoff w/ penalty
9	Payoff w/ yield Maintenance
10	Curtailment w/ Penalty
11	Curtailment w/ Yield Maintenance

** At servicer's option, either 3 or 7 can be used for liq prior to 7/1/06. On or after 7/1/06, 3 should be used.

Workout Strategy Legend (L76, D29)(D)	
1	Modification
2	Foreclosure
3	Bankruptcy
4	Extension
5	Note Sale
6	DPO
7	REO
8	Resolved
9	Pending Return to Master Servicer
10	Deed In Lieu Of Foreclosure
11	Full Payoff
12	Reps and Warranties
13	Other or TBD

Property Type Legend (P13, S61)(W, D, R, O, N)	
MF	Multifamily
RT	Retail
HC	HealthCare
IN	Industrial
WH	Warehouse
MH	Mobile Home Park
OF	Office
MU	Mixed Use
LO	Lodging
SS	Self Storage
OT	Other
SE	Securities
CH	Cooperative Housing

Property Status Legend (P18)	
1	In Foreclosure
2	REO
3	Defeased
4	Partial Release
5	Substituted
6	Same as at Contribution

Property Condition Legend (P89, C)	
E	Excellent
G	Good
F	Fair
P	Poor

DSCR Indicator Legend (S85, L87, L88, L89)	
A	Average - Not all properties received financials, servicer allocates Debt Service only to properties where financials are received.
C	Consolidated - All properties reported on one "rolled up" financial from the borrower
F	Full - All Statements Collected for all properties
N	None Collected - no financials were received
P	Partial - Not all properties received financials, servicer to leave empty
W	Worst Case - Not all properties received financials, servicer allocates 100% of Debt Service to all properties where financials are received.

NOI / NCF Indicator Legend (L90, P84)	
CMSA	Calculated using CREFC standard
PSA	Calculated using a definition given in the PSA
U/W	Calculated using the underwriting method

Most Recent Financial Indicator (L82, P75)	
TA	Trailing 12 Months Actual
TN	Trailing 12 Months Normalized
YA	Year to Date Annualized **
YN	Year to Date Normalized

Defeasance Status Legend (L98)	
P	Portion of Loan Previously Defeased **
F	Full Defeasance
N	No Defeasance Occurred
X	Defeasance not Allowable

Modification Code Legend (L49, D21)(M)	
1	Maturity Date Extension
2	Amortization Change
3	Principal Write-Off
4	(Not Used)
5	Temporary Rate Reduction
6	Capitalization on Interest
7	Capitalization on Taxes
8	Other
9	Combination

Most Recent Valuation Source Legend (P90, D25)(R)	
BPO	Broker's Price Opinion
MAI	Certified MAI Appraisal
Non-MAI	Non-Certified MAI Appraisal
MS	Master Servicer Estimate **
SS	SS Estimate

Loan Structure Legend (S90)	
WL	Whole Loan Structure
PP	Participated Mtg Loan with Pari Passu Debt Outside Trust
A1	A Note; A/B Participation Structure
B1	B Note; A/B Participation Structure
A2	A Note; A/B/C Participation Structure
B2	B Note; A/B/C Participation Structure
C2	C Note; A/B/C Participation Structure
MZ	Mezzanine Financing

Sequential Pay Order Legend (T)	
1	1st priority in distribution of principal
2	2nd priority in distribution of principal
3	3rd priority in distribution of principal
	Etc.

Financial Information Submission Penalties Legend (S88)	
M	Monetary
N	No Penalties Allowed in Documents
O	Other Penalties

Additional Financing Indicator Legend (S89)	
0	Whole Loan No Additional Financing
1	Whole Loan With Additional Financing
2	Participated Loan Structure, No Mezzanine Financing
3	Participated Loan Structure With Addl Mezzanine Financing

Reserve Account Types Legend (V)	
1	Replacement Reserve
2	FF&E Reserve
3	Repair Reserve
4	Tenant Reserve
5	Environmental Reserve
6	Capital Improvement Reserve
7	Seasonality Reserve
8	Deferred Maintenance Reserve
9	Debt Service Reserve
10	Ground Rents Reserve
11	Leasing Reserve
12	Letter of Credit (LOC)
13	Other

Interest Rate Type Legend (S14)	
1	Fixed
2	Arm
3	Step
9	Other

Interest Accrual Method Legend (S15, B18)	
1	30/360
2	Actual/365
3	Actual/360
4	Actual/Actual
5	Actual/366
6	Simple
7	78's

Payment Type Legend (S17)	
1	Fully Amortizing
2	Amortizing Balloon
3	Interest Only / Balloon
4	Interest Only / Amortizing
5	Interest Only / Amortizing / Balloon
6	Principal Only
7	Hyper-Amortization
9	Other

ARM Index Legend (S22)	
A	11 FHLB COFI (1 Month)
B	11 FHLB COFI (6 Month)
C	1 Year CMT Weekly Average Treasury
D	3 Year CMT Weekly Average Treasury
E	5 Year CMT Weekly Average Treasury
F	Wall Street Journal Prime Rate
G	1 Month LIBOR
H	3 Month LIBOR
I	6 Month LIBOR
J	National Mortgage Index Rate
	All Others Use Short Text Description

Payment Frequency Legend (S32) Rate Reset Frequency Legend (S33) Pay Reset Frequency Legend (S34)	
1	Monthly
3	Quarterly
6	Semi-Annually
12	Annually
365	Daily

Rounding Code Legend (S35)	
1	Unrounded
2	Nearest Percentage Increment
3	Up To Nearest Percentage Increment
4	Down To Nearest Percentage Increment

Lien Position at Contribution Legend (S78)	
1	Primary
2	Secondary
	Etc.

Legend Continued on Next Page

Exposure Draft

** New/Updated in 5.0

Special Servicer Workout Control Type Legend (T)	
0	A lead workout party is assigned but the special servicer for this piece is not the party in control.
1	Lead Securitization - special servicer and the operating advisor/controlling class for that securitization controls workout.

Controlling Class Rights Legend (T)	
1	Controlling class of controlling PSA directs special servicer.
2	Majority Rule: Special Servicer from controlling PSA controls workout subject to approval by majority of noteholders.
3	Third Party Arbitrator: controlling PSA special servicer controls workout subject to approval of all noteholders with a 3rd party arbitrator making decisions if parties do not agree on workout strategy.
4	Controlling class or operating advisor has consultation rights.

Current Lockbox Status Legend (L113, T) **	
H	Hard - Borrower's tenants deposit rental payments directly into account controlled by servicer. The borrower has view only access to the account activity details. The cash flow received into the account is applied/distributed in accordance with the loan documents by the servicer, or by the lockbox bank at the direction of or with the oversight by the servicer.
SH	Sprung Hard - Relates to loans that met certain conditions under the loan documents post closing that required a Hard Lockbox.
F	Soft - Borrower or property manager collects tenant rental payments and deposits them into account controlled by servicer. The borrower has view only access to the account activity details. The cash flow received into the account is applied/distributed in accordance with the loan documents by the servicer, or by the lockbox bank at the direction of or with the oversight by the servicer.
SF	Sprung Soft - Relates to loans that met certain conditions under the loan documents post closing that required a Soft Lockbox.
S1	Springing With Established Account - Rents are deposited into an existing lockbox account (either directly by tenants or indirectly by the borrower or property manager) under the control of the borrower or servicer. The lockbox bank remits all lockbox collections to the borrower and provides them with access to the account activity details. Upon the occurrence of an event as defined in the loan documents, the servicer would instruct the lockbox bank to remit all collections to the servicer to be applied/distributed in accordance with the loan documents (i.e. cash managed) and provide the borrower with view only access to the account activity details. NOTE: Once the servicer takes control of the lockbox (i.e. springs), the code is changed accordingly to SH or SF.
S2	Springing Without Established Account - Upon the occurrence of an event as defined in the loan documents, the borrower is required to establish a lockbox account under the servicer's control for the collection of all tenant rent (either directly by tenants (hard) or indirectly by the borrower or property manager (soft)). However, no lockbox account or agreement was established with this loan at origination. Once established, a hard or soft lockbox would be implemented by the servicer with the cash flow received into the account applied/distributed in accordance with the loan documents by the servicer or by the lockbox bank at the direction of or with the oversight by the servicer (i.e. cash managed). NOTE: Once the servicer takes control of the lockbox (i.e. springs), the code is changed accordingly to SH or SF.
N	No Lockbox - Revenue from the related mortgaged property is paid to the related borrower and is not subject to a lockbox as of the origination date, and no lockbox is contemplated to be established during the mortgage loan term.

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** New/Updated in 5.0

IV. CREFC IRP Data Dictionary

Exposure Draft

Data Files	Reports	Templates
L - Loan Periodic Update	A - Advance Recovery	AR - Appraisal Reduction
P - Property	C - Comparative Financial Status	RL – Servicer Realized Loss
S - Loan Setup	D - Delinquent Loan Status	RF - Reconciliation of Funds
F - Financial	M - Historical Loan Modification/Corrected ML	HL - Historical Liquidation Loss (Trustee)
D - Special Servicer Loan	N - NOI Adjustment Worksheet	IS - Interest Shortfall Reconciliation
B - Bond Level	O - OSAR	BC - Historical Bond/Collateral Realized Loss Reconciliation
C - Collateral Summary	R - REO Status	SR - Servicer Remittance to Trustee
	T - Total Loan	SE - Significant Insurance Event
	V - Loan Level Reserve/LOC	Note: Not all template fields are defined.
	W - Servicer Watchlist	Version Last Updated relates to when the definition or field name was last updated.

Data File/ Field Number	Reports	Templates	IRP Version Last Updated	Field Name	5.1 Definition
L117, D76		RL	4.0	Accrued Interest	Should be the sum of 3)a thru 3)e on the Servicer Realized Loss Template.
L36	A		5.0	Actual Balance	Outstanding actual balance of the loan as of the determination date. This figure represents the legal remaining outstanding principal balance related to the borrower's mortgage note. For partial defeasances, the balance should reflect the appropriate allocation of the balance prior to the defeasance between the non-defeased and defeased loans based on the provisions of the loan documents.
		BC	4.0	Additional (Recoveries)/Expenses Applied to Realized Losses	Realized Loss to Trust adjustments to correct Realized Loss to Trust amount, supplemental recoveries paid to the trust as principal or expenses reimbursed with principal dollars on a previously liquidated loan.
S89			4.0	Additional Financing Indicator	Code indicating whether additional financing/mezzanine debt is present. See Additional Financing Indicator Legend.
L118, D77		RL	4.0	Additional Trust Fund Expense	Should be the sum of 4)a thru 4)g on the Servicer Realized Loss Template.
	T		4.0	Advancing Servicer	The name of the servicer that is required to advance for the split loan/note piece of the total loan.
		BC	4.0	Aggregate Realized Loss on Loans	Realized Loss to Trust (L47) less Minor Adjustment Passed to Trust - Cumulative (L121).
P19			3.0	Allocated Percentage of Loan at Contribution	A means of deriving what portion of the mortgage loan is supported by this property as collateral. The sum of all properties assigned as collateral to an individual loan should be 100%. If the underwriter/issuer did not supply this percentage to the servicer for multiple properties, the servicer can determine by dividing the individual property underwritten NOI or NCF by the cumulative underwritten NOI or NCF for all properties assigned as collateral to the loan or use any other means.
		BC	3.0	Amounts Covered by Over-Collateralization and Other Credit Support	Reduction of loan level loss to the bonds because of over-collateralization or credit support, such as reserve fund or insurance policies.
L115, D74		RL	4.0	Amounts Due Servicers and Trustee	Should be the sum of items 1)a thru 1)l on the Servicer Realized Loss Template.
L116, D75		RL	4.0	Amounts Held Back for Future Payment	Should be the sum of items 2)a thru 2)b on the Servicer Realized Loss Template.
	A		3.0	Amounts Outstanding	This will reflect, for a given report date, advances still due the servicer.
	O, N		4.0	A-Note Debt Service	The interim/annual debt service due on the cumulative A Note balance(s), whether in the securitization or not, and to the extent that the servicer has the information for the A Note(s) outside the related trust.
	O, N		4.0	A-Note Paid Through Date	Date loan scheduled principal and interest is paid through, to the extent that the servicer has the information for the A Note(s) outside the trust. Otherwise, should be the most recent paid through date information available.
	O, N		4.0	A-Note Scheduled Loan Balance	Current Ending Scheduled Balance of all A Note(s), to the extent that the servicer has the information for the A Note(s) outside the trust, as of the determination date.
L99, D27	D, R	AR	4.0	ARA (Appraisal Reduction Amount)	Appraisal Reduction Amount – Generally defined in the servicing agreement. See CMSA ARA calculation template for components of the typical calculation, however, should be calculated as required under the servicing agreement. Until valuation is obtained, may contain requirement to calculate ARA based on a % of the scheduled principal balance or some other formula as defined in the servicing agreement.
L100, D28		AR	4.0	ARA Date	The determination date corresponding to the month when the ARA is calculated. The frequency of the ARA calculation as per the servicing agreement (annually, monthly, or upon receipt of a new appraisal) should correlate to the timing of any change in the ARA Date.
S22			4.0	ARM Index	A code describing the index on which an adjustable interest rate is based. Specific codes apply. See ARM Index Legend. If loan is not an adjustable rate mortgage (ARM), then leave field empty.
S25			4.0	ARM Margin	The spread (in percentage terms) added to the index of an ARM loan to determine the Note Rate at Contribution (securitization). If loan is not an adjustable rate mortgage (ARM), then leave field empty.
D36	M		4.0	Balance at Effective Date of Modification	Current Ending Scheduled Balance in the period the modification became effective. If the modification was back-dated/made retro-active, then use the Current Ending Scheduled Balance for that related reporting period.
D35	M		4.0	Balance When Sent to Special Servicer	Current Ending Scheduled Balance for the reporting period when the mortgage loan was most recently transferred to the Special Servicer.
S13			4.0	Balloon (Y/N)	Indicator = Y if the loan documents require a lump-sum payment of principal at maturity. If not required = N. If data not yet available = empty.
L44, D16			4.0	Bankruptcy Date	The date on which the borrower's bankruptcy is filed. If "In Bankruptcy" flag (L41, D13) = N, then leave empty.
	V		5.0	Beginning Reserve Balance	For the applicable Reserve Account Types, the reserve balance before Reserve Deposits and Reserve Disbursements for the current month, and should equal the Ending Reserve Balance as of the prior Determination Date.
	O, N		4.0	B-Note Debt Service	The interim/annual debt service due on the cumulative B Note balance(s), whether in the securitization or not, and to the extent that the servicer has the information for the B Note(s) outside the related trust.
	O, N		4.0	B-Note Paid Through Date	Date loan scheduled principal and interest is paid through, to the extent that the servicer has the information for the B Note(s) outside the trust. Otherwise, should be the most recent paid through date information available.
	O, N		4.0	B-Note Scheduled Loan Balance	Current Ending Scheduled Balance of all B Note(s), to the extent that the servicer has the information for the B Note(s) outside the trust, as of the determination date.
	A		3.0	Borrower Information - Current Principal Amounts Paid by Borrower	This details the amount of principal repaid by the borrower on the advance obligation for the current reporting period.

Exposure Draft

Data Files	Reports	Templates
L - Loan Periodic Update	A - Advance Recovery	AR - Appraisal Reduction
P - Property	C - Comparative Financial Status	RL – Servicer Realized Loss
S - Loan Setup	D - Delinquent Loan Status	RF - Reconciliation of Funds
F - Financial	M - Historical Loan Modification/Corrected ML	HL - Historical Liquidation Loss (Trustee)
D - Special Servicer Loan	N - NOI Adjustment Worksheet	IS - Interest Shortfall Reconciliation
B - Bond Level	O - OSAR	BC - Historical Bond/Collateral Realized Loss Reconciliation
C - Collateral Summary	R - REO Status	SR - Servicer Remittance to Trustee
	T - Total Loan	SE - Significant Insurance Event
	V - Loan Level Reserve/LOC	Note: Not all template fields are defined.
	W - Servicer Watchlist	Version Last Updated relates to when the definition or field name was last updated.

Data File/ Field Number	Reports	Templates	IRP Version Last Updated	Field Name	5.1 Definition
	A		3.0	Borrower Information - Unliquidated Advances - Beginning Balance	This will be used in situations where a modification has occurred and the advance recovery has become a borrower obligation. For the first month, it will reflect the amount either capitalized to loan or to the original loan to which the advance related. For subsequent months, it will reflect the ending balance from the prior month.
	A		3.0	Borrower Information - Unliquidated Advances - Ending Balance	This will be used in situations where a modification has occurred and the advance recovery has become a borrower obligation and will present the remaining borrower advance obligation. If the advance obligation was capitalized to a new loan, it is the ending loan balance. If the advance obligation was capitalized to the original loan to which the advance related, it is the portion of that loan amount that relates to the remaining advance obligation as of the current reporting period.
L111, D34			4.0	Closing Date of Original Document Permitted Extension	The effective date of the extension of the Maturity Date allowed under the loan documents.
	O, N		4.0	C-Note Debt Service	The interim/annual debt service due on the cumulative C Note balance(s), whether in the securitization or not, and to the extent that the servicer has the information for the C Note(s) outside the related trust.
	O, N		4.0	C-Note Paid Through Date	Date loan scheduled principal and interest is paid through, to the extent that the servicer has the information for the C Note(s) outside the trust. Otherwise, should be the most recent paid through date information available.
	O, N		4.0	C-Note Scheduled Loan Balance	Current Ending Scheduled Balance of all C Note(s), to the extent that the servicer has the information for the C Note(s) outside the trust, as of the determination date.
S76			4.0	Collection of Escrow (Y/N)	Any payment received by the primary or Master Servicer for the account of any borrower pursuant to the terms of the mortgage loan for application toward the payment of taxes and insurance.
S77			4.0	Collection of Other Reserves (Y/N)	Any payment (other than taxes or insurance) received by the primary or Master Servicer for the account of any borrower pursuant to the terms of the mortgage loan for application toward assessments, tenant improvements, leasing commissions and similar items in respect of the related mortgage property or for purpose of providing additional collateral for such mortgage loan.
	A		5.0	Comments - Advance Recovery	Servicer comments as reported on the Advance Recovery report with a 1024 character maximum. Comments should provide additional pertinent information for the related subject matter. For example, comments should describe how the borrower's advance obligation was documented and should identify the prospectus # of the original loan to which the advance related if the advance obligation was capitalized to a new loan. The balance of this loan is detailed in the Actual Loan Balance field of this report.
		IS	4.0	Comments - IS	Explanation of Additional Trust Fund Expense and Other Shortfalls/Refunds fields.
	V		5.0	Comments - Loan Level Reserve/LOC	Servicer comments as reported on the Reserve/LOC report with a 1024 character maximum. Comments should provide additional pertinent information for the related subject matter.
	W		5.0	Comments - Servicer Watchlist	Servicer comments as reported on the Servicer Watchlist report with a 1024 character maximum. Comments should provide additional pertinent information and/or color for the related subject matter.
D47	D, R		5.0	Comments 1 - DLSR or REO	Servicer or Special Servicer comment describing current status of loan (comment field with a 255 character maximum to be used for the Delinquent Loan Status Report or REO Status Report and the first 6 comment fields wrap into each other).
D48			5.0	Comments 2	Comment field with a 255 character maximum.
D49			5.0	Comments 3	Comment field with a 255 character maximum.
D50			5.0	Comments 4	Comment field with a 255 character maximum.
D51			5.0	Comments 5	Comment field with a 255 character maximum.
D52			5.0	Comments 6	Comment field with a 255 character maximum.
D53	M		5.1	Comments 7 - HLMR/CML	Servicer or Special Servicer comment describing actions taken to correct / modify the loan (comment field with a 255 character maximum to be used for the Historical Loan Modification/Corrected Mortgage Loan Report only). See CREFC Supplemental Report Overview under Historical Information Report section for explanations on comments to be provided for loan modifications.
S72, P44	C		3.0	Contribution Financials As Of Date	The date of the underwritten operating statements for the property. If available, use most recent ending financial date provided, else should equal transaction closing date. If multiple properties and all the same, print the date. If missing any, leave empty.
	T		4.0	Controlling Class Rights	See Controlling Class Rights Legend.
S87, P91			4.0	Credit Tenant Lease (Y/N)	Indicator should = Y for assets that are secured by properties with credit tenants, basis for value is the anticipated stream of lease payments rather than the intrinsic value of the real estate securing the loan. Note: In the instance where multiple properties secure one loan not all properties are CTL's - code as Y to flag that CTL's exist as part of the loan collateral.
S75, P6			3.0	Cross Collateralized Loan Grouping	A mechanism whereby the properties that collateralize the individual loans are pledged against all loans to the same borrowing entity. It is a method used to enhance credit quality of the collateral. For example : "X02-1" would be populated in this field for all related loans, "X02-2" would be populated for the 2nd group of related loans.
L103	D, R		4.0	Cumulative Accrued Unpaid Advance Interest	Outstanding unpaid advance interest as of determination date.
L35	D, R	AR	4.0	Cumulative ASER Amount	Cumulative amount, as of the determination date, by which the principal and/or interest advances have been reduced due to an appraisal reduction event, collateral adjustment event or other similar event per the servicing agreement. This should also include ASER recoveries (gross payments received that were previously subject to an ASER). This value should be the Cumulative ASER Amount from the prior reporting period plus the Most Recent Net ASER Amount for the current reporting period.
P21	R, C		5.0	Current Allocated Ending Scheduled Loan Amount	Derived by applying the current allocated percentage of the property (P20) to the current outstanding ending scheduled principal balance of the mortgage loan (L7).

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	T - Total Loan	SE - Significant Insurance Event
	V - Loan Level Reserve/LOC	Note: Not all template fields are defined.
	W - Servicer Watchlist	Version Last Updated relates to when the definition or field name was last updated.

Data File/ Field Number	Reports	Templates	IRP Version Last Updated	Field Name	5.1 Definition
P20			5.0	Current Allocated Percentage	A means of deriving what portion of the mortgage loan is supported by this property as collateral. The sum of all properties assigned as collateral to an individual loan should be 100%. The servicer can determine by dividing the current individual property NOI or NCF by the cumulative NOI or NCF for all properties assigned as collateral to the loan or use any other means. This should be the same as at contribution unless the collateral is released, fully defeased or partially defeased. For full and partial defeasances, the percentage for the defeased portion(s) should equal 100% .
L6		BC, HL	5.0	Current Beginning Scheduled Balance	The scheduled or stated principal balance for a loan (defined in the servicing agreement) as of the beginning of the reporting period, which is usually the preceding determination date. This balance should be equal to the Current Ending Scheduled Balance in the previous reporting period. For full and partial defeasances, the balance should reflect the appropriate allocation of the balance of the non-defeased and defeased loans based on the provisions of the loan documents.
		BC	5.0	Current Beginning Scheduled Balance of the Loan at Liquidation	The beginning scheduled balance of the loan for the month in which it liquidates.
	T		4.0	Current Controlling Holder or Operating Advisor	The Current Controlling Holder or Operating Advisor for the transaction for the reporting period so long as the servicer receives notification from the initial holder.
L7	W, D, V, T	IS	5.0	Current Ending Scheduled Balance	The scheduled or stated principal balance for a loan (defined in the servicing agreement) as of the end of the reporting period, which is usually the current determination date. This balance is usually determined by considering scheduled and unscheduled principal payments received during the collection period relating to the Distribution Date. A realized loss will also have an impact on this balance during the period it is reported. For split note/loans, this should include the balance in the related trust. For full and partial defeasances, the balance should reflect the appropriate allocation of the balance prior to the defeasance between the non-defeased and defeased loans based on the provisions of the loan documents.
L81, S79	A		5.0	Current Hyper Amortizing Date	Current anticipated repayment date, after which principal and interest may amortize at an accelerated rate, and/or interest expense to mortgagor increases substantially as per the loan documents. This is an incentive for mortgagor to repay loan principal amount on or before this date. Date will be the same as at setup unless the loan is modified and a new date is assigned. If not applicable (i.e., in the case of defeasance), then leave field empty.
L9			3.0	Current Index Rate	Index rate used in the determination of the current period gross interest rate. If loan is not an adjustable rate mortgage (ARM), then leave field empty.
L113	T		5.0	Current Lockbox Status	See Current Lockbox Status Legend. Populate for all loans in the pool on the Loan Periodic Update File.
P16	D, R, O, N		5.0	Current Net Rentable Square Feet	The current net rentable square feet area of a property as of the determination date. This field should be utilized for Office, Retail, Industrial, Warehouse, and Mixed Use properties. If there are multiple properties, and all the same Property Type, sum the values. If not all the same Property Type or if any are missing, then leave field empty.
L10	D, T		4.0	Current Note Rate	Annualized gross rate used to calculate the current period Scheduled Interest Amount. For split loans/notes, this is the gross rate used to calculate the Scheduled Interest Amount for the split loan/note included in the related trust.
P17	D, R, O, N		5.0	Current Number of Units/Beds/Rooms	The current number of units/beds/rooms of a property as of the determination date. This field should be utilized for Multifamily, Cooperative Housing, Mobile Home Parks and Self Storage (units), Healthcare (beds), and Lodging (rooms). If there are multiple properties, and all the same Property Type, sum the values. If not all the same Property Type or if any are missing, then leave field empty.
L119, D78		RL, HL	4.0	Current Period Adjustment to Trust	Should equal additional proceeds less additional expenses. Refer to servicing agreement for allocation to either pass funds as additional proceeds to most subordinate class or revise loss. If positive number, then pass as additional proceeds if negative refer to servicing agreement as loss or hit interest shortfalls.
L105	W		4.0	Date Added to Servicer Watchlist	The most recent determination date that a loan was placed on the Servicer Watchlist. If a loan is not on the Servicer Watchlist or comes off the Servicer Watchlist, the field should be empty. If a loan subsequently comes back on the Servicer Watchlist, input the new determination date.
L79, P26, D31	D, R		3.0	Date Asset Expected to be Resolved or Foreclosed	Estimated date the Special Servicer expects resolution. If multiple properties, print latest date from the affiliated properties. If in foreclosure = expected date of foreclosure and if REO = expected sale date.
P31			5.0	Date Lease Rollover Review	The effective date of the last rent roll used to derive fields P32 through P42 and fields P86 through P88. Roll over review should be completed at least every 12 months. If there is no applicable date, then leave field empty.
L91, D32			4.0	Date of Assumption	Date the most recent assumption was executed by the new borrower (empty if never assumed). This date should remain on the data files until there is a future change/occurrence.
L120, D79		HL, RL	4.0	Date of Current Period Adjustment to Trust	Distribution Date in which additional proceeds or expenses have been received after the original Realized Loss to Trust.
P52	C		5.0	Date of Last Inspection	Date of most recent physical site inspection. This date should remain on the data files until there is a future change/occurrence. If defeased, leave empty.
L48, D20	M, A		4.0	Date of Last Modification	Date of most recent modification. If no modification has occurred, then field should be left empty. For further clarification, a modification would include any material change to the existing loan documents, excluding assumptions.
P86			3.0	Date of Lease Expiration of Largest Tenant	Lease term expiration. Companion field for P37 & P38

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	T - Total Loan	SE - Significant Insurance Event
	V - Loan Level Reserve/LOC	Note: Not all template fields are defined.
	W - Servicer Watchlist	Version Last Updated relates to when the definition or field name was last updated.

Data File/ Field Number	Reports	Templates	IRP Version Last Updated	Field Name	5.1 Definition
P87			4.0	Date of Lease Expiration of Second (2nd) Largest Tenant	Lease term expiration. Companion field for P39 & P40
P88			4.0	Date of Lease Expiration of Third (3rd) Largest Tenant	Lease term expiration. Companion field for P41 & P42
S80			4.0	Defeasance Option Start Date	Date when defeasance option becomes available. If mortgagor opts to repay principal amount, mortgagee may elect to have mortgagor replace loan cash flow by purchasing securities which are equivalent to the scheduled cash flow of the loan. This serves as a disincentive to early prepayment of the loan by the mortgagor. Defeasance is allowed only if in accordance with the loan documents.
L98			5.0	Defeasance Status	A code indicating if a loan has or is able to be defeased. See Defeasance Status Legend. When a loan becomes "Full Defeasance", at a minimum populate Property Status (P18) with 3, populate Property Type (P13) with SE, populate Property Name with "Defeased", and preceding year, second preceding year and most recent operating performance related data fields, lease and tenant related data fields and property condition related data fields should be left empty.
L125			5.0	Deferred Interest - Cumulative	Deferred interest occurs when interest accrued for the period exceeds the amount of interest required to be paid for the period. The requirement to pay the excess accrued interest is deferred to a future period. This field should be populated with the cumulative deferred interest for the current and prior reporting periods net of any Deferred Interest Collected.
L126		RF	5.0	Deferred Interest Collected	Amount of deferred interest that is collected for the current reporting period.
P85			4.0	Deferred Maintenance Flag (Y/N)	Indicates whether the most recent inspection indicates that major deferred maintenance exists on the property. Servicer shall use best efforts to determine if deferred maintenance is major. If major deferred maintenance exists and has not yet been cured, then populate with Y, else N. If major deferred maintenance existed and has since been cured the Y should be changed back to N.
L5, P5, D5, B2, C3		BC, HL	4.0	Distribution Date	Date on which funds are distributed to certificateholders for a particular period as defined in the servicing agreement.
S84, P77	C, O		3.0	DSCR (NCF) at Contribution	A ratio of underwritten net cash flow (NCF) to debt service per the prospectus or as provided by the issuer or depositor as of the closing date of the transaction. If multiple properties, populate using DSCR Indicator Legend.
S66, P48	C, O		3.0	DSCR (NOI) at Contribution	A ratio of underwritten net operating income (NOI) to debt service as shown in the final prospectus or as provided by the issuer or depositor at the closing date of the transaction. If multiple properties, populate using the DSCR Indicator Legend rule.
S85			3.0	DSCR Indicator at Contribution	Code used to explain how DSCR was calculated when there are multiple properties. Specific codes apply. See DSCR Indicator Legend.
	V		5.0	Ending Reserve Balance	For the applicable Reserve Account Types, the reserve balance after Reserve Deposits and Reserve Disbursements for the current month, and should equal the Beginning Reserve Balance plus Reserve Deposits minus Reserve Disbursements. Value should also equal the Total Reserve Balance (L104) for the related loan.
D42	M		5.1	Estimated Future Interest Loss to Trust $ (Rate Reduction)	Field no longer used and should be reported as blank.
L13, S47			4.0	Fee Rate / Strip Rate 1	A specific annual fee strip used to reduce the gross remittance rate in deriving the net rate in effect. (should not include any fees represented in fields L12 of the Loan Periodic Update File or S46 of the Loan Setup File in order to avoid double counting.) ** This field is for deal specific use.
L14, S48			4.0	Fee Rate / Strip Rate 2	A specific annual fee strip used to reduce the gross remittance rate in deriving the net rate in effect. (should not include any fees represented in fields L12 of the Loan Periodic Update File or S46 of the Loan Setup File in order to avoid double counting.) ** This field is for deal specific use.
L15, S49			4.0	Fee Rate / Strip Rate 3	A specific annual fee strip used to reduce the gross remittance rate in deriving the net rate in effect. (should not include any fees represented in fields L12 of the Loan Periodic Update File or S46 of the Loan Setup File in order to avoid double counting.) ** This field is for deal specific use.
L16, S50			4.0	Fee Rate / Strip Rate 4	A specific annual fee strip used to reduce the gross remittance rate in deriving the net rate in effect. (should not include any fees represented in fields L12 of the Loan Periodic Update File or S46 of the Loan Setup File in order to avoid double counting.) ** This field is for deal specific use.
L17, S51			4.0	Fee Rate / Strip Rate 5	A specific annual fee strip used to reduce the gross remittance rate in deriving the net rate in effect. (should not include any fees represented in fields L12 of the Loan Periodic Update File or S46 of the Loan Setup File in order to avoid double counting.) ** This field is for deal specific use.
S88			4.0	Financial Information Submission Penalties	Code used to indicate for penalties for borrower's failure to submit required financial information (oper. stmt., rent roll, etc) as per loan documents. See Financial Information Submission Penalties Legend.
S10			4.0	First Loan Payment Due Date	Date on which the borrower must pay the first full interest and/or principal payment due on the mortgage in accordance with the loan documents.
S24			3.0	First Payment Adjustment Date	Date on which the first adjustment to the regular payment amount becomes effective (after contribution/securitization).
S23			3.0	First Rate Adjustment Date	Date on which the first interest rate adjustment becomes effective (subsequent to loan contribution/securitization). If applicable - the first full payment after a stub period payment.
P43			4.0	Fiscal Year End Month	Month in which the borrower's fiscal year ends as reflected on the property operating statements.

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C - Collateral Summary	R - REO Status	SR - Servicer Remittance to Trustee
	T - Total Loan	SE - Significant Insurance Event
	V - Loan Level Reserve/LOC	Note: Not all template fields are defined.
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Data File/ Field Number	Reports	Templates	IRP Version Last Updated	Field Name	5.1 Definition
L42, P27, D14			5.0	Foreclosure Start Date	The date on which foreclosure proceedings were initiated, or alternative processes such as deed in lieu of foreclosure, were initiated against or agreed by the borrower. If multiple properties, then use the first date the first property started foreclosure proceedings. The field will be reported as blank if such actions were never initiated, or if initiated actions are withdrawn, dismissed or otherwise terminated.
S11			4.0	Grace Days Allowed	The number of days after a mortgage payment is due in which the lender will not require a late payment charge in accordance with the loan documents. Does not include penalties associated with default interest.
P22			4.0	Ground Lease (Y/N/S)	A lease of land only, on which the borrower usually owns a building or is required to build as specified in the lease. Such leases are usually long-term net leases; the borrower's rights and obligations continue until the lease expires or is terminated through default. If ground lease exists and is subordinate to the mortgage, then populated with S.
L2, S2, D2, C2	W, D, M, V, A		3.0	Group ID	The alpha-numeric code assigned to each loan group within a securitization. A Group ID may not be applicable for every transaction.
	A		3.0	If Non-Recoverable Advances Reimbursed From Principal, Realized Loss Amount	This column will be used if a non-recoverable advance was reimbursed to the servicer through pool principal and a corresponding realized loss occurred. It would also be used if an advance previously thought to be recoverable from a borrower (WODRA amount) was subsequently deemed non-recoverable and a realized loss resulted.
L41, D13			4.0	In Bankruptcy (Y/N)	Bankruptcy status of borrower: Y if borrower is in bankruptcy or reorganization proceedings, else N. If = Y, then Bankruptcy Date (L44, D16) must be populated. If = N, then Bankruptcy Date (L44, D16) should be empty. When borrower emerges from bankruptcy, change Y to N and remove Bankruptcy Date.
S37			4.0	Index Look Back In Days	Number of days prior to an interest rate adjustment effective date used to determine the appropriate index rate. If loan is not an adjustable rate mortgage (ARM), then leave field empty.
	A		3.0	Initial Reimbursement Date	Date servicer began to recover advances through pool principal collections or pool interest collections.
		BC	3.0	Interest (Shortages)/Excesses Applied to Realized Losses	Amounts classified by the Master Servicer as interest adjustments from general collections on a loan with a Realized Loss to Trust. Example: liquidation fees.
S15, B18			4.0	Interest Accrual Method	Code indicating the 'number of days' convention used to calculate interest. See Interest Accrual Method Legend.
S16			3.0	Interest In Arrears (Y/N)	Flag indicating whether interest portion of the periodic payment is due for the preceding or subsequent period. Y= interest collected for the preceding accounting period, N = interest is not collected for the preceding accounting period.
S12			4.0	Interest Only (Y/N)	Flag indicating if, at contribution, this is a loan for which scheduled interest only is payable, whether for a temporary basis or until the full loan balance is due.
S14			4.0	Interest Rate Type	Code indicating the type of interest payable by a borrower on the securitized portion of a loan. See Interest Rate Type Legend.
	A		4.0	Is It Still Recoverable or Non-Recoverable? (R/N)	This field would change if an advance previously thought to be recoverable from a borrower became a non-recoverable. If this were to occur, the "R" would be changed to "N".
P37			5.0	Largest Tenant	At a property level the name of the tenant that leases the largest square feet of the property based on the most recent annual lease rollover review. If tenant is not occupying the space but is still paying rent, the servicer may print "Dark" after tenant name. If tenant has sub-leased space, may print "Sub-leased/name" after tenant name. For Office, Warehouse, Retail, Industrial, Other or Mixed Use property types as applicable.
L84			3.0	Last Loan Contribution Date	Date the loan was contributed to this securitization. If asset was part of the original transaction collateral, then transaction closing date.
L85			5.0	Last Property/Collateral Contribution Date	Date the latest property or properties were contributed to this securitization. For multiple properties, submit the latest date from the affiliated properties. If the property was part of the original transaction collateral, then reflect the transaction closing/securitization date. If the property or properties were defeased or substituted, then the date should reflect the effective date of the defeasance or substitution.
L83, S82			4.0	Last Setup Change Date	Distribution Date when Loan Setup File information for a given loan was last changed.
S78			3.0	Lien Position at Contribution	A lien is a claim placed on property to make sure debt is repaid. Lien Position at Contribution is the position as of the closing date of the transaction. The lien position determines the repayment of debt upon asset resolution. First lien paid first, second lien paid second, etc. See Lien Position at Contribution Legend.
S26			4.0	Lifetime Rate Cap	The maximum interest rate accruable on an adjustable rate loan throughout the life of the asset. If loan is not an adjustable rate mortgage (ARM), then leave field empty.
S27			4.0	Lifetime Rate Floor	The minimum interest rate accruable on an adjustable rate loan throughout the life of the asset. If loan is not an adjustable rate mortgage (ARM), then leave field empty.
L46, D18		HL	4.0	Liquidation Expense	Expenses associated with the liquidation to be netted from the trust to determine the Realized Loss to Trust per the servicing agreement. Should be sum of Servicer Realized Loss Template sub-totals for sections 1 through 4.
D72, L109		IS, RF	4.0	Liquidation Fee Amount	Liquidation Fee calculated per the servicing agreement for each specially serviced loan that is liquidated.
D70			3.0	Liquidation Fee Proceeds	Liquidation proceeds used to calculate the Liquidation Fee Amount.
D71			3.0	Liquidation Fee Rate	Fee rate expressed as a percent of Liquidation Fee Proceeds used to calculate Liquidation Fee Amount.
D43, L114		HL, RL	4.0	Liquidation Sales Price	Proceeds upon liquidation such as sales proceeds, insurance proceeds, other proceeds, and reserve/suspense balances but before broker fees and selling costs. Should be reflected on the Servicer Realized Loss Template as applicable.

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C - Collateral Summary	R - REO Status	SR - Servicer Remittance to Trustee
	T - Total Loan	SE - Significant Insurance Event
	V - Loan Level Reserve/LOC	Note: Not all template fields are defined.
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L32, D8			4.0	Liquidation/Prepayment Code	Code assigned to any unscheduled principal payments or liquidation proceeds received during the collection period. See Liquidation/Prepayment Code Legend.
L29, D7			4.0	Liquidation/Prepayment Date	The effective date on which an unscheduled principal payment or liquidation proceeds are received.
S86	T		3.0	Loan Contributor to Securitization	Name of entity ultimately responsible for the representations and warranties of the loan contributed.
L3, S3, P2, D3, F2	W, D, M, V, A, R, C	AR	4.0	Loan ID	The Master Servicer's unique identification number assigned to each loan in the pool.
S90			4.0	Loan Structure	Code indicating type of loan structure including the seniority of participated mortgage loan components. Code relates to loan within the securitization. See Loan Structure Legend.
	V		5.0	LOC Expiration Date	The expiration date of the related LOC. Should be reported in yyyymmdd format.
		HL	4.0	Loss to Loan with Cumulative Adjustment to Trust	Realized Loss to Trust less Minor Adjustment Passed to Trust - Cumulative. Should equal L47 as adjusted for L121.
	D, R		5.0	Loss Using 90% of Most Recent Value	Should equal Total Exposure minus 90% of the Most Recent Value. If there is no loss (Total Exposure is greater than 90% of the Most Recent Value), then report as zero.
	T		3.0	Master Servicer	The named master servicer for the split loan/note piece of the total loan.
L11, D6	W, D, R, M		5.0	Maturity Date	Date final scheduled payment is due per the loan documents. Not the same as anticipated repayment date related to hyper-amortization loans. If the loan has been defeased and the loan agreement provided for, or the servicer has consented to, prepayment prior to maturity in connection with a defeasance, this represents the date the Trust can expect full repayment. The borrower may have the right to pre-pay the defeased loan prior to the final scheduled payment date in accordance with the loan documents.
S43			4.0	Maturity Date At Contribution	Date final scheduled payment is due per the loan documents as of the closing date of the transaction. Do not confuse with the anticipated repayment date as defined under Current Hyper Amortizing Date.
S39			3.0	Max Neg Allowed (% Of Orig Bal)	Maximum percentage of the original loan balance that can be added to the original loan balance as the result of negative amortization.
S40			3.0	Maximum Negate Allowed ($)	Maximum dollar amount of the original loan balance that can be added to the original loan balance as the result of negative amortization.
D45, L121		RL, HL	4.0	Minor Adjustment Passed to Trust - Cumulative	Cumulative additional proceeds and cumulative additional expenses after the original Realized Loss to Trust calculation. Positive number equals proceeds available.
		BC	4.0	Modification Adjustments/ Appraisal Reduction Adjustment	Adjustments due to principal write-down or appraisal reduction that previously wrote up the balance of the bonds.
L49, D21	M		4.0	Modification Code	Type of loan modification. See Modification Code Legend.
		IS	4.0	Modified Interest Rate (Reduction)/Excess	When a rate is modified to be lower/higher than the original rate it creates a shortfall/excess of interest to the bonds.
L50, D22	M		3.0	Modified Note Rate	The new initial interest rate to which the loan was modified.
L51, D23	M		5.1	Modified Payment Amount	The new initial P&I and/or interest only payment amount to which the loan was modified.
L69, P71			5.0	Most Recent Debt Service Amount	Total scheduled or actual payments that cover the same number of months as the most recent financial operating statement reported by the servicer (e.g. year to date, year to date annualized, or trailing 12 months, but all normalized) after the preceding fiscal year end statement. Payments include scheduled or actual principal and or interest as required by the loan documents. Calculate using the current allocated percentage (P20) to get the allocated amount for each property. If multiple properties covering the same period (same financial statement as of start and end dates), sum the value. If missing any or all received/consolidated then populate using the DSCR Indicator Legend rule.
L97, P83	W, D, R, C, O		5.0	Most Recent DSCR (NCF)	A ratio of net cash flow (NCF) to debt service for the most recent financial operating statement reported by the servicer (e.g. year to date, year to date annualized, or trailing 12 months, but all normalized) after the preceding fiscal year end statement. If multiple properties exist and the related data is comparable (same financial indicators and same financial start and end dates), calculate the DSCR of the underlying properties. If multiple properties exist and comparable data is not available for all properties or if received/consolidated, populate using the DSCR Indicator Legend rule.
L70, P72	W, D, R, C, O		5.0	Most Recent DSCR (NOI)	A ratio of net operating income (NOI) to debt service for the most recent operating statement reported by the servicer (e.g. year to date, year to date annualized, or trailing 12 months, but all normalized) after the preceding fiscal year end statement. If multiple properties exist and the related data is comparable (same financial indicators and same financial start and end dates), calculate the DSCR of the underlying properties. If multiple properties exist and comparable data is not available for all properties or if received/consolidated, populate using the DSCR Indicator Legend rule.
L89			5.0	Most Recent DSCR Indicator	Code describing how DSCR is calculated for the most recent financial operating statement, as reported by the servicer, after the preceding fiscal year end statement. See DSCR Indicator Legend.
L73, P74, F5	D, R, C, W, O		5.0	Most Recent Financial As of End Date	The last day of the period for the most recent, hard copy operating statement (e.g. year to date or trailing 12 months) after the preceding fiscal year end statement. (Note - the beginning and end date of the operating statement from the borrower used to annualize should be reported.) If multiple properties and all the same start and end date, print the end date. If missing any, leave empty.
L72, P73, F4	C, W		5.0	Most Recent Financial As of Start Date	The first day of the period for the most recent, hard copy operating statement (e.g. year to date or trailing 12 months) after the preceding fiscal year end statement. (Note - the beginning and end date of the operating statement from the borrower used to annualize should be reported.) If multiple properties and all the same start and end date, print start date. If missing any, leave empty.

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	T - Total Loan	SE - Significant Insurance Event
	V - Loan Level Reserve/LOC	Note: Not all template fields are defined.
	W - Servicer Watchlist	Version Last Updated relates to when the definition or field name was last updated.

Data File/ Field Number	Reports	Templates	IRP Version Last Updated	Field Name	5.1 Definition
L82, P75			5.0	Most Recent Financial Indicator	Code used to describe the period for the most recent financial data reported, and whether or not the most recent financial information has been normalized and or annualized. See Most Recent Financial Indicator Legend. If there are multiple properties that all have the same indicator for the same related financial statement start and end dates, print the value. If missing any values or they are not the same, leave empty.
L78, D73	M		4.0	Most Recent Master Servicer Return Date	The date a loan becomes a "corrected mortgage loan", which is the date of the return letter, email, etc. provided by the Special Servicer which is accepted by the Master Servicer. Note: If the loan has had multiple transfers, this should be the last date returned to the Master Servicer from the Special Servicer.
L96, P82	D, C, O		5.0	Most Recent NCF	Total revenues less total operating expenses and capital items but before debt service per the most recent operating statement reported by the servicer (e.g. year to date, year to date annualized, or trailing 12 months, but all normalized) after the preceding fiscal year end statement. If multiple properties exist and the related data is comparable (same financial indicators and same financial start and end dates), total the NCF of the underlying properties. If multiple properties exist and comparable data is not available for all properties or if received/consolidated, populate using the DSCR Indicator Legend rule.
L33		AR, IS, RF	4.0	Most Recent Net ASER Amount	Amount, as of the determination date, by which the current month principal and/or interest advances have been reduced due to an appraisal reduction event, collateral adjustment event or other similar event per the servicing agreement. This should also include ASER recoveries (gross payments received that were previously subject to an ASER). This value should be the mathematical change in the Cumulative ASER Amount from the prior reporting period to the current reporting period, and therefore may be negative in instances where the amount of ASER recovered exceeded the current ASER reduction.
L68, P70	D, C, O		5.0	Most Recent NOI	Total revenues less total operating expenses before capital items and debt service per the most recent operating statement reported by the servicer (e.g. year to date, year to date annualized, or trailing 12 months, but all normalized) after the preceding fiscal year end statement. If multiple properties exist and the related data is comparable (same financial indicators and same financial start and end dates), total the NOI of the underlying properties. If multiple properties exist and comparable data is not available for all properties or if received/consolidated, populate using the DSCR Indicator Legend rule.
P30	C, N, O		4.0	Most Recent Occupancy As Of Date	Effective date of most recently received rent roll (for hospitality (hotels), and health care properties use average occupancy for the period for which the financial statements are reported).
L67, P69	O		5.0	Most Recent Operating Expenses	Total operating expenses for the most recent operating statement reported by the servicer (e.g. year to date, year to date annualized, or trailing 12 months, but all normalized) after the preceding fiscal year end statement. Included are real estate taxes, insurance, management fees, utilities and repairs and maintenance. Excluded are capital expenditures, tenant improvements, and leasing commissions. If multiple properties exist and the related data is comparable (same financial indicators and same financial start and end dates), total the operating expenses of the underlying properties. If multiple properties exist and comparable data is not available for all properties or if received/consolidated, populate using the DSCR Indicator Legend rule.
L71, P29	C, N, O		5.0	Most Recent Physical Occupancy	The most recent available percentage of rentable space occupied. Should be derived from a rent roll or other document indicating occupancy consistent with most recent documentation. If property is vacant, input zero. If multiple properties, populate with the weighted average based on square feet or units. If missing any, leave empty at the loan level.
L66, P68	C, O		5.0	Most Recent Revenue	Total revenues for the most recent operating statement reported by the servicer (e.g. year to date, year to date annualized, or trailing 12 months, but all normalized) after the preceding fiscal year end statement. If multiple properties exist and the related data is comparable (same financial indicators and same financial start and end dates), total the revenue of the underlying properties. If multiple properties exist and comparable data is not available for all properties or if received/consolidated, populate using the DSCR Indicator Legend rule.
L77, D30	D, R		4.0	Most Recent Special Servicer Transfer Date	The date a loan becomes a "specially serviced loan", which is the date of the transfer letter, e-mail, etc. provided by the Master Servicer which is accepted by the Special Servicer. Note: If the loan has had multiple transfers, this should be the last date transferred to special servicing.
L74, P24, D24	D, R	AR	5.0	Most Recent Valuation Date	The date the most recent opinion of estimated value (as reported in Most Recent Value L75, P25, D26) was effective. If multiple properties and all the same date, print date. If missing any, leave empty. If defeased, leave empty.
D25, P90	R		5.0	Most Recent Valuation Source	Code used to identify the source of most recent property valuation (as reported in Most Recent Value L75, P25, D26). See Most Recent Valuation Source Legend. If multiple properties and all the same then print the type. If missing any, then leave empty. If defeased, leave empty.
L75, P25, D26	D, R	AR, HL	5.0	Most Recent Value	The most recent opinion of estimated value of all properties, which could include appraisals, BPOs, or internal estimates. This value should be the same as Valuation Amount at Contribution until a new value is obtained. This may not tie to the value used for ARA/ASER calculations if other values are obtained before or after this calculation. If multiple properties, sum the value. If missing any, leave empty. If defeased, leave empty.
S83, P76	C, O		5.0	NCF at Contribution	Net Cash Flow (NCF) is the total underwritten revenue less total underwritten operating expenses and capital costs per the final prospectus or as provided by the issuer or depositor as of the closing date of the transaction. If multiple properties, sum the values. If missing data or if all received/consolidated, populate using DSCR Indicator Legend.

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	V - Loan Level Reserve/LOC	Note: Not all template fields are defined.
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Data File/ Field Number	Reports	Templates	IRP Version Last Updated	Field Name	5.1 Definition
S38			3.0	Negative Amortization Allowed (Y/N)	Indicates whether negative amortization (interest shortage) amounts are permitted to be added back to the unpaid principal balance of the loan if monthly payments should fall below the true amortized amount.
L26			5.0	Negative Amortization/Deferred Interest Capitalized Amount	Any amount for the current reporting period that represents negative amortization or deferred interest that is capitalized (added to) the principal balance. Negative amortization occurs when interest accrued for the period exceeds the scheduled principal and interest payment. The excess accrued interest is added to the principal balance of the loan. Deferred interest occurs when interest accrued for the period exceeds the amount of interest required to be paid for the period, and the amount is capitalized (added to) the principal balance. This field should be populated with amounts that impact the principal balance but do not effect collections.
	C		5.0	Net Change Between Preceding & Base Year - % Occup	Percentage change between the preceding occupancy percentage and the base year occupancy percentage over the base year occupancy percentage. A positive number indicates an increase from the base year to the preceding year.
	C		5.0	Net Change Between Preceding & Base Year - % Total Revenue	Percentage change between the preceding revenue and the base year revenue over the base year revenue. A positive number indicates an increase from the base year to the preceding year.
	C		5.0	Net Change Between Preceding & Base Year - DSCR	Percentage change between the preceding calendar DSCR and the base year DSCR over the base year DSCR. A positive number indicates an increase from the base year to the preceding year.
		RL, HL	4.0	Net Proceeds Available for Distribution	Net Proceeds Received on Liquidation less Liquidation Expense used to determine Realized Loss to Trust per the servicing agreement. Should equal L45 less L46.
L45, D17		RL, HL	5.0	Net Proceeds Received on Liquidation	Net Proceeds Received on Liquidation used to determine the Realized Loss to Trust per the servicing agreements.
L18			5.0	Net Rate	The Current Note Rate (L10) less the sum of the fee rates in fields L12 through L17.
S52			5.0	Net Rate at Contribution	Note Rate at Contribution (S45) less the cumulative annual fee rates in fields S46 through S51.
S62			5.0	Net Rentable Square Feet at Contribution	The net rentable square feet area of a property as determined at the time the property is contributed to the mortgage pool as collateral. This field should be utilized for Office, Retail, Industrial, Warehouse, and Mixed Use properties. For multiple properties, if all the same Property Type, sum the values. If missing any, leave empty.
L19			5.0	Next Index Rate	For adjustable rate loans, index rate that will be used to determine the gross interest rate in effect for the next scheduled interest payment. If loan is not an adjustable rate mortgage (ARM), or if rate is not yet available as of the current reporting period, then leave field empty.
L20			5.0	Next Note Rate	Annualized gross interest rate that will be used to determine the next scheduled interest payment. If loan is not an adjustable rate mortgage (ARM), or if rate is not yet available as of the current reporting period, then leave field empty.
L22			5.0	Next Payment Adjustment Date	For adjustable rate loans, the date that the amount of scheduled principal and/or interest is next scheduled to change. If loan is not an adjustable rate mortgage (ARM), then leave field empty.
L21			5.0	Next Rate Adjustment Date	For adjustable rate loans, the next date that the note rate is scheduled to change. If loan is not an adjustable rate mortgage (ARM), then leave field empty.
S65, P47	C, O		5.0	NOI at Contribution	Net Operating Income (NOI) is the total underwritten revenues less total underwritten operating expenses prior to application of mortgage payments and capital items for all properties per the final prospectus or as provided by the issuer or depositor at the closing date of the transaction. If multiple properties, sum the values. If missing data or if all received/consolidated, use the DSCR Indicator Legend rule.
L90, P84			4.0	NOI/NCF Indicator	Code indicating the method used to calculate net operating income or net cash flow. See NOI/NCF Indicator Legend rule. If multiple properties and all the same, print the value. If missing any or the values are not the same, leave empty.
L110			5.0	Non Recoverability Determined	Indicator (Y/N) as to whether the Master Servicer/Special Servicer has ceased advancing (P&I and/or Servicing) for the related mortgage loan.
		IS	4.0	Non-Recoverable (Scheduled Interest)	Current period interest shortfall resulting from a loan deemed non-recoverable by the Master Servicer/Special Servicer.
S45			3.0	Note Rate at Contribution	The annual gross rate used to calculate interest for the loan at the closing date of the transaction.
D38	M		5.1	Number of Months for Rate Change	Number of months after the current modification date that a loan will have a modified interest rate. This should be the full term of the first rate change and will remain static.
L86			5.0	Number of Properties	The current number of properties which serve as mortgage collateral for the loan. This number should not include defeasance collateral, therefore if a loan is fully defeased, field should be populated with zero.
S54			3.0	Number of Properties at Contribution	The number of properties which serve as mortgage collateral as of the closing date of the transaction.
S63			5.0	Number of Units/Beds/Rooms at Contribution	The number of units/beds/rooms of a property as determined at the time the property is contributed to the mortgage pool as collateral. This field should be utilized for Multifamily, Cooperative Housing, Mobile Home Parks and Self Storage (units), Healthcare (beds), and Lodging (rooms). For loan level data files/reports, if there are multiple properties, and all the same Property Type, sum the values. If not all the same Property Type or if any are missing, then leave field empty.
D40	M		3.0	Old Maturity Date	Maturity Date prior to modification
D37	M		5.0	Old Note Rate	Note rate effective immediately prior to the Modified Note Rate.
D39	M		5.0	Old P&I	P&I effective immediately prior to the Modified Payment Amount.

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	V - Loan Level Reserve/LOC	Note: Not all template fields are defined.
	W - Servicer Watchlist	Version Last Updated relates to when the definition or field name was last updated.

Data File/ Field Number	Reports	Templates	IRP Version Last Updated	Field Name	5.1 Definition
	O, N		5.0	Operating Expense Ratio	As reflected on the lodging Operating Statement Analysis Report and the lodging NOI Adjustment Worksheet, the sum of department expenses and general expenses divided by departmental revenue. For multifamily, commercial and healthcare Operating Statement Analysis Report and NOI Adjustment Worksheet, the sum of total operating expenses divided by EGI.
S71, P46	O		5.0	Operating Expenses at Contribution	The total underwritten operating expenses for a property per the final prospectus or as provided by the issuer or depositor as of the closing date of the transaction. Typically included are real estate taxes, insurance, management fees, utilities, and repairs and maintenance, but capital expenditures, tenant improvements, and leasing commissions are excluded. If multiple properties, sum the values. If missing data or if all received/consolidated, use DSCR Indicator Legend rule.
S7			3.0	Original Amortization Term	The number of months that would have been required to retire the mortgage loan through regular payments, as determined at the origination date.
S5			3.0	Original Note Amount	The amount of the loan at origination. For split loans/notes, this amount is the Original Note Amount for the split loan/note piece.
S8			3.0	Original Note Rate	The rate at which the note earned interest, as of the origination date.
S9			3.0	Original Payment Rate	The rate at which the periodic payment was calculated, as of the origination date.
	T		**5.0**	Original Shadow Rating M/S/F/D	Shadow rating or credit assessment noted in presale by Moody's, Standard & Poor's, FitchRatings, or Dominion Bond Rating Service.
	T		4.0	Original Split Loan Amount	For split loans/notes, this amount is the original note amounts for the split loan/note pieces.
S6			3.0	Original Term of Loan	The number of months from the loan origination date until the Maturity Date of the loan.
L124, D80		IS, RL	5.0	Other (Shortfalls)/Refunds	Anything else that hits as a shortfall (reported as a negative number) or refund (reported as a positive number) that is not reported elsewhere in the Loan Periodic Update File.
L39	D, R		5.0	Other Expense Advance Outstanding	Total outstanding other or miscellaneous advances made by the servicer(s) as of the determination date. This amount does not include P&I or T&I advances. Amount should also include advances reported by the special servicer in SS Other Expense Advance Outstanding (D11).
L102		RF	3.0	Other Interest Adjustment	Companion field for Other Principal Adjustments (L28) to show unscheduled interest adjustments for the related collection period.
L28		RF	5.0	Other Principal Adjustments	Any other amounts that would cause the principal balance of the loan to be decreased or increased in the current period which are not considered Unscheduled Principal Collections and are not Scheduled Principal Amounts. Examples include cash and non-cash adjustments necessary to synchronize the servicer's records with the securitized collateral supporting the outstanding bonds. A negative amount should be reported for an increase in the balance, and a positive amount should be reported for a decrease in the balance.
L8	W, D, R, C, O, N, V, T	AR	3.0	Paid Through Date	Date the loan's scheduled principal and interest is paid through as of the determination date. One frequency less than the due date for the loan's next scheduled payment. For split loans/notes, this is the date the scheduled principal and interest for the split loan/note piece has been paid through.
S34			3.0	Pay Reset Frequency	Code representing the frequency which the periodic mortgage payment will be adjusted. See Pay Reset Frequency Legend.
S32			3.0	Payment Frequency	Code representing the frequency mortgage loan payments are required to be made. See Payment Frequency Legend.
L40			5.0	Payment Status of Loan	See Status of Loan legend. Codes should be populated in the following order of priority (top priority listed first): 5 - Non Performing Matured Balloon 4 - Performing Matured Balloon 3 - 90+ Days Delinquent 2 - 60-89 Days Delinquent 1 - 30-59 Days Delinquent 0 - Current B - Late Payment But Less Than 30 days Delinquent A - Payment Not Received But Still In Grace Period or Not Yet Due
S17			5.0	Payment Type	Code indicating the type or method of payment for a loan. See Payment Type Legend.
P32			5.0	Pct. Sq. Feet Expiring 1-12 months	The percentage of leases, as reflected on the rent roll utilized for the Date Lease Rollover Review, that are expiring in months 1 to 12. Months 1 to 12 should include month to month leases. This field should be derived using the total net rentable square feet reflected on the rent roll as the denominator (not the Net Rentable Square Fee at Contribution). The vacancy percentage should not be included in this field. This analysis applies to Property Types - RT, IN, WH, OF, MU, OT.
P33			5.0	Pct. Sq. Feet Expiring 13-24 months	The percentage of leases, as reflected on the rent roll utilized for the Date Lease Rollover Review, that are expiring in 13 to 24 months. This field should be derived using the total net rentable square feet reflected on the rent roll as the denominator (not the Net Rentable Square Fee at Contribution). The vacancy percentage should not be included in this field. This analysis applies to Property Types - RT, IN, WH, OF, MU, OT.
P34			5.0	Pct. Sq. Feet Expiring 25-36 months	The percentage of leases, as reflected on the rent roll utilized for the Date Lease Rollover Review, that are expiring in 25 to 36 months. This field should be derived using the total net rentable square feet reflected on the rent roll as the denominator (not the Net Rentable Square Fee at Contribution). The vacancy percentage should not be included in this field. This analysis applies to Property Types - RT, IN, WH, OF, MU, OT.

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	V - Loan Level Reserve/LOC	Note: Not all template fields are defined.
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P35			5.0	Pct. Sq. Feet Expiring 37-48 months	The percentage of leases, as reflected on the rent roll utilized for the Date Lease Rollover Review, that are expiring in 37 to 48 months. This field should be derived using the total net rentable square feet reflected on the rent roll as the denominator (not the Net Rentable Square Fee at Contribution). The vacancy percentage should not be included in this field. This analysis applies to Property Types - RT, IN, WH, OF, MU, OT.
P36			5.0	Pct. Sq. Feet Expiring 49+ months	The percentage of leases, as reflected on the rent roll utilized for the Date Lease Rollover Review, that are expiring in 49+ months. This field should be derived using the total net rentable square feet reflected on the rent roll as the denominator (not the Net Rentable Square Fee at Contribution). The vacancy percentage should not be included in this field. This analysis applies to Property Types - RT, IN, WH, OF, MU, OT.
S53			5.0	Periodic P&I Payment At Contribution	The total amount of principal and interest due on the loan in effect as of the closing date of the transaction. Amount should equal the sum of the Scheduled Principal Amount (L24) and Scheduled Interest Amount (L23) as of the initial determination date.
S31			4.0	Periodic Pay Adjustment Max-$	The maximum dollar amount the principal & interest constant can increase or decrease on any adjustment date. If loan is not an adjustable rate mortgage (ARM), then leave field empty.
S30			4.0	Periodic Pay Adjustment Max-%	The maximum percentage amount the payment can increase or decrease from any period to the next. If loan is not an adjustable rate mortgage (ARM), then leave field empty.
S29			4.0	Periodic Rate Decrease Limit	The maximum amount the interest rate can decrease from any period to the next. If loan is not an adjustable rate mortgage (ARM), then leave field empty.
S28			4.0	Periodic Rate Increase Limit	The maximum amount the interest rate can increase from any period to the next. If loan is not an adjustable rate mortgage (ARM), then leave field empty.
S69, P51	C, O		5.0	Physical Occupancy at Contribution	The percentage of rentable space occupied by tenants as of the closing date of the transaction. Should be derived from a rent roll or other document indicating occupancy. If multiple properties, populate with the weighted average based on square feet or units. If missing any, leave empty at the loan level.
L55, P57	O		5.0	Preceding Fiscal Year Debt Service Amount	Total scheduled or actual payments for the most recent fiscal year end statement available as reported by the servicer . Payments include scheduled or actual principal and or interest as required by the loan documents. Calculate using the current allocated percentage (P20) to get the allocated amount for each property. If multiple properties sum the value. If missing any or if all received/consolidated, then populate using the DSCR Indicator Legend rule.
L93, P79	C, W, O		5.0	Preceding Fiscal Year DSCR (NCF)	A ratio of net cash flow (NCF) to debt service for the most recent fiscal year end statement available as reported by the servicer. If multiple properties exist and the related data is comparable, calculate the DSCR of the underlying properties. If multiple properties exist and comparable data is not available for all properties or if received/consolidated, populate using the DSCR Indicator Legend rule.
L56, P58	C, W, O		5.0	Preceding Fiscal Year DSCR (NOI)	A ratio of net operating income (NOI) to debt service for the most recent fiscal year end statement available as reported by the servicer . If multiple properties exist and the related data is comparable, calculate the DSCR of the underlying properties. If multiple properties exist and comparable data is not available for all properties or if received/consolidated, populate using the DSCR Indicator Legend rule.
L87			5.0	Preceding Fiscal Year DSCR Indicator	Code describing how DSCR is calculated for the most recent fiscal year statement available as reported by the servicer. See DSCR Indicator Legend rule.
L58, P53	C, W, O		5.0	Preceding Fiscal Year Financial As of Date	The end date for the most recent, hard copy fiscal year end statement available. (Note - the end date of the operating statement from the borrower used to annualize should be reported.) If multiple properties and all the same, then print the date. If missing any, leave empty.
L92, P78	C, O		5.0	Preceding Fiscal Year NCF	Total revenues less total operating expenses and capital items normalized, and annualized as applicable, but before debt service, for the most recent fiscal year end statement available. If multiple properties exist and the related data is comparable, total the NCF of the underlying properties. If multiple properties exist and comparable data is not available for all properties or if received/consolidated, populate using the DSCR Indicator Legend rule.
L54, P56	C, O		5.0	Preceding Fiscal Year NOI	Total revenues less total operating expenses normalized, and annualized as applicable, before capital items and debt service for the most recent fiscal year end statement available. If multiple properties exist and the related data is comparable, total the NOI of the underlying properties. If multiple properties exist and comparable data is not available for all properties or if received/consolidated, populate using the DSCR Indicator Legend rule.
L53, P55	O		5.0	Preceding Fiscal Year Operating Expenses	Total operating expenses normalized, and annualized as applicable, for the most recent fiscal year end statement available. Included are real estate taxes, insurance, management fees, utilities, and repairs and maintenance. Excluded are capital expenditures, tenant improvements, and leasing commissions. If multiple properties exist and the related data is comparable, total the operating expenses of the underlying properties. If multiple properties exist and comparable data is not available for all properties or if received/consolidated, populate using the DSCR Indicator Legend rule.
L57, P59	C, O		5.0	Preceding Fiscal Year Physical Occupancy	The percentage of rentable space occupied as of the most recent fiscal year end operating statement available. Should be derived from a rent roll or other document indicating occupancy, and in most cases should be within 45 days of the most recent fiscal year end financial statement. If multiple properties, populate with the weighted average based on square feet or units. If missing any, leave empty at the loan level.

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	V - Loan Level Reserve/LOC	Note: Not all template fields are defined.
	W - Servicer Watchlist	Version Last Updated relates to when the definition or field name was last updated.

Data File/ Field Number	Reports	Templates	IRP Version Last Updated	Field Name	5.1 Definition
L52, P54	C, O		5.0	Preceding Fiscal Year Revenue	Total revenues normalized, and annualized as applicable, for the most recent fiscal year end statement available. If multiple properties exist and the related data is comparable, total the revenue of the underlying properties. If multiple properties exist and comparable data is not available for all properties or if received/consolidated, populate using the DSCR Indicator Legend rule.
L31		IS, RF	5.0	Prepayment Interest Excess (Shortfall)	For the related reporting period, the difference between the interest collected on a prepayment and the scheduled interest due to certificateholders, net of amounts otherwise offset by the servicer as per the servicing agreement. There is a shortfall (reported as a negative number) if the interest collected is less than the scheduled interest accrued to certificateholders net of servicer offset amounts for the related reporting period. The aggregate amount should represent the impact to the trust and reported on the Interest Shortfall Reconciliation. There is an excess (reported as a positive number) if the interest collected is greater than the scheduled interest accrued to certificateholders net of servicer offset amounts for the related reporting period.
S18			3.0	Prepayment Lock-out End Date	The effective date after which the lender allows prepayment of a loan.
S20			5.0	Prepayment Premium End Date	The effective date after which prepayment premiums are no longer effective.
L30		RF	5.0	Prepayment Premium/ Yield Maintenance (YM) Received	Pursuant to the loan documents, an amount received from a borrower during the collection period in exchange for allowing a borrower to pay off a loan prior to the maturity or anticipated repayment date.
S21			5.0	Prepayment Terms Description	A description of each loan's prepayment terms such as Lock Out period, Defeasance period, Yield Maintenance period, Prepayment Premium period and Open/No Penalty period as provided in the Annex A, however if not provided, the servicer is not required to prepare this string.
		BC	5.0	Prior Realized Loss Applied to Certificates	Prior Realized Loss to Trust applied to Certificates by Loan.
S56, P8	O, N		5.0	Property Address	The address of the property which serves as mortgage collateral. If the property has been defeased, then leave field empty. For loan level reporting, if multiple properties, then print "Various". For substituted properties, populate with the new property information.
S57, P9	W, D, R, C, M, O, N		5.0	Property City	The city name where the property or properties which serve as mortgage collateral are located. If the property has been defeased, then leave field empty. For loan level reporting, if multiple properties have the same city then print the city, otherwise print "Various". If missing information, print "Incomplete". For substituted properties, populate with the new property information.
P89	C		5.0	Property Condition	Code used to explain the condition of the property based on the most recent inspection results. Codes pursuant to CMSA/MBA standard property inspection report results. See Property Condition Legend. If defeased, leave empty.
S60, P12			5.0	Property County	The county in which the property or properties which serve as mortgage collateral are located. If the property has been defeased, then leave field empty. For loan level reporting, if multiple properties have the same county then print the county, otherwise print "Various". If missing information, print "Incomplete". For substituted properties, populate with the new property information.
P4, F3	R, C		5.0	Property ID	The identification number assigned to each property in the annex of the prospectus supplement, if available. The Property ID consists of the Prospectus ID plus the sequential property number as assigned in the annex. For example, a loan with Prospectus ID 077 having 3 properties would be 077-001, 077-002 and 077-003. If not available in the annex, then for single property loans assign using a sequential property number of 001. For multi property loans, assign sequential based on greatest allocated % for each property.
S55, P7	W, D, R, O, N, V	AR	5.0	Property Name	The name of the property which serves as mortgage collateral. If the property has been defeased, populate with "Defeased". For loan level reporting, if multiple properties, print "Various". For substituted properties, populate with the new property name.
S58, P10	W, D, R, C, M, O, N		5.0	Property State	The 2 character abbreviated code representing the state in which the property or properties which serve as mortgage collateral are located. If the property has been defeased, then leave field empty. For loan level reporting, if multiple properties have the same state then print the state's 2 character abbreviated code, otherwise print "XX" for various. If missing information, print "ZZ". For substituted properties, populate with the new property state code.
P18			3.0	Property Status	Code showing status of property. See Property Status Legend.
S61, P13	W, D, R, O, N		5.0	Property Type	Code assigned to a property from the Property Type Legend based on how the property is used. If the property has been defeased, populated with "SE". For loan level reporting, if multiple property types, print "XX". If missing information, print "ZZ". For substituted properties, populate with the new property type.
S59, P11	O, N		5.0	Property Zip Code	The zip (or postal) code for the property or properties which serve as mortgage collateral. If the property has been defeased, then leave field empty. For loan level reporting, if multiple properties have the same zip code then print the zip code, otherwise print "Various". If missing information, print "Incomplete". For substituted properties, populate with the new property zip code.
P67			5.0	Property/Collateral Contribution Date	Date the property was contributed to this securitization. If the property was part of the original transaction collateral, then transaction closing/securitization date. If the property was defeased or substituted, then the date should reflect the effective date of the defeasance or substitution.
L4, S4, P3, D4	A, D, M, O, N, T, V, W, R	AR, BC, RL, HL, IS	5.0	Prospectus Loan ID	The identification number(s) assigned to each asset in the annex of the prospectus supplement. For a partial defeasance where the loan is bifurcated, the Prospectus Loan ID for the original/non-defeased loan is appended with an "A", and the new/defeased loan is appended with a "B".

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Data Files	Reports	Templates
L - Loan Periodic Update	A - Advance Recovery	AR - Appraisal Reduction
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B - Bond Level	O - OSAR	BC - Historical Bond/Collateral Realized Loss Reconciliation
C - Collateral Summary	R - REO Status	SR - Servicer Remittance to Trustee
	T - Total Loan	SE - Significant Insurance Event
	V - Loan Level Reserve/LOC	Note: Not all template fields are defined.
	W - Servicer Watchlist	Version Last Updated relates to when the definition or field name was last updated.

Data File/ Field Number	Reports	Templates	IRP Version Last Updated	Field Name	5.1 Definition
	T		4.0	Prospectus Loan Name	The name the split loan piece of the total loan is commonly referred to and is found in the annex to the prospectus supplement.
S33			5.0	Rate Reset Frequency	Code representing the frequency which the periodic mortgage rate is reset due to an adjustment to the ARM index. See Rate Reset Frequency Legend. If loan is not an adjustable rate mortgage (ARM), then leave field empty.
		BC	4.0	Realized Loss Applied to Certificates to Date	Total Realized Loss to Trust that hit the bonds to date.
L47, D19	M	HL, RL	5.1	Realized Loss to Trust	For liquidations, a loan level calculation that is the difference between Net Proceeds (after Liquidation Expenses) and Current Beginning Scheduled Balance (L6) on the Servicer Realized Loss Template. For modifications, refer to the definition in the respective PSAs.
S73			3.0	Recourse (Y/N)	Right to demand payment from the guarantor or endorser of a negotiable instrument in the event the borrower defaults.
		BC	5.0	(Recoveries)/Realized Loss Applied to Certificate Interest	Recoveries of realized loss paid as interest for reimbursement of trust prior interest shortfalls.
		BC	5.0	Recoveries of Realized Losses Paid as Cash	Recoveries of realized loss paid as Cash for reimbursement of trust prior Realized Losses.
	A		5.0	Reimbursed Advances - Interest Collections/Cumulative	The cumulative amount of advances recovered through pool interest since the Initial Reimbursement Date. Once the cumulative amount is recovered, this field would reflect it on future reports to alert investors to the amount of advance recovery relating to a given loan that resulted in interest shortfalls.
	A		3.0	Reimbursed Advances - Interest Collections/Current	Amount of advances recovered through pool principal collections in the current period.
	A		3.0	Reimbursed Advances - Principal Collections/Cumulative	Cumulative amount of advances recovered through pool principal since the initial reimbursement date. Once the cumulative amount is recovered, this column would reflect it on future reports to alert investors to the amount of advance recovery for a given loan that resulted in diversion of the senior certificate holders' principal.
	A		3.0	Reimbursed Advances - Principal Collections/Current	Amount of advances recovered through pool principal collections in the current period.
L107		IS, RF	5.0	Reimbursed Interest on Advances	Cumulative accrued interest on advances reimbursed to the servicer(s) for the current period pursuant to the servicing agreement.
L122		IS	4.0	Reimbursement of Advances to Servicer - Current Month	Amount of shortfall to the trust related to the current month reimbursement of funds to the servicer for non-recoverable advances or loan modifications.
L123		IS	5.0	Reimbursement of Advances to Servicer - Left to Reimburse Servicer	Amount still due to the servicer for reimbursements of non-recoverable advances and modifications.
S42			3.0	Remaining Amort Term At Contribution	Remaining number of months, at closing date of the transaction, required to fully liquidate the scheduled loan principal balance, based on scheduled principal and interest payments.
S41			5.0	Remaining Term At Contribution	Number of months, as of closing date of the transaction, until the earlier of the scheduled loan maturity or the Current Hyperamortizing Date.
L43, P28, D15	R		5.0	REO Date	The date on which title to (or an alternative form of effective control and ability to dispose of) the collateral property was obtained. For loan level reporting, if multiple properties have the same date then print that date, otherwise print the earliest date.
	V		3.0	Reserve Account Type	See Reserve Account Type Legend.
	V		5.0	Reserve Balance at Contribution	For the applicable Reserve Account Types, the reserve balance as of the closing date of the transaction.
	V		5.0	Reserve Deposits	For the applicable Reserve Account Types, deposits made to reserves for the current reporting period.
	V		5.0	Reserve Disbursements	For the applicable Reserve Account Types, disbursements made from reserves for the current reporting period.
S70, P45	C, O		3.0	Revenue at Contribution	The total underwritten revenue from all sources for a property per the final prospectus or as provided by the issuer or depositor at the closing date of the transaction. If multiple properties, sum the values. If missing data or if all received/consolidated, use the DSCR Indicator Legend rule.
S35			5.0	Rounding Code	Code which determines rounding methodology to be applied to the sum of the index plus margin in determining the periodic mortgage interest rate. See Rounding Code Legend. If loan is not an adjustable rate mortgage (ARM), then leave field empty.
S36			5.0	Rounding Increment	The incremental percentage by which an index rate should be rounded in determining the periodic mortgage rate. If loan is not an adjustable rate mortgage (ARM), then leave field empty.
L23		RF	5.0	Scheduled Interest Amount	The amount of gross interest scheduled to be paid to the trust for the current distribution period based on the trust's beginning scheduled principal balance and a full month's interest accrual amount. This amount may not be the same as the amount of gross interest scheduled to be paid by the borrower for the related payment date. If loan has been deemed non-recoverable, then populate with zero.
L24		RF	5.0	Scheduled Principal Amount	The amount of principal to be paid to the trust for the current distribution period that represents a regularly scheduled principal payment. The value is derived by subtracting the Scheduled Interest Amount from the Total Scheduled P&I Due. This amount may not be the same as the amount of principal scheduled to be paid by the borrower for the related payment date. If loan has been deemed non-recoverable, then populate with zero.
S44	T	IS	5.0	Scheduled Principal Balance At Contribution	The scheduled principal balance of the mortgage loan at the closing date for the transaction, as disclosed in the final prospectus. For split loans/notes, this amount is the scheduled beginning balance for the split loan/note piece at the closing date for the transaction.

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B - Bond Level	O - OSAR	BC - Historical Bond/Collateral Realized Loss Reconciliation
C - Collateral Summary	R - REO Status	SR - Servicer Remittance to Trustee
	T - Total Loan	SE - Significant Insurance Event
	V - Loan Level Reserve/LOC	Note: Not all template fields are defined.
	W - Servicer Watchlist	Version Last Updated relates to when the definition or field name was last updated.

Data File/ Field Number	Reports	Templates	IRP Version Last Updated	Field Name	5.1 Definition
P39			5.0	Second Largest Tenant	At a property level the name of the tenant that leases the second largest square feet of the property based on the most recent annual lease rollover review. If tenant is not occupying the space but is still paying rent, the servicer may print "Dark" after tenant name. If tenant has sub-leased space, may print "Sub-leased/name" after tenant name. For Office, Warehouse, Retail, Industrial, Other or Mixed Use property types as applicable.
L62, P64	O		5.0	Second Preceding Fiscal Year Debt Service Amount	Total scheduled or actual payments for the first consecutive year end prior to the preceding fiscal year end statement as reported by the servicer. Payments include scheduled or actual principal and or interest as required by the loan agreement. Calculate using the current allocated percentage (P20) to get the allocated amount for each property. If multiple properties sum the value. If missing any or if all received/consolidated, then populate using the DSCR Indicator Legend rule.
L95, P81	C, O		5.0	Second Preceding Fiscal Year DSCR (NCF)	A ratio of net operating income (NCF) to debt service for the first consecutive year end prior to the preceding fiscal year end statement as reported by the servicer. If multiple properties exist and the related data is comparable, calculate the DSCR of the underlying properties. If multiple properties exist and comparable data is not available for all properties or if received/consolidated, populate using the DSCR Indicator Legend rule.
L63, P65	C, O		5.0	Second Preceding Fiscal Year DSCR (NOI)	A ratio of net operating income (NOI) to debt service for the first consecutive year end prior to the preceding fiscal year end statement as reported by the servicer. If multiple properties exist and the related data is comparable, calculate the DSCR of the underlying properties. If multiple properties exist and comparable data is not available for all properties or if received/consolidated, populate using the DSCR Indicator Legend rule.
L88			5.0	Second Preceding Fiscal Year DSCR Indicator	Code describing how DSCR is calculated for the first consecutive year end prior to the preceding fiscal year end as reported by the servicer. See DSCR Indicator Legend rule.
L65, P60	C, O		5.0	Second Preceding Fiscal Year Financial As of Date	The end date of the hard copy operating statement that relates to the the first consecutive year end prior to the preceding fiscal year end statement. (Note - the end date of the operating statement from the borrower used to annualize should be reported.) If multiple properties and all the same, print the date. If missing any, leave empty.
L94, P80	C, O		5.0	Second Preceding Fiscal Year NCF	Total revenues less total operating expenses and capital items normalized, and annualized as applicable, but before debt service for the first consecutive year end prior to the preceding fiscal year end statement. If multiple properties exist and the related data is comparable, total the NCF of the underlying properties. If multiple properties exist and comparable data is not available for all properties or if received/consolidated, populate using the DSCR Indicator Legend rule.
L61, P63	C, O		5.0	Second Preceding Fiscal Year NOI	Total revenues less total operating expenses normalized, and annualized as applicable, before capital items and debt service for the first consecutive year end prior to the preceding fiscal year end statement. If multiple properties exist and the related data is comparable , total the NOI of the underlying properties. If multiple properties exist and comparable data is not available for all properties or if received/consolidated, populate using the DSCR Indicator Legend rule.
L60, P62	O		5.0	Second Preceding Fiscal Year Operating Expenses	Total operating expenses normalized, and annualized as applicable, for the first consecutive year end prior to the preceding fiscal year end statement. Included are real estate taxes, insurance, management fees, utilities, and repairs and maintenance. Excluded are capital expenditures, tenant improvements, and leasing commissions. If multiple properties exist and the related data is comparable , total the operating expenses of the underlying properties. If multiple properties exist and comparable data is not available for all properties or if received/consolidated, populate using the DSCR Indicator Legend rule.
L64, P66	C, O		5.0	Second Preceding Fiscal Year Physical Occupancy	The percentage of rentable space occupied as of the first consecutive year end prior to the preceding fiscal year end. Should be derived from a rent roll or other document indicating occupancy. If multiple properties, populate with the weighted average based on square feet or units. If missing any, leave empty at the loan level.
L59, P61	C, O		5.0	Second Preceding Fiscal Year Revenue	Total revenues normalized, and annualized as applicable, for the first consecutive year end prior to the preceding fiscal year end statement. If multiple properties exist and the related data is comparable, total the revenue of the underlying properties. If multiple properties exist and comparable data is not available for all properties or if received/consolidated, populate using the DSCR Indicator Legend rule.
	T		4.0	Sequential Pay Order	Code used to indicate the order of priority for the distribution of principal to the split loan/note pieces. See Sequential Pay Order Legend.
L12, S46			4.0	Servicer and Trustee Fee Rate	Sum of annual fee rates payable to the servicer(s)) and trustee (should not include any fees represented in fields L13 through L17 of the Loan Periodic Update File or fields S47 through S51 of the Loan Setup File in order to avoid double counting.)
	W		5.0	Servicer Watchlist Code	Code used to explain why a loan is on the Servicer Watchlist. Field should include all Portfolio Review Guideline codes that were triggered separated by a vertical bar (i.e. 1a|2a). See Portfolio Review Guidelines (PRG).
	T		5.0	Special Servicer	The named Special Servicer of the related transaction.
	T		4.0	Special Servicer Workout Control Type	See Special Servicer Workout Control Type Legend.
L106, D58		IS, RF	5.0	Special Servicing Fee Amount Plus Adjustments	All Special Servicer fees paid (basis points & other collections) during the current reporting period.
D57			5.0	Special Servicing Fee No Days in Month	Number of days in the month for calculation of the Special Servicing Fee for the current reporting period.
D56			5.0	Special Servicing Fee No Days in Year	Number of days in the year for calculation of the Special Servicing Fee for the current reporting period.

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C - Collateral Summary	R - REO Status	SR - Servicer Remittance to Trustee
	T - Total Loan	SE - Significant Insurance Event
	V - Loan Level Reserve/LOC	Note: Not all template fields are defined.
	W - Servicer Watchlist	Version Last Updated relates to when the definition or field name was last updated.

Data File/ Field Number	Reports	Templates	IRP Version Last Updated	Field Name	5.1 Definition
D55			5.0	Special Servicing Fee Rate	Fee rate expressed as a percent per the servicing agreement. Populate in decimal format (i.e., .25% would be reported as .0025).
	T		5.0	Split Loan ID	Unique identifier used to explain the priority of the split loan/note pieces. Example: A1, A2, A3 and B, this means that the three A notes are paid equally (pari passu) and the B note is usually subordinate to the A note pieces. The B note would receive priority over any Mezz debt. For proper allocation of payments, prior to default or if applicable after default for any of the notes, reference must be made to the Intercreditor Agreement.
P38			5.0	Square Feet of Largest Tenant	Total square feet leased by the largest tenant in field P37. Based on the most recent annual lease roll over review.
P40			5.0	Square Feet of Second (2nd) Largest Tenant	Total square feet leased by the 2nd largest tenant in P39. Based on the most recent annual lease roll over review.
P42			5.0	Square Feet of Third (3rd) Largest Tenant	Total square feet leased by the 3rd largest tenant in P41. Based on the most recent annual lease roll over review.
D33			5.0	SS Cumulative Accrued Unpaid Advance Interest	Outstanding unpaid advance interest at the end of the current reporting period due to the Special Servicer. This value should be included within the value reported by the Master Servicer to the trust as reflected in Cumulative Accrued Unpaid Advance Interest (L103).
D11			5.0	SS Other Expense Advance Outstanding	Outstanding other expense advances due the Special Servicer as of the determination date. This value should be included within the value reported by the Master Servicer to the trust as reflected in Other Expense Advance Outstanding (L39).
D9			5.0	SS Total P&I Advance Outstanding	Outstanding debt service advances due the Special Servicer as of the determination date. This value should be included within the value reported by the Master Servicer to the trust as reflected in Total P&I Advance Outstanding (L37).
D10			5.0	SS Total T&I Advance Outstanding	Outstanding taxes & insurance advances due the Special Servicer as of the determination date. This value should be included within the value reported by the Master Servicer to the trust as reflected in Total T&I Advances (L38).
P41			5.0	Third Largest Tenant	At a property level the name of the tenant that leases the third largest square feet of the property based on the most recent annual lease rollover review. If tenant is not occupying the space but is still paying rent, the servicer may print "Dark" after tenant name. If tenant has sub-leased space, may print "Sub-leased/name" after tenant name. For Office, Warehouse, Retail, Industrial, Other or Mixed Use property types as applicable.
	D, R		5.0	Total Exposure	Should equal Current Ending Scheduled Balance plus Total P&I Advances Outstanding plus Other Expense Advance Outstanding plus Total T&I Advances Outstanding plus Cumulative Accrued Unpaid Advance Interest plus Cumulative ASER Amount.
L112	T		4.0	Total Loan Amount at Origination	The Total Loan Amount at Origination of all split loan/note pieces.
D41	M		5.1	Total Months for Change of Modification	The number of months from the effective date of the modification to the date the loan matures OR the date upon which the loan terms revert to original terms.
L37	D, R		5.0	Total P&I Advance Outstanding	Total outstanding principal and interest advances made (or scheduled to be made by distribution date) by the servicer(s) as of the determination date per the servicing agreement. Amount should also include advances reported by the special servicer in SS Total P&I Advance Outstanding (D9).
L104			5.0	Total Reserve Balance	Total reserves at the loan level undisbursed as of the determination date and includes maintenance, repairs & environmental, etc, and letters of credits for reserves. Excludes tax and insurance escrows and letters of credit for tax and insurance reserves. Should be populated if Collection of Other Reserves (S77) is Y. Should equal the Ending Reserve Balance on the Reserve/LOC Report.
L25	D, R, T		5.0	Total Scheduled P&I Due	The total amount of principal and interest due on the loan in the month corresponding to the current distribution date and should equal the sum of fields L23 and L24.
L38	D, R		5.0	Total T&I Advance Outstanding	Total outstanding tax & insurance advances made by the servicer(s) as of the determination date per the servicing agreement. Amount should also include advances reported by the special servicer in SS Total T&I Advance Outstanding (D10).
L1, S1, P1, D1, F1	T, W, D, R, C, M, V, A	AR	3.0	Transaction ID	The name assigned to the pool of certificates.
	T		5.0	Trustee	The named Trustee of the related transaction.
	A		3.0	Unreimbursed Advances-Advance Interest	Amount of advance interest to be recovered through pool principal or pool interest collections.
	A		3.0	Unreimbursed Advances-Initial Amount	Amount of servicer advance to be recovered through pool principal or pool interest collections.
L27		RF	5.0	Unscheduled Principal Collections	Principal prepayments and other unscheduled payments of principal on the loan that are passed through to the certificateholders on the current distribution date. The unscheduled amounts may include but are not limited to straight prepayments (full or partial), discounted payoffs, and/or other proceeds resulting from liquidation, condemnation, insurance settlements, etc.
S67, P49			4.0	Valuation Amount at Contribution	The valuation amount of the property as of the Valuation Date at Contribution. For the Loan Setup File, if multiple properties, sum the values. If missing any, leave empty.
S68, P50			4.0	Valuation Date at Contribution	The date the Valuation Amount at Contribution was determined. For the Loan Setup File, if multiple properties and missing any or not the same date, leave empty.
	A		4.0	WODRA/Deemed Non-Recoverable Date	The date the previously advanced amount was deemed non-recoverable. Should relate to L110 of the Loan Periodic Update File, which is a Y/N indicator
D65, L108		IS, RF	5.0	Workout Fee Amount	Workout fee calculated for loans eligible for a workout fee (most often corrected mortgage loans) as per the servicing agreement. Sometimes referred to as principal recovery fee or corrected loan fee. This fee applies only to loans returned from the Special Servicer to the Master Servicer.
D64			3.0	Workout Fee Rate	Fee rate expressed as a percent of collections on loans eligible for a workout fee.

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C - Collateral Summary	R - REO Status	SR - Servicer Remittance to Trustee
	T - Total Loan	SE - Significant Insurance Event
	V - Loan Level Reserve/LOC	Note: Not all template fields are defined.
	W - Servicer Watchlist	Version Last Updated relates to when the definition or field name was last updated.

Data File/ Field Number	Reports	Templates	IRP Version Last Updated	Field Name	5.1 Definition
L76, D29	D		4.0	Workout Strategy	The code assigned that best describes the steps being taken to resolve the loan. Specific codes apply. See Workout Strategy Legend.
S64, P14	O, N		3.0	Year Built	The year the property was built. For multiple properties, if all the same print the year, else leave empty.
P15	O, N		3.0	Year Last Renovated	Year that last major renovation/new construction was completed on the property.
S19			5.0	Yield Maintenance End Date	The date after which yield maintenance prepayment penalties are no longer effective.
					EP / TCB

Exposure Draft

V. CREFC Data Files

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CREFC Investor Reporting Package

Loan Setup File

Data Record Layout

(Cross Referenced as "S")

Specification	Description/Comments
Acceptable Media Types	Magnetic Tape, Diskette, Electronic Transfer
Character Set	ASCII
Field Delineation	Comma
Density (Bytes-Per-Inch)	1600 or 6250
Magnetic Tape Label	None (unlabeled)
Magnetic Tape Blocking Factor	10285 (17 records per block)
Physical Media Label	Servicer Name; Data Type (Collection Period Data)
	Density (Bytes-Per-Inch); Blocking Factor; Record Length
Return Address Label	Required for return of physical media (magnetic tape or diskette)

Field Name	Field Number	Type	Format Example	Version Added / Last Updated
Transaction ID	1	AN	XXX97001	1.0
Group ID	2	AN	XXX9701A	1.0
Loan ID	3	AN	00000000012345	1.0
Prospectus Loan ID	4	AN	123	1.0
Original Note Amount	5	Numeric	1000000.00	1.0
Original Term Of Loan	6	Numeric	240	1.0
Original Amortization Term	7	Numeric	360	1.0
Original Note Rate	8	Numeric	0.095	1.0
Original Payment Rate	9	Numeric	0.095	1.0
First Loan Payment Due Date	10	AN	YYYYMMDD	1.0
Grace Days Allowed	11	Numeric	10	1.0
Interest Only (Y/N)	12	AN	Y	1.0
Balloon (Y/N)	13	AN	Y	1.0
Interest Rate Type	14	Numeric	1	1.0
Interest Accrual Method	15	Numeric	1	4.0
Interest in Arrears (Y/N)	16	AN	Y	1.0
Payment Type	17	Numeric	1	4.0
Prepayment Lock-out End Date	18	AN	YYYYMMDD	1.0
Yield Maintenance End Date	19	AN	YYYYMMDD	1.0
Prepayment Premium End Date	20	AN	YYYYMMDD	1.0
Prepayment Terms Description	21	AN	Text	1.0
ARM Index	22	AN	A	4.0
First Rate Adjustment Date	23	AN	YYYYMMDD	1.0
First Payment Adjustment Date	24	AN	YYYYMMDD	1.0
ARM Margin	25	Numeric	0.025	1.0
Lifetime Rate Cap	26	Numeric	0.15	1.0
Lifetime Rate Floor	27	Numeric	0.05	1.0
Periodic Rate Increase Limit	28	Numeric	0.02	1.0
Periodic Rate Decrease Limit	29	Numeric	0.02	1.0
Periodic Pay Adjustment Max-%	30	Numeric	0.03	1.0
Periodic Pay Adjustment Max-$	31	Numeric	5000.00	1.0
Payment Frequency	32	Numeric	1	1.0
Rate Reset Frequency	33	Numeric	1	1.0
Pay Reset Frequency	34	Numeric	1	1.0
Rounding Code	35	Numeric	1	1.0
Rounding Increment	36	Numeric	0.00125	1.0
Index Look Back In Days	37	Numeric	45	1.0
Negative Amortization Allowed (Y/N)	38	AN	Y	1.0
Max Neg Allowed (% Of Orig Bal)	39	Numeric	0.075	1.0

Exposure Draft

CREFC Investor Reporting Package

Loan Setup File

Data Record Layout

(Cross Referenced as "S")

Field Name	Field Number	Type	Format Example	Version Added / Last Updated
Maximum Negate Allowed ($)	40	Numeric	25000.00	1.0
Remaining Term At Contribution	41	Numeric	240	1.0
Remaining Amort Term At Contribution	42	Numeric	360	1.0
Maturity Date At Contribution	43	AN	YYYYMMDD	1.0
Scheduled Principal Balance At Contribution	44	Numeric	1000000.00	1.0
Note Rate At Contribution	45	Numeric	0.095	1.0
Servicer And Trustee Fee Rate	46	Numeric	0.00025	1.0
Fee Rate / Strip Rate 1	47	Numeric	0.00001	1.0
Fee Rate / Strip Rate 2	48	Numeric	0.00001	1.0
Fee Rate / Strip Rate 3	49	Numeric	0.00001	1.0
Fee Rate / Strip Rate 4	50	Numeric	0.00001	1.0
Fee Rate / Strip Rate 5	51	Numeric	0.00001	1.0
Net Rate at Contribution	52	Numeric	0.0947	1.0
Periodic P&I Payment At Contribution	53	Numeric	3000.00	1.0
Number of Properties at Contribution	54	Numeric	13	1.0
Property Name	55	AN	Text	1.0
Property Address	56	AN	Text	1.0
Property City	57	AN	Text	1.0
Property State	58	AN	Text	1.0
Property Zip Code	59	AN	Text	1.0
Property County	60	AN	Text	1.0
Property Type	61	AN	MF	4.0
Net Rentable Square Feet At Contribution	62	Numeric	25000	5.0
Number of Units/Beds/Rooms at Contribution	63	Numeric	75	1.0
Year Built	64	AN	YYYY	1.0
NOI at Contribution	65	Numeric	100000.00	1.0
DSCR (NOI) at Contribution	66	Numeric	2.11	1.0
Valuation Amount at Contribution	67	Numeric	1000000.00	4.0
Valuation Date at Contribution	68	AN	YYYYMMDD	4.0
Physical Occupancy at Contribution	69	Numeric	0.88	1.0
Revenue at Contribution	70	Numeric	100000.00	1.0
Operating Expenses at Contribution	71	Numeric	100000.00	1.0
Contribution Financials As Of Date	72	AN	YYYYMMDD	1.0
Recourse (Y/N)	73	AN	Y	1.0
EMPTY FIELD *(fka Ground Lease (Y/S/N))*	74		EMPTY	4.0
Cross-Collateralized Loan Grouping	75	AN	Text	1.0
Collection of Escrow (Y/N)	76	AN	Y	4.0
Collection of Other Reserves (Y/N)	77	AN	Y	4.0
Lien Position at Contribution	78	Numeric	1	1.0
Current Hyper Amortizing Date	79	AN	YYYYMMDD	4.0
Defeasance Option Start Date	80	AN	YYYYMMDD	2.0
EMPTY FIELD *(fka Defeasance Option End Date)*	81		EMPTY	4.0
Last Setup Change Date	82	AN	YYYYMMDD	2.0
NCF at Contribution	83	Numeric	100000.00	2.0
DSCR (NCF) at Contribution	84	Numeric	2.11	2.0
DSCR Indicator at Contribution	85	AN	Text	2.0
Loan Contributor to Securitization	86	AN	Text	2.0
Credit Tenant Lease (Y/N)	87	AN	Y	4.0
Financial Information Submission Penalties	88	AN	M	3.0
Additional Financing Indicator	89	Numeric	0	4.0
Loan Structure	90	AN	WL	4.0

Exposure Draft

CREFC Investor Reporting Package

Loan Periodic Update File

Data Record Layout

(Cross Referenced as "L")

Specification	Description/Comments
Acceptable Media Types	Magnetic Tape, Diskette, Electronic Transfer
Character Set	ASCII
Field Delineation	Comma
Density (Bytes-Per-Inch)	1600 or 6250
Magnetic Tape Label	None (unlabeled)
Magnetic Tape Blocking Factor	10285 (17 records per block)
Physical Media Label	Servicer Name; Data Type (Collection Period Data); Density (Bytes-Per-Inch); Blocking Factor; Record Length
Return Address Label	Required for return of physical media (magnetic tape or diskette)

Field Name	Field Number	Type	Format Example	Version Added / Last Updated
Transaction ID	1	AN	XXX97001	1.0
Group ID	2	AN	XXX9701A	1.0
Loan ID	3	AN	00000000012345	1.0
Prospectus Loan ID	4	AN	123	1.0
Distribution Date	5	AN	YYYYMMDD	1.0
Current Beginning Scheduled Balance	6	Numeric	100000.00	1.0
Current Ending Scheduled Balance	7	Numeric	100000.00	1.0
Paid Through Date	8	AN	YYYYMMDD	1.0
Current Index Rate	9	Numeric	0.09	1.0
Current Note Rate	10	Numeric	0.09	1.0
Maturity Date	11	AN	YYYYMMDD	1.0
Servicer and Trustee Fee Rate	12	Numeric	0.00025	1.0
Fee Rate/Strip Rate 1	13	Numeric	0.00001	1.0
Fee Rate/Strip Rate 2	14	Numeric	0.00001	1.0
Fee Rate/Strip Rate 3	15	Numeric	0.00001	1.0
Fee Rate/Strip Rate 4	16	Numeric	0.00001	1.0
Fee Rate/Strip Rate 5	17	Numeric	0.00001	1.0
Net Rate	18	Numeric	0.0947	1.0
Next Index Rate	19	Numeric	0.09	1.0
Next Note Rate	20	Numeric	0.09	1.0
Next Rate Adjustment Date	21	AN	YYYYMMDD	1.0
Next Payment Adjustment Date	22	AN	YYYYMMDD	1.0
Scheduled Interest Amount	23	Numeric	1000.00	1.0
Scheduled Principal Amount	24	Numeric	1000.00	1.0
Total Scheduled P&I Due	25	Numeric	1000.00	1.0
Negative Amortization/Deferred Interest Capitalized Amount	26	Numeric	1000.00	5.0
Unscheduled Principal Collections	27	Numeric	1000.00	1.0
Other Principal Adjustments	28	Numeric	1000.00	1.0
Liquidation/Prepayment Date	29	AN	YYYYMMDD	1.0
Prepayment Premium/Yield Maintenance (YM) Received	30	Numeric	1000.00	5.0
Prepayment Interest Excess (Shortfall)	31	Numeric	1000.00	1.0
Liquidation/Prepayment Code	32	Numeric	1	1.0
Most Recent Net ASER Amount	33	Numeric	1000.00	4.0
EMPTY FIELD *(fka Most Recent ASER Date)*	34		EMPTY	2.0
Cumulative ASER Amount	35	Numeric	1000.00	1.0
Actual Balance	36	Numeric	100000.00	1.0
Total P&I Advance Outstanding	37	Numeric	1000.00	1.0
Total T&I Advance Outstanding	38	Numeric	1000.00	1.0
Other Expense Advance Outstanding	39	Numeric	1000.00	1.0

Exposure Draft

CREFC Investor Reporting Package

Loan Periodic Update File

Data Record Layout

(Cross Referenced as "L")

Field Name	Field Number	Type	Format Example	Version Added / Last Updated
Payment Status of Loan *(fka Status of Loan)*	40	AN	1	5.0
In Bankruptcy (Y/N)	41	AN	Y	4.0
Foreclosure Start Date	42	AN	YYYYMMDD	1.0
REO Date	43	AN	YYYYMMDD	1.0
Bankruptcy Date	44	AN	YYYYMMDD	1.0
Net Proceeds Received on Liquidation	45	Numeric	100000.00	1.0
Liquidation Expense	46	Numeric	100000.00	1.0
Realized Loss to Trust	47	Numeric	10000.00	1.0
Date of Last Modification	48	AN	YYYYMMDD	1.0
Modification Code	49	Numeric	1	1.0
Modified Note Rate	50	Numeric	0.09	1.0
Modified Payment Amount	51	Numeric	1000.00	4.0
Preceding Fiscal Year Revenue	52	Numeric	1000.00	1.0
Preceding Fiscal Year Operating Expenses	53	Numeric	1000.00	1.0
Preceding Fiscal Year NOI	54	Numeric	1000.00	1.0
Preceding Fiscal Year Debt Svc Amount	55	Numeric	1000.00	1.0
Preceding Fiscal Year DSCR (NOI)	56	Numeric	2.55	1.0
Preceding Fiscal Year Physical Occupancy	57	Numeric	0.85	1.0
Preceding Fiscal Year Financial As Of Date	58	AN	YYYYMMDD	1.0
Second Preceding Fiscal Year Revenue	59	Numeric	1000.00	1.0
Second Preceding Fiscal Year Operating Expenses	60	Numeric	1000.00	1.0
Second Preceding Fiscal Year NOI	61	Numeric	1000.00	1.0
Second Preceding Fiscal Year Debt Service Amount	62	Numeric	1000.00	1.0
Second Preceding Fiscal Year DSCR (NOI)	63	Numeric	2.55	1.0
Second Preceding Fiscal Year Physical Occupancy	64	Numeric	0.85	1.0
Second Preceding Fiscal Year Financial As Of Date	65	AN	YYYYMMDD	1.0
Most Recent Revenue	66	Numeric	1000.00	1.0
Most Recent Operating Expenses	67	Numeric	1000.00	1.0
Most Recent NOI	68	Numeric	1000.00	1.0
Most Recent Debt Service Amount	69	Numeric	1000.00	1.0
Most Recent DSCR (NOI)	70	Numeric	2.55	1.0
Most Recent Physical Occupancy	71	Numeric	0.85	1.0
Most Recent Financial As of Start Date	72	AN	YYYYMMDD	1.0
Most Recent Financial As of End Date	73	AN	YYYYMMDD	1.0
Most Recent Valuation Date	74	AN	YYYYMMDD	1.0
Most Recent Value	75	Numeric	100000.00	4.0
Workout Strategy	76	Numeric	1	4.0
Most Recent Special Servicer Transfer Date	77	AN	YYYYMMDD	1.0
Most Recent Master Servicer Return Date	78	AN	YYYYMMDD	1.0
Date Asset Expected to Be Resolved or Foreclosed	79	AN	YYYYMMDD	1.0
EMPTY FIELD *(fka Year Renovated)*	80		EMPTY	2.0
Current Hyper Amortizing Date	81	AN	YYYYMMDD	2.0
Most Recent Financial Indicator	82	AN	TA	2.0
Last Setup Change Date	83	AN	YYYYMMDD	2.0
Last Loan Contribution Date	84	AN	YYYYMMDD	2.0
Last Property/Collateral Contribution Date	85	AN	YYYYMMDD	5.0
Number of Properties	86	Numeric	13.00	2.0
Preceding Fiscal Year DSCR Indicator	87	AN	Text	2.0
Second Preceding Fiscal Year DSCR Indicator	88	AN	Text	2.0
Most Recent DSCR Indicator	89	AN	Text	2.0
NOI/NCF Indicator	90	AN	Text	2.0

Exposure Draft

CREFC Investor Reporting Package

Loan Periodic Update File

Data Record Layout

(Cross Referenced as "L")

Field Name	Field Number	Type	Format Example	Version Added / Last Updated
Date of Assumption	91	AN	YYYYMMDD	2.0
Preceding Fiscal Year NCF	92	Numeric	1000.00	2.0
Preceding Fiscal Year DSCR (NCF)	93	Numeric	2.55	2.0
Second Preceding Fiscal Year NCF	94	Numeric	1000.00	2.0
Second Preceding Fiscal Year DSCR (NCF)	95	Numeric	2.55	2.0
Most Recent NCF	96	Numeric	1000.00	2.0
Most Recent DSCR (NCF)	97	Numeric	1000.00	2.0
Defeasance Status	98	AN	Text	2.0
ARA (Appraisal Reduction Amount)	99	Numeric	1000.00	4.0
ARA Date	100	AN	YYYYMMDD	2.0
EMPTY FIELD *(fka Credit Tenant Lease)*	101		EMPTY	4.0
Other Interest Adjustment	102	Numeric	1000.00	3.0
Cumulative Accrued Unpaid Advance Interest	103	Numeric	1000.00	3.0
Total Reserve Balance	104	Numeric	1000.00	3.0
Date Added to Servicer Watchlist	105	AN	YYYYMMDD	4.0
Special Servicing Fee Amount plus Adjustments	106	Numeric	1000.00	3.0
Reimbursed Interest on Advances	107	Numeric	1000.00	3.0
Workout Fee Amount	108	Numeric	1000.00	3.0
Liquidation Fee Amount	109	Numeric	1000.00	3.0
Non Recoverability Determined	110	AN	Y	3.0
Closing Date of Original Document Permitted Extension	111	AN	YYYYMMDD	4.0
Total Loan Amount at Origination	112	Numeric	1000.00	4.0
Current Lockbox Status *(fka Empty Field)*	113	AN	1	**5.0**
Liquidation Sales Price	114	Numeric	1000.00	4.0
Amounts Due Servicers and Trustee	115	Numeric	1000.00	4.0
Amounts Held Back for Future Payment	116	Numeric	1000.00	4.0
Accrued Interest	117	Numeric	1000.00	4.0
Additional Trust Fund Expense	118	Numeric	1000.00	4.0
Current Period Adjustment to Trust	119	Numeric	1000.00	4.0
Date of Current Period Adjustment to Trust	120	AN	YYYYMMDD	4.0
Minor Adjustment Passed to Trust - Cumulative	121	Numeric	1000.00	4.0
Reimbursement of Advances to Servicer - Current Month	122	Numeric	1000.00	4.0
Reimbursement of Advances to Servicer - Left to Reimburse Servicer	123	Numeric	1000.00	4.0
Other (Shortfalls)/Refunds *(fka Other Shortfalls/Refunds)*	124	Numeric	1000.00	**5.0**
Deferred Interest - Cumulative (NEW FOR 5.0)	125	Numeric	1000.00	**5.0**
Deferred Interest Collected (NEW FOR 5.0)	126	Numeric	1000.00	**5.0**

Exposure Draft

CREFC Investor Reporting Package

Property File

Data Record Layout

(Cross Referenced as "P")

Specification	Description/Comments
Acceptable Media Types	Magnetic Tape, Diskette, Electronic Transfer
Character Set	ASCII
Field Delineation	Comma
Density (Bytes-Per-Inch)	1600 or 6250
Magnetic Tape Label	None (unlabeled)
Magnetic Tape Blocking Factor	10285 (17 records per block)
Physical Media Label	Servicer Name; Data Type (Collection Period Data);
	Density (Bytes-Per-Inch); Blocking Factor; Record Length
Return Address Label	Required for return of physical media (magnetic tape or diskette)

Field Name	Field Number	Type	Format Example	Version Added / Last Updated
Transaction ID	1	AN	XXX97001	1.0
Loan ID	2	AN	XXX9701A	1.0
Prospectus Loan ID	3	AN	123	1.0
Property ID	4	AN	1001-001	1.0
Distribution Date	5	AN	YYYYMMDD	1.0
Cross-Collateralized Loan Grouping	6	AN	Text	1.0
Property Name	7	AN	Text	1.0
Property Address	8	AN	Text	1.0
Property City	9	AN	Text	1.0
Property State	10	AN	FL	1.0
Property Zip Code	11	AN	30303	1.0
Property County	12	AN	Text	1.0
Property Type	13	AN	MF	4.0
Year Built	14	AN	YYYY	1.0
Year Last Renovated	15	AN	YYYY	1.0
Current Net Rentable Square Feet *(fka Net Square Feet at Contribution)*	16	Numeric	25000	5.0
Current Number of Units/Beds/Rooms *(Number of Units/Beds/Rooms at Contribution)*	17	Numeric	75	5.0
Property Status	18	AN	1	1.0
Allocated Percentage of Loan at Contribution	19	Numeric	0.75	1.0
Current Allocated Percentage	20	Numeric	0.75	1.0
Current Allocated Ending Scheduled Loan Amount	21	Numeric	5900900.00	1.0
Ground Lease (Y/N/S)	22	AN	N	1.0
EMPTY FIELD *(fka Other Escrow/Reserve Balances)*	23		Empty	1.0
Most Recent Valuation Date	24	AN	YYYYMMDD	1.0
Most Recent Value	25	Numeric	1000000.00	4.0
Date Asset Expected to be Resolved or Foreclosed	26	AN	YYYYMMDD	1.0
Foreclosure Start Date	27	AN	YYYYMMDD	1.0
REO Date	28	AN	YYYYMMDD	1.0
Most Recent Physical Occupancy	29	Numeric	0.75	1.0
Most Recent Occupancy As Of Date	30	AN	YYYYMMDD	4.0
Date Lease Rollover Review	31	AN	YYYYMMDD	1.0
Pct. Sq. Feet expiring 1-12 months	32	Numeric	0.2	1.0
Pct. Sq. Feet expiring 13-24 months	33	Numeric	0.2	1.0
Pct. Sq. Feet expiring 25-36 months	34	Numeric	0.2	1.0
Pct. Sq. Feet expiring 37-48 months	35	Numeric	0.2	1.0
Pct. Sq. Feet expiring 49+ months	36	Numeric	0.2	1.0

Exposure Draft

Property File

Data Record Layout

(Cross Referenced as "P")

Field Name	Field Number	Type	Format Example	Version Added / Last Updated
Largest Tenant	37	AN	Text	1.0
Square Feet of Largest Tenant	38	Numeric	15000	1.0
Second Largest Tenant	39	AN	Text	1.0
Square Feet of Second (2nd) Largest Tenant	40	Numeric	15000	4.0
Third Largest Tenant	41	AN	Text	1.0
Square Feet of Third (3rd) Largest Tenant	42	Numeric	15000	4.0
Fiscal Year End Month	43	Numeric	MM	1.0
Contribution Financials As Of Date	44	AN	YYYYMMDD	1.0
Revenue at Contribution	45	Numeric	1000000.00	1.0
Operating Expenses at Contribution	46	Numeric	1000000.00	1.0
NOI at Contribution	47	Numeric	1000000.00	1.0
DSCR (NOI) at Contribution	48	Numeric	1.5	1.0
Valuation Amount at Contribution	49	Numeric	1000000.00	4.0
Valuation Date at Contribution	50	AN	YYYYMMDD	4.0
Physical Occupancy at Contribution	51	Numeric	0.9	1.0
Date of Last Inspection	52	AN	YYYYMMDD	1.0
Preceding Fiscal Year Financial As Of Date	53	AN	YYYYMMDD	1.0
Preceding Fiscal Year Revenue	54	Numeric	1000000.00	1.0
Preceding Fiscal Year Operating Expenses	55	Numeric	1000000.00	1.0
Preceding Fiscal Year NOI	56	Numeric	1000000.00	1.0
Preceding Fiscal Year Debt Service Amount	57	Numeric	1000000.00	1.0
Preceding Fiscal Year DSCR (NOI)	58	Numeric	1.3	1.0
Preceding Fiscal Year Physical Occupancy	59	Numeric	0.9	1.0
Second Preceding Fiscal Year Financial As Of Date	60	AN	YYYYMMDD	1.0
Second Preceding Fiscal Year Revenue	61	Numeric	1000000.00	1.0
Second Preceding Fiscal Year Operating Expenses	62	Numeric	1000000.00	1.0
Second Preceding Fiscal Year NOI	63	Numeric	1000000.00	1.0
Second Preceding Fiscal Year Debt Service Amount	64	Numeric	1000000.00	1.0
Second Preceding Fiscal Year DSCR (NOI)	65	Numeric	1.3	1.0
Second Preceding Fiscal Year Physical Occupancy	66	Numeric	0.9	1.0
Property/Collateral Contribution Date	67	AN	YYYYMMDD	**5.0**
Most Recent Revenue	68	Numeric	1000000.00	2.0
Most Recent Operating Expenses	69	Numeric	1000000.00	2.0
Most Recent NOI	70	Numeric	1000000.00	2.0
Most Recent Debt Service Amount	71	Numeric	1000000.00	2.0
Most Recent DSCR (NOI)	72	Numeric	2.55	2.0
Most Recent Financial As Of Start Date	73	AN	YYYYMMDD	2.0
Most Recent Financial As Of End Date	74	AN	YYYYMMDD	2.0
Most Recent Financial Indicator	75	AN	TA	2.0
NCF at Contribution	76	Numeric	1000000.00	2.0
DSCR (NCF) at Contribution	77	Numeric	1.5	2.0
Preceding Fiscal Year NCF	78	Numeric	1000000.00	2.0
Preceding Fiscal Year DSCR (NCF)	79	Numeric	2.55	2.0
Second Preceding Fiscal Year NCF	80	Numeric	1000000.00	2.0
Second Preceding Fiscal Year DSCR (NCF)	81	Numeric	2.55	2.0
Most Recent NCF	82	Numeric	1000000.00	2.0
Most Recent DSCR (NCF)	83	Numeric	2.55	2.0
NOI/NCF Indicator	84	AN	Text	2.0
Deferred Maintenance Flag (Y/N)	85	AN	N	4.0

Exposure Draft

Property File

Data Record Layout

(Cross Referenced as "P")

Field Name	Field Number	Type	Format Example	Version Added / Last Updated
Date of Lease Expiration of Largest Tenant	86	AN	YYYYMMDD	3.0
Date of Lease Expiration of Second (2nd) Largest Tenant	87	AN	YYYYMMDD	4.0
Date of Lease Expiration of Third (3rd) Largest Tenant	88	AN	YYYYMMDD	4.0
Property Condition	89	AN	E	3.0
Most Recent Valuation Source	90	Text	250 char max	3.0
Credit Tenant Lease (Y/N)	91	AN	Y	4.0

Exposure Draft

Financial File

Category Code Matrix (Attachment A)

	Code/ Sort Order	Description	Property Type			
			Commercial	Multi-family	Health Care	Lodging
Income						
	010GROSRNT	Gross Potential Rent	●	●	●	
	020VACANCY	Less: Vacancy/Collection Loss	●	●	●	
	030BASERNT	Base Rent	●	●		
	040EXPREMB	Expense Reimbursement	●			
	050PCTRENT	Percentage Rent	●			
	060ROOMREV	Room Revenue				●
	070FOODBEV	Food & Beverage Revenues				●
	080PHONE	Telephone Revenue				●
	090OTHDREV	Other Departmental Revenue				●
	100PVTPAY	Private Pay			●	
	110MEDCARE	Medicare/Medicaid			●	
	120NURSING	Nursing/Medical Income			●	
	130MEALS	Meals Income			●	
	140LAUNDRY	Laundry/Vending Income		●		
	150PARKING	Parking Income	●	●		
	160OTHERIN	Other Income	●	●	●	●
Expenses	270ROOMS	Room (Department)				●
	280FOODBEV	Food & Beverage (Departmental)				●
	290PHONE	Telephone Expenses (Departmental)				●
	300OTHDEPT	Other Dept. Expenses				●
	310RETAXES	Real Estate Taxes	●	●	●	●
	320PROPINS	Property Insurance	●	●	●	●
	330UTILITI	Utilities	●	●	●	●
	340REPAIRS	Repairs and Maintenance	●	●	●	●
	350JANITOR	Janitorial	●			
	360FRANCHI	Franchise Fee				●
	370MANAGEM	Management Fees	●	●	●	●
	380PAYROLL	Payroll & Benefits	●	●	●	●
	390MARKETI	Advertising & Marketing	●	●	●	●
	400PROFESS	Professional Fees	●	●	●	●
	410GENERAL	General and Administrative	●	●	●	●
	420ROOMS	Room Expense - Housekeeping			●	
	430MEALS	Meal expense			●	
	440OTHEREX	Other Expenses	●	●	●	●
	450GROUNDR	Ground Rent	●	●	●	●
Resrv & Capex	490LEASING	Leasing Commissions	●			
	500TENANTI	Tenant Improvements	●			
	510CAPEX	Capital Expenditures	●	●	●	●
	520EXCAPEX	Extraordinary Capital Expenditures	●	●	●	●

Data Types	
YTD	Year to Date
AN	Annual (prior 12 months' data…fiscal year - audited/reviewed/compiled)
TR	Trailing 12 months' data
UB	Underwriting Base Line

Statement Types	
BOR	Borrower's Statement (as submitted)
ADJ	Adjustments to Borrower's Statement
NOR	Normalized Statement (to CMSA format)

Exposure Draft

Financial File

Financial File Specifications (Attachment B)

Record Layout		
Fields:	Transaction ID	From CMSA Loan Setup File, Field #1
	Loan ID	From CMSA Property File, Field #2
	Property ID	From CMSA Property File, Field #4, Example: 1001-001
	YYYYMMDD	Financial Statement Beginning Date
	YYYYMMDD	Financial Statement Ending Date
	Data Type	See attached values
	Stmt Type	See attached values
	Category Code	See attached values
	Amount	Example : 999999.99 Enter positive values except for
		adjustments, contra accounts or other negative numbers.
Key:	Transaction ID	
	Loan ID	
	Property ID	CMSA Property File, P4
	YYYYMMDD	Financial Statement Ending Date
	Data Type	
	Statement Type	
	Category Code	

Sample ASCII Presentation (Preferred)
XX97D4, 12768-34,1001-001,199901,199903,YTD,NOR,010GROSRNT,999999.99
XX97D4, 12768-34,1001-001,199901,199903,YTD,NOR,020VACANCY,999999.99
XX97D4, 12768-34,1001-001,199901,199903,YTD,NOR,030BASERNT,999999.99
XX97D4, 12768-34,1001-001,199901,199903,YTD,NOR,160OTHERIN,999999.99
XX97D4, 12768-34,1001-001,199901,199903,YTD,NOR,310RETAXES,999999.99
XX97D4, 12768-34,1001-001,199901,199903,YTD,NOR,320PROPINS,999999.99
XX97D4, 12768-34,1001-001,199901,199903,YTD,NOR,330UTILITI,999999.99
XX97D4, 12768-34,1001-001,199901,199903,YTD,NOR,340REPAIRS,999999.99
XX97D4, 12768-34,1001-001,199901,199903,YTD,NOR,350JANITOR,999999.99
XX97D4, 12768-34,1001-001,199901,199903,YTD,NOR,370MANAGEM,999999.99
XX97D4, 12768-34,1001-001,199901,199903,YTD,NOR,380PAYROLL,999999.99
XX97D4, 12768-34,1001-001,199901,199903,YTD,NOR,390MARKETI,999999.99
XX97D4, 12768-34,1001-001,199901,199903,YTD,NOR,410GENERAL,999999.99
XX97D4, 12768-34,1001-001,199901,199903,YTD,NOR,440OTHEREX,999999.99
XX97D4, 12768-34,1001-001,199901,199903,YTD,NOR,500TENANTI,999999.99
XX97D4, 12768-34,1001-001,199901,199903,YTD,NOR,510CAPEX,999999.99

Sample Spreadsheet Presentation

1	2	3	4	5	6	7	8	9
Tran ID	Loan ID	Prop ID	Begin YYYYMMDD	Ending YYYYMMDD	Data Type	Stmt Type	Category	Amount
XX97D4	12768-34	1001-001	19990101	19990331	YTD	NOR	010GROSRNT	999999.99
XX97D4	12768-34	1001-001	19990101	19990331	YTD	NOR	020VACANCY	999999.99
XX97D4	12768-34	1001-001	19990101	19990331	YTD	NOR	030BASERNT	999999.99
XX97D4	12768-34	1001-001	19990101	19990331	YTD	NOR	160OTHERIN	999999.99
XX97D4	12768-34	1001-001	19990101	19990331	YTD	NOR	310RETAXES	999999.99
XX97D4	12768-34	1001-001	19990101	19990331	YTD	NOR	320PROPINS	999999.99
XX97D4	12768-34	1001-001	19990101	19990331	YTD	NOR	330UTILITI	999999.99
XX97D4	12768-34	1001-001	19990101	19990331	YTD	NOR	340REPAIRS	999999.99
XX97D4	12768-34	1001-001	19990101	19990331	YTD	NOR	350JANITOR	999999.99
XX97D4	12768-34	1001-001	19990101	19990331	YTD	NOR	370MANAGEM	999999.99
XX97D4	12768-34	1001-001	19990101	19990331	YTD	NOR	380PAYROLL	999999.99
XX97D4	12768-34	1001-001	19990101	19990331	YTD	NOR	390MARKETI	999999.99
XX97D4	12768-34	1001-001	19990101	19990331	YTD	NOR	410GENERAL	999999.99
XX97D4	12768-34	1001-001	19990101	19990331	YTD	NOR	440OTHEREX	999999.99
XX97D4	12768-34	1001-001	19990101	19990331	YTD	NOR	500TENANTI	999999.99
XX97D4	12768-34	1001-001	19990101	19990331	YTD	NOR	510CAPEX	999999.99
XX97D4	12768-34	1001-002	19990101	19990331	YTD	NOR	010GROSRNT	999999.99
XX97D4	12768-34	1001-002	19990101	19990331	YTD	NOR	020VACANCY	999999.99
XX97D4	12768-34	1001-002	19990101	19990331	YTD	NOR	030BASERNT	999999.99
XX97D4	12768-34	1001-002	19990101	19990331	YTD	NOR	160OTHERIN	999999.99
XX97D4	12768-34	1001-002	19990101	19990331	YTD	NOR	310RETAXES	999999.99
XX97D4	12768-34	1001-002	19990101	19990331	YTD	NOR	320PROPINS	999999.99
XX97D4	12768-34	1001-002	19990101	19990331	YTD	NOR	330UTILITI	999999.99
XX97D4	12768-34	1001-002	19990101	19990331	YTD	NOR	340REPAIRS	999999.99
XX97D4	12768-34	1001-002	19990101	19990331	YTD	NOR	350JANITOR	999999.99
XX97D4	12768-34	1001-002	19990101	19990331	YTD	NOR	370MANAGEM	999999.99
XX97D4	12768-34	1001-002	19990101	19990331	YTD	NOR	380PAYROLL	999999.99
XX97D4	12768-34	1001-002	19990101	19990331	YTD	NOR	390MARKETI	999999.99
XX97D4	12768-34	1001-002	19990101	19990331	YTD	NOR	410GENERAL	999999.99
XX97D4	12768-34	1001-002	19990101	19990331	YTD	NOR	440OTHEREX	999999.99
XX97D4	12768-34	1001-002	19990101	19990331	YTD	NOR	500TENANTI	999999.99
XX97D4	12768-34	1001-002	19990101	19990331	YTD	NOR	510CAPEX	999999.99

Website Draft

CREFC Investor Reporting Package

Special Servicer Loan File

Data Record Layout

(Cross Referenced as "D")

Specification	Description/Comments
Acceptable Media Types	Magnetic Tape, Diskette, Electronic Transfer
Character Set	ASCII
Field Delineation	Comma
Density (Bytes-Per-Inch)	1600 or 6250
Magnetic Tape Label	None (unlabeled)
Magnetic Tape Blocking Factor	10285 (17 records per block)
Physical Media Label	Servicer Name; Data Type (Collection Period Data);
	Density (Bytes-Per-Inch); Blocking Factor; Record Length
Return Address Label	Required for return of physical media (magnetic tape or diskette)

Field Name	Field Number	Type	Format Example	Version Added / Last Updated
Transaction ID	1	AN	XXX97001	3.0
Group ID	2	AN	XXX9701A	3.0
Loan ID	3	AN	00000000012345	3.0
Prospectus Loan ID	4	AN	123	3.0
Distribution Date	5	AN	YYYYMMDD	3.0
Maturity Date	6	AN	YYYYMMDD	3.0
Liquidation/Prepayment Date	7	AN	YYYYMMDD	3.0
Liquidation/Prepayment Code	8	Numeric	1	3.0
SS Total P&I Advance Outstanding	9	Numeric	1000.00	3.0
SS Total T&I Advance Outstanding	10	Numeric	1000.00	3.0
SS Other Expense Advance Outstanding	11	Numeric	1000.00	3.0
EMPTY FIELD *(fka Status of Loan)*	12	AN	1	5.0
In Bankruptcy (Y/N)	13	AN	Y	4.0
Foreclosure Start Date	14	AN	YYYYMMDD	3.0
REO Date	15	AN	YYYYMMDD	3.0
Bankruptcy Date	16	AN	YYYYMMDD	3.0
Net Proceeds Received on Liquidation	17	Numeric	100000.00	3.0
Liquidation Expense	18	Numeric	100000.00	3.0
Realized Loss to Trust	19	Numeric	10000.00	3.0
Date of Last Modification	20	AN	YYYYMMDD	3.0
Modification Code	21	Numeric	1	3.0
Modified Note Rate	22	Numeric	0.09	3.0
Modified Payment Amount	23	Numeric	1000.00	4.0
Most Recent Valuation Date	24	AN	YYYYMMDD	3.0
Most Recent Valuation Source	25	Text	250 char max	3.0
Most Recent Value	26	Numeric	100000.00	4.0
ARA (Appraisal Reduction Amount)	27	Numeric	1000.00	4.0
ARA Date	28	AN	YYYYMMDD	3.0
Workout Strategy	29	Numeric	1.00	3.0
Most Recent Special Servicer Transfer Date	30	AN	YYYYMMDD	3.0
Date Asset Expected to be Resolved or Foreclosed	31	AN	YYYYMMDD	3.0
Date of Assumption	32	AN	YYYYMMDD	3.0
SS Cumulative Accrued Unpaid Advance Interest	33	Numeric	1000.00	3.0
Closing Date of Original Document Permitted Extension *(fka Ext per docs or Servicer)*	34	AN	YYYYMMDD	4.0
Balance When Sent to Special Servicer	35	Numeric	100000.00	3.0
Balance at Effective Date of Modification	36	Numeric	100000.00	3.0
Old Note Rate	37	Numeric	0.09	3.0
Number of Months for Rate Change	38	Numeric	123.00	3.0
Old P&I	39	Numeric	1000.00	3.0
Old Maturity Date	40	AN	YYYYMMDD	3.0

Exposure Draft

CREFC Investor Reporting Package

Special Servicer Loan File

Data Record Layout

(Cross Referenced as "D")

Field Name	Field Number	Type	Format Example	Version Added / Last Updated
Total Months for Change of Modification	41	Numeric	123.00	3.0
Estimated Future Interest Loss to Trust $ (Rate Reduction)	42	Numeric	10000.00	3.0
Liquidation Sales Price	43	Numeric	100000.00	3.0
EMPTY FIELD *(fka Liquidation Date Loss Passed to Trust)*	44	AN	YYYYMMDD	5.0
Minor Adjustment Passed to Trust - Cumulative	45	Numeric	10000.00	4.0
EMPTY FIELD *(fka Date Minor Adjustment Passed to Trust)*	46	AN	YYYYMMDD	5.0
Comments 1 - DLSR or REO	47	Text	250 char max	3.0
Comments 2	48	Text	250 char max	3.0
Comments 3	49	Text	250 char max	3.0
Comments 4	50	Text	250 char max	3.0
Comments 5	51	Text	250 char max	3.0
Comments 6	52	Text	250 char max	3.0
Comments 7 - HLMR/CML	53	Text	250 char max	3.0
EMPTY FIELD *(fka Receiver Date)*	54	AN	YYYYMMDD	5.0
Special Servicing Fee Rate	55	Numeric	0.00025	3.0
Special Servicing Fee No Days in Year	56	Numeric	123	3.0
Special Servicing Fee No Days in Month	57	Numeric	123.00	3.0
Special Servicing Fee Amount plus Adjustments	58	Numeric	10000.00	3.0
EMPTY FIELD *(fka Workout Fee Principal Collected)*	59	Numeric	10000.00	5.0
EMPTY FIELD *(fka Workout Fee Interest Collected)*	60	Numeric	10000.00	5.0
EMPTY FIELD *(fka Workout Fee YM/Prepayment Penalty Collected)*	61	Numeric	10000.00	5.0
EMPTY FIELD *(fka Workout Fee Other Amounts Collected)*	62	Numeric	10000.00	5.0
EMPTY FIELD *(fka Workout Fee Net Amounts)*	63	Numeric	10000.00	5.0
Workout Fee Rate	64	Numeric	0.09	3.0
Workout Fee Amount	65	Numeric	10000.00	3.0
EMPTY FIELD *(fka Liquidation Fee Principal Collected)*	66		EMPTY	4.0
EMPTY FIELD *(fka Liquidation Fee Interest Collected)*	67		EMPTY	4.0
EMPTY FIELD *(fka Liquidation Fee Yield Maintenance/Prepayment Penalty Collected)*	68		EMPTY	4.0
EMPTY FIELD *(fka Liquidation Fee Expenses Collected)*	69		EMPTY	4.0
Liquidation Fee Proceeds	70	Numeric	10000.00	3.0
Liquidation Fee Rate	71	Numeric	0.09	3.0
Liquidation Fee Amount	72	Numeric	10000.00	3.0
Most Recent Master Servicer Return Date	73	Numeric	10000.00	3.0
Amounts Due Servicers and Trustee	74	Numeric	1000.00	4.0
Amounts Held Back for Future Payment	75	Numeric	1000.00	4.0
Accrued Interest	76	Numeric	1000.00	4.0
Additional Trust Fund Expense	77	Numeric	1000.00	4.0
Current Period Adjustment to Trust	78	Numeric	1000.00	4.0
Date of Current Period Adjustment to Trust	79	AN	YYYYMMDD	4.0
Other (Shortfalls)/Refunds *(NEW FOR 5.0)*	80	Numeric	1000.00	5.0

Exposure Draft

CREFC Investor Reporting Package

Bond Level File

Bond Level Only - Reflects Distribution Statements

Data Record Layout

(Cross Referenced as "B")

Specification	Description/Comments
Character Set	ASCII
Field Delineation	Comma

Field Name	Field Number	Type	Format Example	Version Added / Last Updated
Transaction ID	1	AN	XXX97001	2.0
Distribution Date	2	AN	YYYYMMDD	2.0
Record Date	3	AN	YYYYMMDD	2.0
Class Name/Class ID	4	AN	A-1	2.0
Cusip	5	AN	999999AA1	2.0
Original Note Amount *(fka Original Balance)*	6	Numeric	1000000	4.0
Notional Flag	7	AN	Y	2.0
Current Beginning Scheduled Balance *(fka Beginning Balance)*	8	Numeric	100000	4.0
Scheduled Principal Amount *(fka Scheduled Principal)*	9	Numeric	1000	4.0
Unscheduled Principal Collections *(fka Unscheduled Principal)*	10	Numeric	1000	4.0
Total Principal Distribution	11	Numeric	1000	2.0
Negative Amortization/Deferred Interest Capitalized Amount *(fka Neg Am/Deferred Interest Amount)*	12	Numeric	1000	4.0
Realized Loss (Gain) to Trust *(fka Realized Loss (Gain))*	13	Numeric	1000	4.0
Aggregage Realized Loss on Loans *(fka Cumulative Realized Losses)*	14	Numeric	100000	4.0
Current Ending Scheduled Balance *(fka Ending Balance)*	15	Numeric	1000	4.0
Current Index Rate	16	Numeric	0.055	2.0
Current Remittance Rate / Pass-Through Rate	17	Numeric	0.075	2.0
Interest Accrual Method *(fka Accrual Method)*	18	Numeric	1	4.0
Current Accrual Days	19	Numeric	30	2.0
Accrued Interest *(fka Interest Accrued)*	20	Numeric	1000	4.0
Prepayment Penalty/Premium Allocation	21	Numeric	1000	2.0
Yield Maintenance Allocation	22	Numeric	1000	2.0
Other Interest Distribution	23	Numeric	1000	2.0
Prepayment Interest Excess (Shortfall) *(fka Prepayment Interest Shortfall)*	24	Numeric	1000	4.0
Appraisal Reduction Allocation	25	Numeric	1000	2.0
Other Interest Shortfall	26	Numeric	1000	2.0
Total Interest Distribution	27	Numeric	1000	2.0
Cumulative Appraisal Reduction	28	Numeric	1000	2.0
Cumulative Prepayment Penalty/Premium Allocation	29	Numeric	1000	2.0
Cumulative Yield Maintenance Allocation	30	Numeric	1000	2.0
Beginning Unpaid Interest Balance	31	Numeric	1000	2.0
Ending Unpaid Interest Balance	32	Numeric	1000	2.0
DBRS - Original Rating *(fka DCR - Original Rating)*	33	AN	AAA	4.0
DBRS - Most Recent Rating *(fka EMPTY FIELD)*	34	AN	AAA	4.0
DBRS - Date Transmitted from Rating Agency *(fka EMPTY FIELD)*	35	AN	YYYYMMDD	4.0
Fitch - Original Rating	36	AN	AAA	2.0
Fitch - Most Recent Rating	37	AN	AAA	2.0
Fitch - Date Transmitted from Rating Agency	38	AN	YYYYMMDD	2.0
Moodys - Original Rating	39	AN	AAA	2.0
Moodys - Most Recent Rating	40	AN	AAA	2.0
Moodys - Date Transmitted from Rating Agency	41	AN	YYYYMMDD	2.0
Standard & Poors - Original Rating	42	AN	AAA	2.0
Standard & Poors - Most Recent Rating	43	AN	AAA	2.0
Standard & Poors - Date Transmitted from Rating Agency	44	AN	YYYYMMDD	2.0

Exposure Draft

CREFC Investor Reporting Package

Collateral Summary File

Collateral Level Summary - Summarizes CREFC Loan Periodic Update File

Data Record Layout

(Cross Referenced as "C")

Specification	Description/Comments
Character Set	ASCII
Field Delineation	Comma

Field Name	Per Ref	Field Number	Type	Format Example	Version Added / Last Updated
Transaction ID		1	AN	XXX97001	2.0
Group ID		2	AN	XXX97001	2.0
Distribution Date		3	AN	YYYYMMDD	2.0
Original Loan Count		4	Numeric	100	2.0
Ending current period loan count		5	Numeric	99	2.0
Current Ending Scheduled Balance *(fka Ending current period collateral balance)*	7	6	Numeric	1000000.00	4.0
1 month Delinquent - number		7	Numeric	1	2.0
1 Month Delinquent - Ending Scheduled Balance *(fka 1 month Delinquent - scheduled balance)*		8	Numeric	1000.00	4.0
2 months Delinquent - number		9	Numeric	1	2.0
2 Months Delinquent - Ending Scheduled Balance *(fka 2 months Delinquent - scheduled balance)*		10	Numeric	1000.00	4.0
3 months Delinquent - number		11	Numeric	1	2.0
3 Months Delinquent - Ending Scheduled Balance *(fka 3 months Delinquent - scheduled balance)*		12	Numeric	1000.00	4.0
Foreclosure - number		13	Numeric	1	2.0
Foreclosure - Ending Scheduled Balance *(fka Foreclosure - scheduled balance)*		14	Numeric	1000.00	4.0
REO - number		15	Numeric	1	2.0
REO - Ending Scheduled Balance *(fka REO - scheduled balance)*		16	Numeric	1000.00	4.0
Specially serviced - number		17	Numeric	1	2.0
Specially Serviced - Ending Scheduled Balance *(fka Specially serviced - scheduled balance)*		18	Numeric	1000.00	4.0
In Bankruptcy - number		19	Numeric	1	2.0
In Bankruptcy - Ending Scheduled Balance *(fka In Bankruptcy - scheduled balance)*		20	Numeric	1000.00	4.0
Prepaid loans - number		21	Numeric	1	2.0
Prepaid loans - principal		22	Numeric	1000.00	2.0
Unscheduled Principal Collections/Other Principal Adjustments *(fka Total unscheduled principal)*	27+28	23	Numeric	1000.00	4.0
Total Penalty for the period		24	Numeric	1000.00	2.0
Realized Loss (Gain) to Trust *(fka Current realized losses (gains))*	47	25	Numeric	1000.00	4.0
Aggregage Realized Loss on Loans *(fka Cumulative realized losses)*		26	Numeric	1000.00	4.0
Most Recent Net ASER Amount *(fka Appraisal Reduction Amount)*	33	27	Numeric	1000.00	4.0
Cumulative ASER Amount *(fka Cumulative Appraisal Reduction)*	35	28	Numeric	1000.00	4.0
Total P&I Advance Outstanding	37	29	Numeric	1000.00	2.0
Total T&I Advance Outstanding	38	30	Numeric	1000.00	2.0
Other Expense Advance Outstanding	39	31	Numeric	1000.00	2.0
Reserve Balances		32	Numeric	1000.00	2.0
LOC Balances		33	Numeric	1000.00	2.0
Amortization WAM		34	Numeric	333.00	2.0
Maturity WAM		35	Numeric	333.00	2.0
Calculated WAC		36	Numeric	0.11	2.0
Matured Performing Loan - Number		37	Numeric	1.00	2.0
Matured Performing Loan - Ending Scheduled Balance *(fka Matured Performing Loan - Scheduled Balance)*		38	Numeric	1000.00	4.0
Matured Non-Performing - Number		39	Numeric	1.00	2.0
Matured Non-Performing Loan - Ending Scheduled Balance *(fka Matured Non-Performing - Scheduled Balance)*		40	Numeric	1000.00	4.0

Exposure Draft

VI. CREFC Supplemental Reports

Exposure Draft

CREFC Investor Reporting Package
SERVICER WATCHLIST
As of _____ (Determination Date)
(Loan Level Report)

Operating Information Reflected As NOI_____ or NCF_____

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
L1, S1, D1	L2, S2, D2, C2	L3, S3, D3	L4, D4, S4	S55	S61	S57	S58	L105	L7	L8	L11, D6	L56 or L93	L58	L70 or L97	L72	L73		
Trans ID	Group ID	Loan ID	Prospectus Loan ID	Property Name	Property Type	Property City	Property State	Date Added to Servicer Watchlist	Current Ending Scheduled Balance	Paid Through Date	Maturity Date	Preceding FY DSCR NOI/NCF	Preceding FY Financial As of Date	Most Recent DSCR (NOI/NCF)	Most Recent Financial As of Start Date	Most Recent Financial As of End Date	Servicer Watchlist Code(s)	Comments - Servicer Watchlist
TOTAL									$									

List all loans on Servicer Watchlist in descending balance order using Current Ending Scheduled Balance.
Comment section should provide pertinent information that relates to the specific Portfolio Review Guideline(s) (PRGs) triggered.
Servicer Watchlist Code(s) field should include all PRG codes that were triggered separated by a vertical bar (i.e. 1a|2a).
Should not include loans that are specially serviced.

Watchlist selection criteria should be in accordance with the Portfolio Review Guidelines.

Exposure Draft

CREFC Investor Reporting Package
PORTFOLIO REVIEW GUIDELINES
(for the SERVICER WATCHLIST)

Servicer Watchlist Code	Property Type: ALL Guideline	Review Threshold	Release Threshold
	NOTE: Triggers apply to both fixed and floating rate loans unless noted otherwise.		
	Financial Conditions		
1 A	Delinquent P&I Payments	≥ 2 payments. Due	Current
1 B	Delinquent taxes.	Servicer has knowledge that the taxes are more than 30 days past due	Taxes are brought current including all interest and penalties
1 C	Delinquent or Forced Placed Insurance	Property (excluding terrorism) or liability (general and excess) coverage is more than 90 days delinquent or forced placed.	Receipt of proof of satisfactory property (excluding terrorism) or liability (general and excess) insurance in force.
1 D	Outstanding servicing advances (L38 and/or L39)	> 30 days delinquent	Servicing Advances have been repaid
1 E	Fixed Rate Loan DSCR absolute level based on last normalized operating statement (covering a minimum number of months as determined by the servicer) or the most recent trailing 12 months normalized, Net Cash Flow.	< 1.10; ≤ 1.20 for healthcare & lodging; exclude CTL, co-ops, ground leases and single tenant NNN	DSCR above threshold.
1 F	Fixed rate loan DSCR decrease from DSCR (NCF) at Contribution absolute level based on last normalized operating statement (covering a minimum number of months as determined by the servicer) or the most recent trailing 12 months normalized Net Cash Flow.	<1.40 and ≤ 75% UW DSCR; Excludes CTL, co-ops, ground leases and single tenant NNN.	DSCR above threshold.
1 G	Floating Rate Loan DSCR - DSCR Decrease from DSCR (NOI) at Contribution absolute level based on last normalized operating statement (covering a minimum number of months as determined by the servicer) or the most recent trailing 12 months normalized NOI.	DSCR < 1.0 and < 90% of NOI "in place" as of U/W. Excludes CTL, ground leases and single tenant NNN	DSCR or NOI above threshold.
1 H	Defaulted or matured senior lien and/or mechanics lien in excess of 5% of UPB.	When notice received by Servicer	Default cured or lien paid off
1 I	Defaulted, matured, or discovery of previously undisclosed, subordinate lien including mezzanine debt	When notice received by Servicer	Default has been cured or loan assumed by subordinate lienholder or mezzanine debt is approved by the Servicer.
1 J	Any unplanned draw on a LOC or reserve to pay debt service.	Any Occurrence	After funds or LOC replaced if required by the documents.
	Borrower Issues		
2 A	Substantive required repairs reserved for at closing or otherwise disclosed to Servicer not completed by due date.	If required repair is not completed within 60 days following the due date (including extensions approved by Servicer) and it is the lesser of 10% of the UBP or $500,000	Satisfactory verification that repairs have been completed
2 B	Remediation or O & M plan deficiencies/non-compliance reserved for at closing or otherwise disclosed to Servicer	Any knowledge of deficiency that adversely affects the performance/value of the property.	When plan deficiencies have been cured
2 C	Occurrence of servicing trigger event in the mortgage loan documents (for example: Springing Lockbox, Required Loan Pay down, Post Additional Reserves, Trap Excess Cash, Management or Franchise change based on minimum NOI/DSCR threshold levels)	Any Occurrence	Cure of the event that required action under the mortgage documents, or satisfying relevant mortgage loan provisions or after 6 consecutive payments without delinquency or the establishment of reserve, LOC or lockbox.
2 D	Unsubordinated or subordinated ground lease default	When notice received by Servicer	When default cured
2 E	Expiration of unsubordinated ground lease within 6 months	Any Occurrence	New lease or option has been exercised
2 F	Operating license or franchise agreement default	When notice received by Servicer	New franchise or license in place, or default under franchise or license has been cured
2 G	Bankruptcy of Borrower/owner or guarantor bankruptcy that comes to the knowledge of Lender/Servicer	Upon receipt of notice by Servicer	Bankruptcy resolved or six months after bankruptcy is filed, whichever occurs first.
2 H	Federal/State Survey for Nursing Homes that require the report per the loan documents.	Servicer has not received a new survey within 18 months of the last survey received by the Servicer or the latest survey indicates a deficiency level of F or higher	Annual survey submitted or deficiency cured
	Property Condition Issues		
3 A	Inspection reveals Poor or Not Accessible condition as defined by the MBA Property Inspection Form adopted by CMSA	Any Occurrence	Determination by Servicer in its discretion that property deficiencies have been cured, or access allowed and inspection completed
3 B	Inspection reveals potentially harmful environmental issue	The Servicer becomes aware in ordinary course of an inspection.	Determination by Servicer in its discretion that property deficiencies have been cured

Exposure Draft

NOTE: Triggers apply to both fixed and floating rate loans unless noted otherwise.

Servicer Watchlist Code	Property Type: ALL Guideline	Review Threshold	Release Threshold
3 C	Property affected by major casualty or condemnation proceeding affecting future cashflows.	When Servicer becomes aware of a casualty or condemnation equal to the lesser of 10% of UPB or $500,000	Determination by Servicer in its discretion that all necessary repairs have been completed satisfactorily or that condemnation proceedings have been completed and that the asset can perform at satisfactory levels
	Lease Rollover, Tenant Issues and Vacancy		
4 A	Occupancy decrease (excludes lodging)	< 80% of UW for fixed rate loans; <90% of in place tenants as of UW for floating rate loans.	When condition no longer exists
4 B	Reduced EGI for all property types (including lodging) based on last normalized operating statement or the most recent trailing 12 months normalized, Net Cash Flow.	< 80% U/W EGI and <1.10 DSCR all property types except use <80% U/W EGI and <1.20 for healthcare and lodging	DSCR and EGI above threshold
4 C	Single Tenant, or any tenant with a lease >30% NRA, (i) expiring within the next 12 months, for loans ≥ $30 million, (ii) expiring within 6 months, for loans < $30 million, or (iii) anytime the servicer receives notice that the tenant will not renew.	Single tenant or any one tenant > 30% NRA; Excludes Multifamily, Lodging, Healthcare, MH Park & Self Storage as well as fully amortizing CTL loans when the lease expires co-terminus with the loan.	When condition no longer exists
4 D	A combination of top 3 tenants with lease expirations within the next 6 months.	The combination of any top 3 tenants with lease expirations within the next 6 months that individually occupy at least 5% of the NRA and cumulatively occupy greater than 30% of the NRA	When condition no longer exists
4 E	Bankruptcy of Licensee, Franchisor, or any combination of top 3 tenants that individually occupy at least 5% of the NRA and cumulatively occupy greater than 30% of the NRA. For Healthcare property, the bankruptcy of tenant under master lease or of the management company.	> 30% NRA; Excludes Multifamily, Lodging, MH Park & Self Storage; For Healthcare bankruptcy of tenant under master lease or of management company.	When condition no longer exists
4 F	Major tenant lease is in default, terminated or is dark	> 30% NRA; Excludes Multifamily, Lodging, MH Park & Self Storage; For Healthcare failure to comply with Regulatory Requirements	When condition no longer exists
	Maturity		
5 A	Pending loan maturity or anticipated repayment date with balloon balance due	< 90 days	Until loans is extended or paid off, or for ARD loans not other WL trigger or event has occurred.
	Other		
6 A	Any other situation that indicates an increased level of default risk that may create potential losses to investors. i.e. material (lesser of 10% UPB or $500,000) major deferred maintenance; chronic late payments.	As determined by Servicer	When condition no longer exists

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CREFC Investor Reporting Package
DELINQUENT LOAN STATUS REPORT
As of _____ (Determination Date)
(Loan Level Report)

Operating Information Reflected As NOI_____ or NCF_____

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
L1, S1, D1	L2, S2, D2, C2	L3, S3, D3	L4, D4, S4	S55	S61	S57	S58	P16 or P17	L8	L7	L35	L37	L39	L38	L103		L25	L10	L11, D6	L58 or L73	L54 or L68/ L92 or L96	L56 or L70/ L93 or L97	L74, D24	L75, D26		L99, D27	L77, D30	L79, D31	L76, D29	D47
										(a)	(b)	(c)	(d)	(e)	(f)	(g)=a+b+c+ d+e+f								(h)	g-(.90*h)					
Trans ID	Group ID	Loan ID	Prospectus Loan ID	Property Name	Property Type	Property City	Property State	Current Net Rentable Sq Ft or Number of Units/ Beds/Rooms	Paid Through Date	Current Ending Scheduled Balance	Cumulative ASER Amount	Total P&I Advance Outstanding	Other Expense Advance Outstanding	Total T&I Advance Outstanding	Cumulative Accrued Unpaid Advance Interest	Total Exposure	Total Scheduled P&I Due	Current Note Rate	Maturity Date	Preced FY Finan As Of Date / Most Recent Finan As Of End Date	Preced FY NOI/NCF / Most Recent NOI/NCF	Preced FY DSCR / Most Recent DSCR (NOI/NCF)	Most Recent Valuation Date	Most Recent Value	Loss Using 90% of Most Recent Value	ARA (Appraisal Reduction Amount)	Most Recent Special Servicer Transfer Date	Date Asset Expected to be Resolved or Foreclosed	Workout Strategy	Comments - DLSR
90 + DAYS DELINQUENT																														
60 TO 89 DAYS DELINQUENT																														
30 TO 59 DAYS DELINQUENT																														
CURRENT AND AT SPECIAL SERVICER																														
MATURED PERFORMING LOANS																														
MATURED NON-PERFORMING LOANS																														

The 30 to 59, 60 to 89 and 90+ Day Delinquent categories should not include Matured Loans (Performing/Non-Performing).

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CREFC Investor Reporting Package
REO STATUS REPORT
As of _____ (Determination Date)
(Property Level Report)

Operating Information Reflected As NOI_____ or NCF_____

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
P1, F1	P2, F2	P3	P4, F3	P7	P13	P9	P10	P16 or P17	L8	P21	L35	L37	L39	L38	L103		L25	L11, D6	P53 or P74	P58 or P72/ P79 or P83	P24	P90	P25		L99, D27	L77, D30	P28	P26	D47
										(a)	(b)	(c)	(d)	(e)	(f)	(g)=a+b+c+d+e+f							(h)	g-(.90*h)					
Trans ID	Loan ID	Prospectus Loan ID	Property ID	Property Name	Property Type	Property City	Property State	Current Net Rentable Sq Ft or Number of Units/ Beds/Rooms	Paid Through Date	Current Allocated Ending Scheduled Loan Amount	Cumulative ASER Amount	Total P&I Advance Outstanding	Other Expense Advance Outstanding	Total T&I Advance Outstanding	Cumulative Accrued Unpaid Advance Interest	Total Exposure	Total Scheduled P&I Due	Maturity Date	Preced FY Finan As Of Date / Most Recent Finan As Of End Date	Preced FY DSCR / Most Recent DSCR (NOI/NCF)	Most Recent Valuation Date	Most Recent Valuation Source	Most Recent Value	Loss Using 90% of Most Recent Value	ARA (Appraisal Reduction Amount)	Most Recent Special Servicer Transfer Date	REO Date	Date Asset Expected to be Resolved or Foreclosed	Comments - REO

REO' s data reflected at the property level for relationships with more than one (1) property should use the Allocated Ending Scheduled Loan Amount, and prorate all advances and expenses or other loan level data as appropriate.

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CREFC Investor Reporting Package

COMPARATIVE FINANCIAL STATUS REPORT

As of _____ (Determination Date)

(Property Level Report)

Operating Information Reflected As NOI____ or NCF_____

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
P1, F1	P2, F2	P3	P4, F3	P9	P10	P52	P89	P21	L8	P44	P51	P45	P47 or P76	P48 or P77	P60	P66	P61	P63 or P80	P65 or P81	P53	P59	P54	P56 or P78	P58 or P79	P73	P74	P30	P29	P68	P70 or P82	P72 or P83	(2)		
			At Contribution Information							Second Preceding FY Operating Information					Preceding FY Operating Information					Most Recent Financial Information												Net Change		
										Base Year					as of			Normalized		as of			Normalized							Normalized			Preceding & Base Year		
Trans ID	Loan ID	Prospectus ID	Property ID	Property City	Property State	yyyymmdd Date of Last Inspection	Property Condition	Current Allocated Ending Scheduled Loan Amount	Paid Through Date	yyyymmdd Financials As of Date	Physical Occup %	Revenue $	NOI/NCF $	DSCR (NOI/NCF) (1)	yyyymmdd Financials As of Date	Physical Occup %	Revenue $	NOI/NCF $	DSCR (NOI/NCF) (1)	yyyymmdd Financials As of Date	Physical Occup %	Revenue $	NOI/NCF $	DSCR (NOI/NCF) (1)	yyyymmdd Financial As Of Start Date	yyyymmdd Financial As Of End Date	yyyymmdd Occup As of Date	Physical Occup %	Revenue $	NOI/NCF $	DSCR (NOI/NCF) (1)	% Occup	% Total Revenue	(1) DSCR
TOTAL								$				$	$				$	$					$	$					$	$			$	

List all properties currently in deal with or without information largest to smallest loan

(1) DSCR should match to Operating Statement Analysis Report and is normally calculated using NOI or NCF / Debt Service times the allocated loan percentage.

(2) Net change should compare the Preceding Year to the Base Year.

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CREFC Investor Reporting Package
HISTORICAL LOAN MODIFICATION and CORRECTED MORTGAGE LOAN REPORT
As of _____ (Determination Date)
(Loan Level Report)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
L1, S1, D1	L2, S2, D2, C2	L3, S3, D3	L4, D4, S4	S57	S58	L49, D21	L78, D73	L48, D20	D35 *	D36 *	D37 *	D38	L50 *, D22 *	D39 *	L51 *, D23	D40 *	L11 *, D6 *	D41	L47, D19	D42	D53
Trans ID	Group ID	Loan ID	Prospectus Loan ID	Property City	Property State	(1) Modification Code	Most Recent Master Servicer Return Date	Date of Last Modification	Balance When Sent to Special Servicer	Balance at the Effective Date of Modification	Old Note Rate	Number of Months for Rate Change	Modified Note Rate	Old P&I	Modified Payment Amount	Old Maturity Date	Maturity Date	Total Months for Change of Modification	Realized Loss to Trust	(2) Estimated Future Interest Loss to Trust $ (Rate Reduction)	Comments-HLMR/CML
Loan Modifications:																					
Corrected Mortgage Loans:																					
Total For All Loans:																					

THIS REPORT IS HISTORICAL
Information is as of modification. Each line should not change in the future. Only new modifications should be added.

* The information in these columns is from a particular point in time and should not change on this report once assigned.
Future modifications done on the same loan are additions to the report.
Modifications should be reported promptly and not delayed pending return to the master servicer.
(1) For Type of Modification, use **text descriptions** of Modification Code Legend. Do **not** use Modification Code numbers.
(2) Effective with 5.1, this field is no longer used and should be reported as blank.

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CREFC Investor Reporting Package
LOAN LEVEL RESERVE/LOC REPORT
As of _____ (Determination Date)
(Loan Level Report)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
L1, S1, D1	L2, S2, D2, C2	L3, S3	L4, D4, S4	S55	L8	L7								
Trans ID	Group ID	Loan ID	Prospectus Loan ID	Property Name	Paid Through Date	Current Ending Scheduled Balance	Reserve Account Type	Reserve Balance at Contribution (1)	Beginning Reserve Balance	Reserve Deposits	Reserve Disbursements	Ending Reserve Balance	LOC Expiration Date	Comments - Loan Level Reserve/LOC
		SAMPLE:												
XXX97001	1	030228097	107	Pinewood Apartments	20021001	1040454.94	1	40000.00	8074.49	929.75	1223.00	7781.24		
XXX97001	1	030228097	107				4	100000.00	80415.00	3260.00	4215.00	79460.00		
XXX97001	1	030228097	107				12	100000.00	100000.00	0.00	0.00	100000.00	20101231	
XXX97001	1	030228098	108	Pinecreek Apartments	20021001	548863.92	1	50000.00	6231.62	797.96	1748.00	5281.58		
XXX97001	1	030228098	108				12	150000.00	150000.00	0.00	0.00	150000.00	20050630	
XXX97001	1	030228100	117	Maple Court Apartments	20021001	1378590.32	1	20000.00	10246.44	1024.64	0.00	11271.08		
XXX97001	1	030228100	117				12	200000.00	200000.00	0.00	0.00	200000.00	20091231	
XXX97001	2	030228101	121	679 Ninth Avenue	20021001	1253787.12	1	50000.00	4750.00	475.00	0.00	5225.00		
XXX97001	2	030228101	121				2	15000.00	5563.09	556.31	0.00	6119.40		
XXX97001	2	030228102	127	Fairfield Apartments	20021001	1125728.69	1	40000.00	1366.31	190.83	542.00	1015.14		
XXX97001	2	030228102	127				4	75000.00	13500.00	3260.00	4215.00	12545.00		
XXX97001	1	030228103	129	361 Broadway	20021001	1078625.88	1	65000.00	9474.73	1102.47	1550.00	9027.20		
XXX97001	1	030228104	131	Gleneagles Apartments	20021001	1000158.53	1	25000.00	1485.56	148.56	0.00	1634.12		
XXX97001	1	030228104	131				4	55000.00	52412.00	3260.00	4215.00	51457.00		
XXX97001	2	030228105	132	Toni-Lynn Apartments	20021001	976557.39	1	25000.00	5696.62	569.66	0.00	6266.28		
XXX97001	2	030228105	132				4	175000.00	150145.00	3260.00	4215.00	149190.00		
XXX97001	1	030228111	138	Glen Oaks Apartments	20021001	862460.50	1	50000.00	32415.00	3260.00	4215.00	31460.00		
XXX97001	1	030228112	139	5427 Romaine Street	20021001	558212.11	1	30000.00	16746.67	2216.67	5420.00	13543.34		
XXX97001	1	030228113	140	501 N. Kenmore	20021001	297508.06	1	20000.00	8555.56	855.56	0.00	9411.12		
TOTALS								**1285000.00**	**857078.09**	**25167.41**	**31558.00**	**850687.50**		

(1) The Reserve Balance at Contribution amount is the balance at the time of securitization and will not be updated throughout the life of the deal.
All other balances are as of determination date.

Common Reserve Account Types	
1	Replacement Reserve
2	FF&E Reserve
3	Repair Reserve
4	Tenant Reserve
5	Environmental Reserve
6	Capital Improvement Reserve
7	Seasonality Reserve
8	Deferred Maintenance Reserve
9	Debt Service Reserve
10	Ground Rents Reserve
11	Leasing Reserve
12	Letter of Credit (LOC)
13	Other:

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CREFC Investor Reporting Package
TOTAL LOAN REPORT
As of _____ (Determination Date)
(Loan Level Report)

Primary Servicer:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
L1, S1, D1	L2, S2, D2, C2	L3, S3, D3			S4, L4, D4	S86			L112	S44	L7	L25	L10	L8									L113
Transaction ID	Group ID	Loan ID	Split Loan ID	Original Split Loan Amount	Prospectus Loan ID	Loan Contributor to Securitization	Prospectus Loan Name	Original Shadow Rating M/S/F/D	Total Loan Amount at Origination	Scheduled Principal Balance at Contribution	Current Ending Scheduled Balance	Total Scheduled P&I Due	Current Note Rate	Paid Through Date	Sequential Pay Order	Trustee	Master Servicer	Advancing Servicer	Special Servicer	Special Servicer Workout Control Type	Current Controlling Holder or Operating Advisor	Controlling Class Rights	Current Lockbox Status
TOTALS																							

n/a = not applicable
nav = not available

This report is to be prepared by the "Primary Servicer" who has responsibility for the entire Loan.

This report will be sent to each Master Servicer that has a piece of the pari passu note so it can be included as part of the supplemental reporting package for each transaction.

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CREFC Investor Reporting Package
TOTAL LOAN REPORT
As of 12/05/2005

Primary Servicer: xxxxxxxxxxx

SAMPLE REPORT

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
L1, S1, D1	L2, S2, D2, C2	L3, S3, D3			S4, L4, D4	S86			L112	S44	L7	L25	L10	L8									L113
Transaction ID	Group ID	Loan ID	Split Loan ID	Original Split Loan Amount	Prospectus Loan ID	Loan Contributor to Securitization	Prospectus Loan Name	Original Shadow Rating M/S/F/D	Total Loan Amount at Origination	Scheduled Principal Balance at Contribution	Current Ending Scheduled Balance	Total Scheduled P&I Due	Current Note Rate	Paid Through Date	Sequential Pay Order	Trustee	Master Servicer	Advancing Servicer	Special Servicer	Special Servicer Workout Control Type	Current Controlling Holder or Operating Advisor	Controlling Class Rights	Current Lockbox Status
ABCD 2003-C4	1	14-0009987	A1	75,000,000.00	001	XYZ Bank	Eastwest Mall	Aa2/AA/AA		74,950,249.00	74,950,249.00	402,003.00	5.36%	20040501	1	LaSalle	xxxxx	xxxxx	Lennar	1	nav	1	H
ABCD 2003-C5	1	23-0056190	A2	75,000,000.00	002	XYZ Bank	Eastwest Mall	Aa2/AA/AA		74,950,249.00	74,950,249.00	402,003.00	5.36%	20040501	1	LaSalle	Wachovia	Wachovia	Arcap	0	nav	1	H
MNOP 2003-C2	1	18-2289801	A3	75,000,000.00	001	ABC Bank	Eastwest Mall	Aa2/AA/AA		74,950,249.00	74,950,249.00	402,003.00	5.36%	20040501	1	Wells Fargo	GMAC	GMAC	GMAC	0	nav	1	H
n/a	n/a	18-1118907	B	50,000,000.00	n/a	XYZ Bank	Eastwest Mall	n/a		50,000,000.00	50,000,000.00	223,333.34	5.36%	20040501	2	n/a	xxxxx	n/a	n/a	0	nav	4	H
n/a	n/a	05-6684535	Mezz	25,000,000.00	n/a	XYZ Bank	Eastwest Mall	n/a		25,000,000.00	25,000,000.00	223,333.34	5.36%	20040501	3	n/a	xxxxx	n/a	n/a	0	nav	4	H
TOTALS				300,000,000.00					300,000,000.00	299,850,747.00	299,850,747.00	1,652,675.68											

n/a = not applicable
nav = not available

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CREFC Investor Reporting Package
ADVANCE RECOVERY REPORT
WORK-OUT DELAYED REIMBURSEMENT AND ADVANCE RECOVERIES FROM POOL PRINCIPAL
As of _____ (Determination Date)
(Loan Level Report)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
L1, S1, D1	L2, S2, D2, C2	L4, D4, S4	L3, D3, S3	L48, D20																L36	L81	L11, D6
						Servicer Information								Borrower Information								
						Unreimbursed Advances			Reimbursed Advances					(a)	(b)	(a) - (b)						
									Principal Collections		Interest Collections											
Trans ID	Group ID	Prospectus Loan ID	Loan ID	Date of Last Modification	WODRA / Deemed Non-Recoverable Date	Initial Amount	Advance Interest	Initial Reimburse-ment Date	Current	Cumulative	Current	Cumulative	Amounts Outstanding	Unliquidated Advances (Beginning Balance)	Current Principal Amounts Paid By Borrower	Unliquidated Advances (Ending Balance)	Is It Still Recoverable or Nonrecoverable? (R/N)	If Nonrecoverable Advances Reimbursed From Principal, Realized Loss Amount	Comments-Advance Recovery	Actual Balance	Current Hyper Amortizing Date	Maturity Date
TOTALS																						

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VII. CREFC/MBA Methodology for Analyzing and Reporting Property Income Statements

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MBA/CREFC Methodology for Analyzing and Reporting
Property Income Statements

(Operating Statement Analysis Report, NOI Adjustment Worksheet, Comparative Financial Status Report, Property File, Periodic File, and the Financial File)

Note: These instructions are for the completion of the NOI Adjustment Worksheets ("NOIWS") and the Operating Statement Analysis Report ("OSAR"), and when used in conjunction with the attached Master Coding Matrix, constitute the CREFC/MBA methodology for determining standard Net Operating Income/Net Cash Flow (NOI/NCF). The information included in the NOIWS and OSAR flow through to the related files and supplemental reports that are part of the CREFC IRP. The Servicers will use best efforts to utilize this methodology. However, to the extent that the servicing agreement calls for different methodologies, the user should adhere to the terms of the servicing agreement.

The operating data from borrowers is used by many different parties for purposes of analysis; therefore, it is necessary to provide this information in a more standardized format. The following pages define a methodology for standardizing the analysis and reporting of this data to provide a framework for consistent reporting across different Servicers. The reports discussed below show underwriting information and ongoing information for subsequent years, as well as the most recent financial information available. The mortgage issuer has the responsibility for providing the original underwriting information at securitization ("At Contribution Information") to the Servicer and Sub-servicer for the mortgages they originate. This information must be incorporated into the OSAR by the Servicer or sub-servicer as reported by the Issuer. This will allow for meaningful analysis based on historical data.

The responsibility for collecting financial and property operating information from the borrower for each transaction is usually placed on the Servicer or Sub-servicer but it may vary with each transaction. Collecting and analyzing this information is an extremely important task because the results provide investors and others the ability to measure the performance of the underlying collateral. This, in turn, provides insight as to the performance of the loan.

The operating information collected from the borrowers should be used to populate the NOIWS and the OSAR. The NOIWS and the OSAR are then used to populate the related files and supplemental reports. CREFC/MBA standardization methodology for NOI/NCF calls for the utilization of standard templates, which vary by property type, for the NOIWS and the OSAR. These templates have been customized as to revenue and expense categories for the various property types. The four property type templates of the OSAR and NOIWS are as follows:

1. Multifamily including Mobile Home Parks and Co-ops
2. Healthcare
3. Lodging
4. Commercial (including Retail, Office, Industrial/Warehouse, Self-Storage and Mixed Use)

The attached Master Coding Matrix should be used to categorize underlying revenues and expenses in the NOIWS and OSAR into the proper broader revenue and expense categories that have been established for each property type.

NOI Adjustment Worksheet (NOIWS)

- The NOIWS documents any adjustments, which could include normalization and/or annualization adjustments, made to the borrower's actual data by the Servicer to determine normalized NOI and NCF. The NOIWS is a critical component in the reporting process and must be completed and accompany the OSAR since the normalized NOI and NCF will flow through to the OSAR. Please refer to the Revenue/Expense matrix for the items that require adjustment or elimination from the analysis. The Servicer will enter the borrower submitted data in the actual column of the NOIWS with the exception of line items that are classified as "ELIMINATE" on the Master Coding Matrix. All elimination or adjustment comments should be noted in the comments section of both the NOIWS and

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OSAR as discussed below. Comments related to items eliminated per the Master Coding Matrix are not required.

- The NOIWS and the OSAR should be completed by the Servicer on a quarterly basis. However the 1st quarter analysis will not be required unless a property is analyzed on a trailing 12 month basis, or if the loan is on the Watch List. Servicers should still collect the 1st quarter statements in the event analysis on a trailing 12 month basis is required in the future.

- Any annualization of the reported data should be footnoted on the NOIWS.

- While the borrower's reporting requirements (both content and frequency) will be dictated by the underlying loan documents, the servicing agreement typically requires that a servicer complete the NOIWS or the OSAR within a specific time frame once they have received the borrower's most recent operating statement. There are typically two *kinds* of reporting periods; *interim* and *fiscal year-end*, and there are different requirements for each.

    - Interim information is for periods of less than 12 months, and is typically unaudited. The property data should be normalized, regardless of the number of months, and may be annualized provided that there is at least 6 months of information available.

    - Fiscal year end information should also be normalized and may be annualized to address large differences in reported cash flow. To maintain comparability between reported fiscal years, annualization should only be done with 6 or more months of operating results and operating results of less than 6 months should not be reported. If a loan is assumed, the servicer should attempt to get at least 6 months of operating data to allow annualization and reporting of fiscal year end information that year. For annualized statements, the beginning and ending date of the statement from the borrower used to annualize should be reported.

Normalization and Reporting of Financial Information

Normalization of operating statement information helps to facilitate a meaningful comparison of a property's ongoing performance to its performance at the time of underwriting. Consequently, all reported property operating statement results should be normalized. By normalizing the operating statement there is an increased level of consistency from the initial contribution by the underwriter and each subsequent year.

Provided below are some general operating statement normalization guidelines. These are not intended to be all-inclusive, as there may be other categories which need adjustment and for which the servicer is expected to use its discretion. However, if Servicers adhere consistently to the methodology outlined below, comparisons both within and across transactions should become more meaningful over time.

Reporting:

- In the Income Section of the NOIWS and OSAR (excluding the template for Lodging), both categories, Gross Potential Rent and vacancy/collection loss, should be used in combination together, or these two categories should be left blank. If blank, then only the Base Rent category should be used to illustrate the net rent received (net of vacancy and collection loss).

- The Master Coding Matrix will determine whether an item is eliminated or adjusted from the analysis when reporting data from the borrower's income statement. Eliminated items are not included in the borrower actual activity on the NOIWS. Comments related to items eliminated per the Master Coding Matrix are not required. Adjustments are made to the borrower actual activity and could relate to annualization and/or normalization. The Master Coding Matrix is property type specific as discussed below.

- The Master Coding Matrix details specific revenue and expense items that should be **adjusted** for normalization purposes when completing the NOIWS and the OSAR**.**

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- The Master Coding Matrix also details specific revenue items that should be eliminated from the analysis when completing the NOIWS and the OSAR. No comments are required for items eliminated from the analysis per the Master Coding Matrix.

Additional Normalization Guidance:

- Non-recurring extraordinary income. A tax refund as a result of a tax appeal, a lease buyout, or insurance proceeds should always be adjusted out of income. Income received for a period other than the year in question should be adjusted. If a material amount of past due rent for a prior year was paid and recorded in the current year, the servicer should back this amount out of income and footnote the action, unless such payment is consistently made on a year-to-year basis.

- Care should be used when reflecting percentage/overage rents to ensure that they relate to the appropriate period and that the numbers are supported by a trend in prior years or by tenant sales information.

- Assume a property management fee of at least 3-5% of EGI, or Departmental Revenue for Lodging. Usually 5% is an accurate estimate however; on larger properties 3% or 4% may be sufficient. However, do not use a management fee less than what was used for the underwriting (if such information is available).

- Property Taxes should reflect the actual amount due or paid directly by the servicer for the related reporting period, excluding any delinquent taxes or credits from prior years (which would cause the number to be higher or lower).

- Insurance should reflect, if escrowed, the actual amount due or paid directly by the servicer for the related reporting period. If non-escrowed, use the greater of borrower actual or underwritten.

- Legal fees related to the operation of the property should be included in the analysis, but any legal fees or consulting fees not pertaining directly to the operation of the property should be excluded.
  - e.g., fees for closing the loan restructure.

- Corporate or entity level expenses should be eliminated.

- Debt Service - When reporting debt service, it is always preferable to have the actual amount due from the borrower for the period included in the operating statement. Additional guidance for fixed rate, interest only and floating rate loans includes:
  - Fixed rate and interest only - If the servicer does not have a full year of payment history, the servicer should estimate a full year amount. Any estimates should be footnoted as to the methodology used. For fixed rate loans without partial interest only periods, the servicer can multiply the required debt service paid in one month by the number of months for the relevant period. For fixed rate loans with partial interest only periods, the servicer should report the actual debt service due for the relevant operating statement period. In the year of conversion from interest only to amortizing, the servicer should include a footnote detailing the current years DSCR assuming the amortizing payment was made for the whole year.

  - Floating rate – The servicer should include the total amount due from the borrower for the related period. Any estimates should be footnoted as to the methodology used. If the borrower was required to purchase a Rate Cap Agreement[1] to limit their interest rate exposure, this activity should be treated as follows:

[1] The Servicer will need to track specific Rate Cap Agreement information in order to identify the loans that should reflect Rate Cap proceeds during the year. At a minimum, this information should include the LIBOR strike price which the servicer would compare to the actual LIBOR range for the applicable reporting period. If the strike price is met, then the servicer would know to look for Rate Cap proceeds.

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- If the funds received pursuant to the Rate Cap Agreement are included on the Borrower's financial statements, the funds should be included in Other Income and footnoted[2].

- If the funds received pursuant to the Rate Cap Agreement are not included on the Borrower's financial statements, the funds should be adjusted into Other Income and footnoted[2].

- If the expenses associated with the Rate Cap Agreement are paid upfront in a lump sum, the expense should be eliminated from the analysis.

- If the expenses associated with the Rate Cap Agreement are paid annually and included on the Borrower's financial statements, the associated expenses should be included in Other Expenses and footnoted.

- If the expenses associated with the Rate Cap Agreement are paid annually and not included on the Borrower's financial statements, the associated expenses should be adjusted into Other Expenses and footnoted.

Capital Expenditures/ Tenant Improvements and Leasing Commissions

In general, Capital Expenditures and TI's/LC's should be normalized to the values used for Underwriting unless the servicing agreement dictates otherwise. If there are significant variances from Underwriting, the reasons for these variances should be footnoted.

- Actual major capital expenditures that were not anticipated should be reflected as Extraordinary Capital Expenditures on the NOIWS. Extraordinary Capital Expenditures should then be adjusted out of the normalized column and will therefore be reflected as zero on the OSAR. A comment explaining the nature of these expenditures should be included on both the NOIWS and OSAR.

- Normalize Capital expenditures and TI's/LC's in the following order of preference:

  1) Normalize all capital expenditures, TI's and LC's to original underwriting, unless alternative directions are specified in the Servicing Agreement.

  2) If detailed underwriting was not provided to the servicer, utilize the total underwritten capital expenditures that are normally disclosed in the Annex A.

  3) If neither of the above mentioned sources is available, utilize actual contributions into the related reserve account(s).

Operating Statement Analysis Report (OSAR)

- Once the Servicer has completed the NOIWS (or has performed its own normalization for transactions which do not require a NOIWS) for a given quarter, the Servicer should use the "normalized" data to populate the OSAR, filling in the appropriate period end date in the "as of date" field. However the 1st quarter analysis will not be required unless a property is analyzed on a trailing 12 month basis, or if the loan is on the Watch List.

- The suggested footnotes (see below) from the most recent annual NOIWS should flow through to the OSAR. The OSAR will contain the original underwritten details ("At Contribution Information"

[2] If the loan is secured by multiple properties, the Rate Cap costs should be allocated between properties in the same manner as the debt service.

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column), if provided by the issuer, the three most recent sequential years of normalized operating information and the most recent interim period.

- Underwritten values are an important tool used to compare current operating cash flows to original expected performance. The mortgage issuer has the responsibility for providing the original underwriting information at securitization ("At Contribution Information") to the servicer and sub-servicer for the mortgages they originate. This information must be incorporated into the OSAR by the servicer or sub-servicer. When two types of underwriting data are available, utilize cash flows based on in-place rents rather than stabilized cash flows.

Updating the Reports

Upon completion of both the NOIWS and the OSAR, the file should be made available electronically in an Excel format (or an acceptable alternative). Some of the information calculated in the OSAR such as NCF and DSCR is used to update the CFSR, Periodic, Property, and Financial File. The CFSR should also be made available electronically in an Excel format (or an acceptable alternative). Both reports are usually required by the servicing agreement to be forwarded to the Trustee prior to the distribution date each month. Often they are also available from the Master Servicer's web site.

Footnote Disclosure

Investors are interested in both understanding the Servicer's normalization process and the reasons behind any fluctuations in a property's performance. The servicer explains the normalization and annualization adjustments in the footnotes and provides variance comments in the operating statement analysis related to property performance fluctuations in excess of the thresholds discussed below on the NOIWS and OSAR. No variance commentary will be required on quarterly statements unless the loan is on the Watch List.

- Variances of greater than 20% (either higher or lower) between the current full year and from the prior full year **must** be explained in the applicable comments section of the OSAR for the following line items:

  - Effective Gross Income or Departmental Income
  - Total Operating Expenses or Total General/unallocated
  - Total Capital Items

- Variances of greater than 20% (either higher or lower) between the current full year and from the prior full year for any DSCR **must** be explained in the applicable comments section of the OSAR.

- Operating variance comments are only required for annual statement analysis that exceed the thresholds discussed above or on quarterly statement analysis if the loan is on the Watch List. **(NOTE: 1st quarter analysis is only required if the loan is on the Watch List or is analyzed on a trailing 12 month basis)**. This commentary should address the property level issues causing these variances and could be included in the DSCR comments section or in the relevant sections above (i.e. expense or capital).

- If there are variances from underwriting that exceed the thresholds noted above for the first 3 years of reporting or while the underwriting is still relevant for operating statement analysis, the reasons for those variances should be footnoted.

The NOIWS/OSAR comment sections should always be used to explain normalization and annualization adjustments and any required elimination comments made to arrive at the Normalized NOI and NCF. The comments should contain appropriate detail as defined below. (*Comments from the latest NOIWS should be carried forward to the OSAR.)* The NOIWS and OSAR include the same three comment sections including Income, Expense and Capital Items. The OSAR includes an additional DSCR comment section that is used to explain any variances, as discussed above, between underwriting and/or prior years DSCR. The servicer comments should include reference to any eliminations made to the borrower's actual operating statement that are not specifically listed in the Master Coding Matrix, as well as any normalization or annualization adjustments included in the adjustment column. These comments could be

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included in the appropriate section (i.e. income or expense) or could be combined together in one of those sections. Comments related to items eliminated per the Master Coding Matrix are not required

The comments section of the NOIWS and OSAR is used to communicate information regarding the performance of the property to investors, clients, rating agencies, and other interested parties. These comments are used frequently to monitor changes in property performance. The operating statement variance comment should provide a verbal picture of current property performance. When developing comments for an OSAR, the comments may address the following:

a) Define the problem/issue and explain the situation
b) Indicate the source of the information (i.e. Property manager, borrower, Primary Servicer)
c) Identify causes for increases/reductions in revenues that exceed the thresholds mentioned above.
d) Identify causes for increases/reductions in expenses that exceed the thresholds mentioned above.
e) Normalization comments are critical for all revenue and expense items
f) Include Market data, if relevant and available.
g) Provide Borrower comments that substantiate the Borrowers reported revenues and expenses as necessary to address variances
h) Provide the property manager's/borrower's plan to improve cash flow if the property is on the Watchlist or not performing as well as expected based on the original underwriting, if still relevant.

Example:
Issue: YE2004 DSCR: NOI 0.97 / NCF 0.75
Property Type: Multi-family

Notes and Assumptions or DSCR:
Per property manager, the property has tightened leasing requirements after having a number of problematic tenants. The property manager believes this will save the property money on eviction and turnover expenses. The property has also engaged in an aggressive collections campaign to make sure tenants keep up with payments. Occupancy has rebounded slightly to 76% as of April 5, 2005. The property manager hopes to have occupancy in to the mid eighties by July 2005 by increasing occupancy 3% each month. To accomplish this goal the property has engaged in an aggressive marketing campaign and is advertising heavily with postcards.
Reis reports a fourth quarter 2004 vacancy rate of 9.0% up from 8.9% in the third quarter and 8.4% a year earlier.

Income Comments:
Total revenues for the YE2004 are down 11% from YE2003 due to an overall drop in occupancy of 22% over the same period. According to the Borrower, “base rent is down due to specials and concessions” in order to increase and stabilize occupancy.

Expense Comments:
Repairs and maintenance expenditures increased 34% over 2003 due to an increase in general repairs including some concrete repairs, exterior painting, refurbishing at turnover, upgraded some entrance lobbies and general repair to exteriors. Management fees were normalized per CREFC guidelines.

Capital Items Comments:
Capital items were normalized as per CREFC guidelines. No capital improvements were made in 2004.

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Example:
Issue: YTD DSCR at 6/30/05: NOI 0.94/NCF 0.89
Property Type: Multi-family

Notes and Assumptions or DSCR:
Per the Borrower, the decline in occupancy at YE2004 and the resulting decrease in base rents is a result of more home purchases in the subject's market. The Borrower expressed optimism that with increasing interest rates and an improving economy that occupancy will return to prior year levels in excess of 90%

Income Comments:
Total revenues for the 2nd Quarter 2005 are down due to a decrease in base rents charged from 2004. Occupancy has increased from 85% at YE2004 to 94% at 6/30/05.

Expense Comments:
Management fees normalized to 4 %. Taxes have been normalized to the amount paid by the servicer for the related period. Repair and maintenance expenses are down slightly.

Capital Items Comments:
Capital items were normalized as per CREFC guidelines. No capital improvements were made in 2005.

Pari Passu Notes

Sharing of Data on Pari Passu Notes and Subordinate Debt Structures

The sharing of information between Servicers is crucial to the dissemination of accurate data to the bond holders and rating agencies. The following guidelines should be utilized when servicing a loan that contains a Pari Passu component to ensure that all the Servicers are reporting the same information to the appropriate Trustee:

1) The lead Servicer (A1 note servicer) requests quarterly debt service information from the downstream Servicer(s) of the (A2 - A6, etc.) notes

2) The downstream Servicer(s) then provide the quarterly debt service amounts to the lead Servicer who performs the OSAR calculation

3) The lead Servicer then distributes the OSAR to the downstream Servicer(s) so each Servicer can post the OSAR with the same data

A list of contacts has been established that contains the contact information for the responsible party at each servicer. This will enable the lead servicer to communicate with the downstream Servicer(s) as needed. Any downstream servicer who has questions should communicate with the lead servicer. The contact list will be posted on the CREFC website at www.crefc.org and can be utilized for Pari Passu notes or subordinate debt structures.

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CREFC Investor Reporting Package

COMMERCIAL OPERATING STATEMENT ANALYSIS REPORT *(includes Retail/Office/Industrial/Warehouse/Mixed Use/Self Storage)*

as of MM/DD/YY

PROPERTY OVERVIEW

				Allocated Loan Amount/Percentage	
Property ID	1001-001	Paid Thru Date	Debt Outside Trust (1)	$	%
Note A-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Note B-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Note C-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Property Name					
Property Type					
Property Address, City, State					
Current Net Rentable SF/Units/Beds/Rooms			*Use second box to specify sqft.,units…*		
Year Built/Year Renovated	YYYY	YYYY			
Cap Ex Reserve (annually)/per Unit.etc. (2)	$ -	$ -	*specify annual/per unit…*		
Statement Ending Date	**Underwriting**	**MM/DD/YY**	**MM/DD/YY**	**MM/DD/YY**	**MM/DD/YY**
Occupancy Rate (physical)	0.00%	0.00%	0.00%	0.00%	0.00%
Occupancy Date	MM/DD/YY	MM/DD/YY	MM/DD/YY	MM/DD/YY	MM/DD/YY

(1) "X" if debt is outside of the trust, otherwise leave blank

(2) Total $ amount of Capital Reserves required annually by loan documents

INCOME:

						(prcdng yr to base)	(prcdng yr to 2nd prcdng)
Number of Mos. Covered							
Period Ended	**At Contribution**	**3rd Preceding**	**2nd Preceding**	**Preceding Yr.**	**TTM/YTD**	**YYYY-U/W**	**YYYY-YYYY**
Statement Ending Date	**Information**			*(fm NOI Adj Sheet)*	**as of / /XX**	**Variance**	**Variance**
Gross Potential Rent (3)							
Less: Vacancy Loss							
OR							
Base Rent (3)							
Expense Reimbursement							
Percentage Rent							
Parking Income							
Other Income							
***Effective Gross Income**							

(3) Use either Gross Potential (with Vacancy Loss) or Base Rents; use negative $amt for Vacancy Loss

OPERATING EXPENSES:

Real Estate Taxes							
Property Insurance							
Utilities							
Repairs and Maintenance							
Janitorial							
Management Fees							
Payroll & Benefits							
Advertising & Marketing							
Professional Fees							
General and Administrative							
Other Expenses							
Ground Rent							
***Total Operating Expenses**							
Operating Expense Ratio							
***Net Operating Income**							
Leasing Commissions							
Tenant Improvements							
Capital Expenditures							
Extraordinary Capital Expenditures							
Total Capital Items							
***Net Cash Flow**							
Debt Service - A Note							
Debt Service - B Note							
Debt Service - C Note							
***Net Cash Flow after Debt Service**							
***DSCR: (NOI/Debt Service) - A Note**							
***DSCR: (NOI/Debt Service) - A & B Note**							
***DSCR: (NOI/Debt Service) - A, B & C Note**							
***DSCR: (NCF/Debt Service) - A Note**							
***DSCR: (NCF/Debt Service) - A & B Note**							
***DSCR: (NCF/Debt Service) - A, B & C Note**							

Source of Financial Data:

(ie. operating statements, financial statements, tax return, other)

Notes and Assumptions: *Years above will roll, always showing a 3yr sequential history. Comments from the most recent NOI Adjustment Worksheet should be carried forward to Operating Statement Analysis Report. Year-over-year variances (either higher or lower) must be explained and noted for the following:* ***>20% DSCR change, >20% EGI/Total Operating Expenses or Total Capital Items. Quarterly variance comments may be necessary if the loan is on the Watch List.***

Income: Comments

Expense: Comments

Capital Items: Comments

DSCR: Comments

* Used in the CREFC Comparative Financial Status Report/CREFC Property File/CREFC Loan Periodic Update File. Note that information for multiple property loans must be consolidated (if available) for reporting to the CREFC Loan Periodic Update file.

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CREFC Investor Reporting Package

COMMERCIAL NOI ADJUSTMENT WORKSHEET *(includes Retail/Office/Industrial/Warehouse/Mixed Use/Self Storage)*

as of MM/DD/YY

PROPERTY OVERVIEW

				Allocated Loan Amount/Percentage	
Property ID	1001-001	Paid Thru Date	Debt Outside Trust (1)	$	%
Note A-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Note B-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Note C-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Property Name					
Property Type					
Property Address, City, State					
Current Net Rentable SF/Units/Pads,Beds			*Use second box to specify sqft.,units…*		
Year Built/Year Renovated	YYYY	YYYY			
Cap Ex Reserve (annually)/per Unit.etc. (2)	$ -	$ -	*specify annual/per unit…*		
Statement Ending Date	**MM/DD/YY**				
Occupancy Rate (physical)	0.00%				
Occupancy Date	MM/DD/YY				

(1) "X" if debt is outside of the trust, otherwise leave blank

(2) Total $ amount of Capital Reserves required annually by loan documents

Statement Ending Date	YYYY			Notes
	Borrower Actual	**Adjustment**	**Normalized**	
INCOME:				
Gross Potential Rent (3)				
Less: Vacancy Loss				
OR				
Base Rent (3)				
Expense Reimbursement				
Percentage Rent				
Parking Income				
Other Income				
Effective Gross Income				

(3) Use either Gross Potential (with Vacancy Loss) or Base Rents; use negative $amt for Vacancy Loss

OPERATING EXPENSES:				
Real Estate Taxes				
Property Insurance				
Utilities				
Repairs and Maintenance				
Janitorial				
Management Fees				
Payroll & Benefits Expense				
Advertising & Marketing				
Professional Fees				
General and Administrative				
Other Expenses				*For self-storage include franchise fees*
Ground Rent				
Total Operating Expenses				
Operating Expense Ratio				
Net Operating Income				
Leasing Commissions				
Tenant Improvements				
Capital Expenditures				
Extraordinary Capital Expenditures				
Total Capital Items				
Net Cash Flow				
Debt Service - A Note				
Debt Service - B Note				
Debt Service - C Note				
Net Cash Flow after debt service				
DSCR: (NOI/Debt Service) - A Note				
DSCR: (NOI/Debt Service) - A & B Note				
DSCR: (NOI/Debt Service) - A, B & C Note				
DSCR: (NCF/Debt Service) - A Note				
DSCR: (NCF/Debt Service) - A & B Note				
DSCR: (NCF/Debt Service) - A, B & C Note				
Source of Financial Data:				

(i.e.. operating statements, financial statements, tax return, other)

Notes and Assumptions: *This report should be completed for "Normalization" of Borrower's numbers. Methodology used is per MBA/CMSA Standard Methodology unless otherwise noted. The "Normalized" column and corresponding comments should roll through to the Operating Statement Analysis Report.*

Income: Comments

Expense: Comments

Capital Items: Comments

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CREFC Investor Reporting Package

MULTIFAMILY OPERATING STATEMENT ANALYSIS REPORT *(includes Mobile Home Parks and Co-ops)*

as of MM/DD/YY

PROPERTY OVERVIEW				Allocated Loan Amount/Percentage	
			Debt Outside Trust		
Property ID	1001-001	Paid Thru Date	(1)	$	%
Note A-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Note B-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Note C-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Property Name					
Property Type					
Property Address, City, State					
Current Net Rentable SF/Units/Beds/Rooms			*Use second box to specify sqft.,units…*		
Year Built/Year Renovated	YYYY	YYYY			
Cap Ex Reserve (annually)/per Unit.etc. (2)	$ -	$ -	*specify annual/per unit…*		
Statement Ending Date	**Underwriting**	**MM/DD/YY**	**MM/DD/YY**	**MM/DD/YY**	**MM/DD/YY**
Occupancy Rate (physical)	0.00%	0.00%	0.00%	0.00%	0.00%
Occupancy Date	MM/DD/YY	MM/DD/YY	MM/DD/YY	MM/DD/YY	MM/DD/YY

(1) "X" if debt is outside of the trust, otherwise leave blank

(2) Total $ amount of Capital Reserves required annually by loan documents

INCOME:						(prcdng yr to base)	(prcdng yr to 2nd prcdng)
Number of Mos. Covered							
Period Ended							
Statement Ending Date	**At Contribution Information**	**3rd Preceding**	**2nd Preceding**	**Preceding Yr.** *(fm NOI Adj Sheet)*	**TTM/YTD as of / /**	**YYYY-U/W Variance**	**YYYY-YYYY Variance**
Gross Potential Rent (3)							
Less: Vacancy Loss							
OR							
Base Rent (3)							
Laundry/Vending Income							
Parking Income							
Other Income							
***Effective Gross Income**							

(3) Use either Gross Potential (with Vacancy Loss) or Base Rents; use negative $amt for Vacancy Loss

OPERATING EXPENSES:							
Real Estate Taxes							
Property Insurance							
Utilities							
Repairs and Maintenance							
Management Fees							
Payroll & Benefits							
Advertising & Marketing							
Professional Fees							
General and Administrative							
Other Expenses							
Ground Rent							
***Total Operating Expenses**							
Operating Expense Ratio							
***Net Operating Income**							
Capital Expenditures							
Extraordinary Capital Expenditures							
Total Capital Items							
***Net Cash Flow**							
Debt Service - A Note							
Debt Service - B Note							
Debt Service - C Note							
***Net Cash Flow after Debt Service**							
***DSCR: (NOI/Debt Service) - A Note**							
***DSCR: (NOI/Debt Service) - A & B Note**							
***DSCR: (NOI/Debt Service) - A, B & C Note**							
***DSCR: (NCF/Debt Service) - A Note**							
***DSCR: (NCF/Debt Service) - A & B Note**							
***DSCR: (NCF/Debt Service) - A, B & C Note**							
Source of Financial Data:							

(ie. operating statements, financial statements, tax return, other)

Notes and Assumptions: *Years above will roll, always showing a 3yr sequential history. Comments from the most recent NOI Adjustment Worksheet should be carried forward to Operating Statement Analysis Report. Year-over-year variances (either higher or lower) must be explained and noted for the following:* ***>20% DSCR change, >20% EGI/Total Operating Expenses or Total Capital Items. Quarterly variance comments may be necessary if the loan is on the Watch List.***

Income: Comments

Expense: Comments

Capital Items: Comments

DSCR: Comments

* Used in the CREFC Comparative Financial Status Report/CREFC Property File/CREFC Loan Periodic Update File. Note that information for multiple property loans must be consolidated (if available) for reporting to the CREFC Loan Periodic Update file.

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CREFC Investor Reporting Package

MULTIFAMILY NOI ADJUSTMENT WORKSHEET *(includes Mobile Home Parks and Co-ops)*

as of MM/DD/YY

PROPERTY OVERVIEW

			Debt Outside Trust (1)	Allocated Loan Amount/Percentage $	Allocated Loan Amount/Percentage %
Property ID	1001-001	Paid Thru Date			
Note A-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Note B-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Note C-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Property Name					
Property Type					
Property Address, City, State					
Current Net Rentable SF/Units/Pads,Beds			*Use second box to specify sqft.,units…*		
Year Built/Year Renovated	YYYY	YYYY			
Cap Ex Reserve (annually)/per Unit.etc. (2)	$ -	$ -	*specify annual/per unit…*		
Statement Ending Date	**MM/DD/YY**				
Occupancy Rate (physical)	0.00%				
Occupancy Date	MM/DD/YY				

(1) "X" if debt is outside of the trust, otherwise leave blank

(2) Total $ amount of Capital Reserves required annually by loan documents

Statement Ending Date	**YYYY** Borrower Actual	Adjustment	Normalized	**Notes**
INCOME:				
Gross Potential Rent (3)				*Include Pad/RV rent*
Less: Vacancy Loss				
OR				
Base Rent (3)				
Laundry/Vending Income				
Parking Income				
Other Income				*Include forfeited security/late fees/pet*
Effective Gross Income				

(3) Use either Gross Potential (with Vacancy Loss) or Base Rents; use negative $ amt for Vacancy Loss

OPERATING EXPENSES:			
Real Estate Taxes			
Property Insurance			
Utilities			
Repairs and Maintenance			
Management Fees			
Payroll & Benefits Expense			
Advertising & Marketing			
Professional Fees			
General and Administrative			
Other Expenses			
Ground Rent			
Total Operating Expenses			
Operating Expense Ratio			
Net Operating Income			
Capital Expenditures			
Extraordinary Capital Expenditures			
Total Capital Items			
Net Cash Flow			
Debt Service - A Note			
Debt Service - B Note			
Debt Service - C Note			
Net Cash Flow after Debt Service			
DSCR: (NOI/Debt Service) - A Note			
DSCR: (NOI/Debt Service) - A & B Note			
DSCR: (NOI/Debt Service) - A, B & C Note			
DSCR: (NCF/Debt Service) - A Note			
DSCR: (NCF/Debt Service) - A & B Note			
DSCR: (NCF/Debt Service) - A, B & C Note			
Source of Financial Data:			

(i.e.. operating statements, financial statements, tax return, other)

Notes and Assumptions: This report should be completed for "Normalization" of Borrower's numbers. Methodology used is per MBA/CREFC Standard
Methodology unless otherwise noted. The "Normalized" column and corresponding comments should roll through to the Operating Statement Analysis Report

Income: Comments

Expense: Comments

Capital Items: Comments

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CREFC Investor Reporting Package
LODGING OPERATING STATEMENT ANALYSIS REPORT
as of MM/DD/YY

PROPERTY OVERVIEW

				Allocated Loan Amount/Percentage	
Property ID	1001-001	Paid Thru Date	Debt Outside Trust (1)	$	%
Note A-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Note B-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Note C-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Property Name					
Property Type					
Property Address, City, State					
Current Net Rentable SF/Units/Beds/Rooms			*Use second box to specify sqft.,units…*		
Year Built/Year Renovated	YYYY	YYYY			
Cap Ex Reserve (annually)/per Unit.etc. (2)	$ -	$ -	*specify annual/per unit…*		
Statement Ending Date	**Underwriting**	**MM/DD/YY**	**MM/DD/YY**	**MM/DD/YY**	**MM/DD/YY**
Occupancy Rate (physical)	0.00%	0.00%	0.00%	0.00%	0.00%
Occupancy Date	MM/DD/YY	MM/DD/YY	MM/DD/YY	MM/DD/YY	MM/DD/YY
Average Daily Rate	$0.00	$0.00	$0.00	$0.00	$0.00
Rev per Av. Room	$0.00	$0.00	$0.00	$0.00	$0.00

(1) "X" if debt is outside of the trust, otherwise leave blank
(2) Total $ amount of Capital Reserves required annually by loan documents

INCOME:

						(prcdng yr to base)	(prcdng yr to 2nd prcdng)
Number of Mos. Covered							
Period Ended	**At Contribution**	**3rd Preceding**	**2nd Preceding**	**Preceding Yr.**	**TTM/YTD**	**YYYY-U/W**	**YYYY-YYYY**
Statement Ending Date	**Information**			*(fm NOI Adj Sheet)*	**as of / /**	**Variance**	**Variance**
Room Revenue							
Food & Beverage Revenues							
Telephone Revenue							
Other Departmental Revenue							
Other Income							
***DEPARTMENTAL REVENUE/EGI**							
OPERATING EXPENSES:							
Departmental							
Room							
Food & Beverage							
Telephone Expenses							
Other Dept. Expenses							
DEPARTMENTAL EXPENSES:							
DEPARTMENTAL INCOME:							
General/Unallocated							
Real Estate Taxes							
Property Insurance							
Utilities							
Repairs and Maintenance							
Franchise Fee							
Management Fees							
Payroll & Benefits							
Advertising & Marketing							
Professional Fees							
General and Administrative							
Other Expenses							
Ground Rent							
TOTAL GENERAL/Unallocated							
(For CREFC files, Total Operating Exp. = Dept. Exp + Total General/Unallocated)							
Operating Expense Ratio							
=[Total Operating Exp.] / [Departmental Revenue/EGI]							
***Net Operating Income**							
Capital Expenditures							
Extraordinary Capital Expenditures							
Total Capital Items							
***Net Cash Flow**							
Debt Service - A Note							
Debt Service - B Note							
Debt Service - C Note							
***Net Cash Flow after Debt Service**							
***DSCR: (NOI/Debt Service) - A Note**							
***DSCR: (NOI/Debt Service) - A & B Note**							
***DSCR: (NOI/Debt Service) - A, B & C Note**							
***DSCR: (NCF/Debt Service) - A Note**							
***DSCR: (NCF/Debt Service) - A & B Note**							
***DSCR: (NCF/Debt Service) - A, B & C Note**							

Source of Financial Data:
(ie. operating statements, financial statements, tax return, other)

Notes and Assumptions: *Years above will roll, always showing a 3yr sequential history. Comments from the most recent NOI Adjustment Worksheet should be carried forward to Operating Statement Analysis Report. Year-over-year variances (either higher or lower) must be explained and noted for the following:* ***>20% DSCR change, >20% EGI/Total Operating Expenses or Total Capital Items. Quarterly variance comments may be necessary if the loan is on the Watch List.***

Income: Comments

Expense: Comments

Capital Items: Comments

DSCR: Comments

* Used in the CREFC Comparative Financial Status Report/CREFC Property File/CREFC Loan Periodic Update File. Note that information for multiple property loans must be consolidated (if available) for reporting to the CREFC Loan Periodic Update file.

Exposure Draft

CREFC Investor Reporting Package
LODGING NOI ADJUSTMENT WORKSHEET
as of MM/DD/YY

PROPERTY OVERVIEW

			Debt Outside Trust (1)	Allocated Loan Amount/Percentage $	%
Property ID	1001-001	Paid Thru Date			
Note A-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Note B-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Note C-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Property Name					
Property Type					
Property Address, City, State					
Current Net Rentable SF/Units/Pads,Beds			*Use second box to specify sqft.,units…*		
Year Built/Year Renovated	YYYY	YYYY			
Cap Ex Reserve (annually)/per Unit.etc. (2)	$ -	$ -	*specify annual/per unit…*		
Statement Ending Date	**MM/DD/YY**				
Occupancy Rate (physical)	0.00%				
Occupancy Date	MM/DD/YY				
Average Daily Rate	$0.00				
Rev per Av. Room	$0.00				

(1) "X" if debt is outside of the trust, otherwise leave blank
(2) Total $ amount of Capital Reserves required annually by loan documents.

Statement Ending Date	YYYY Borrower Actual	Adjustment	Normalized	Notes
INCOME:				
Room Revenue				
Food & Beverage Revenues				
Telephone Revenue				
Other Departmental Revenue				
Other Income				
DEPARTMENTAL REVENUE/EGI:				
OPERATING EXPENSES:				
Departmental				
Room				
Food & Beverage				
Telephone Expenses				
Other Dept. Expenses				
DEPARTMENTAL EXPENSES:				
DEPARTMENTAL INCOME:				
General/Unallocated				
Real Estate Taxes				
Property Insurance				
Utilities				
Repairs and Maintenance				
Franchise Fee				
Management Fees				
Payroll & Benefits				
Advertising & Marketing				
Professional Fees				
General and Administrative				
Other Expenses				
Ground Rent				
TOTAL GENERAL/Unallocated				
(For CREFC files, Total Operating Exp. = Dept. Exp + Total General/Unallocated)				
Operating Expense Ratio				
=[Total Operating Exp.] / [Departmental Revenue/EGI]				
Net Operating Income				
Capital Expenditures				
Extraordinary Capital Expenditures				
Total Capital Items				
Net Cash Flow				
Debt Service - A Note				
Debt Service - B Note				
Debt Service - C Note				
Net Cash Flow after debt service				
DSCR: (NOI/Debt Service) - A Note				
DSCR: (NOI/Debt Service) - A & B Note				
DSCR: (NOI/Debt Service) - A, B & C Note				
DSCR: (NCF/Debt Service) - A Note				
DSCR: (NCF/Debt Service) - A & B Note				
DSCR: (NCF/Debt Service) - A, B & C Note				
Source of Financial Data:				

(i.e.. operating statements, financial statements, tax return, other)

Notes and Assumptions: This report should be completed for "Normalization" of Borrower's numbers. Methodology used is per MBA/CREFC Standard *Methodology unless otherwise noted. The "Normalized" column and corresponding comments should roll through to the Operating Statement Analysis Report.*

Income: Comments

Expense: Comments

Capital Items: Comments

Exposure Draft

CREFC Investor Reporting Package
HEALTHCARE OPERATING STATEMENT ANALYSIS REPORT
as of MM/DD/YY

PROPERTY OVERVIEW

			Debt Outside Trust	Allocated Loan Amount/Percentage	
Property ID	1001-001	Paid Thru Date	(1)	$	%
Note A-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Note B-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Note C-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Property Name					
Property Type					
Property Address, City, State					
Current Net Rentable SF/Units/Beds/Rooms			*Use second box to specify sqft.,units…*		
Year Built/Year Renovated	YYYY	YYYY			
Cap Ex Reserve (annually)/per Unit.etc. (2)	$ -	$ -	*specify annual/per unit…*		
Statement Ending Date	**Underwriting**	**MM/DD/YY**	**MM/DD/YY**	**MM/DD/YY**	**MM/DD/YY**
Occupancy Rate (physical)	0.00%	0.00%	0.00%	0.00%	0.00%
Occupancy Date	MM/DD/YY	MM/DD/YY	MM/DD/YY	MM/DD/YY	MM/DD/YY

(1) "X" if debt is outside of the trust, otherwise leave blank
(2) Total $ amount of Capital Reserves required annually by loan documents

INCOME:

						(prcdng yr to base)	(prcdng yr to 2nd prcdng)
Number of Mos. Covered							
Period Ended	**At Contribution**	**3rd Preceding**	**2nd Preceding**	**Preceding Yr.**	**TTM/YTD**	**YYYY-U/W**	**YYYY-YYYY**
Statement Ending Date	**Information**			*(fm NOI Adj Sheet)*	**as of / /**	**Variance**	**Variance**
Gross Potential Rent (3)							
Less: Vacancy Loss							
OR							
Private Pay (3)							
Medicare/Medicaid							
Nursing/Medical Income							
Meals Income							
Other Income							
***Effective Gross Income**							

(3) Use either Gross Potential (with Vacancy Loss) or Private Pay/Medicare/Medicaid; use negative $amt for Vacancy Loss

OPERATING EXPENSES:

Real Estate Taxes							
Property Insurance							
Utilities							
Repairs and Maintenance							
Management Fees							
Payroll & Benefits							
Advertising & Marketing							
Professional Fees							
General and Administrative							
Room expense - housekeeping							
Meal expense							
Other Expenses							
Ground Rent							
***Total Operating Expenses**							
Operating Expense Ratio							
***Net Operating Income**							
Capital Expenditures							
Extraordinary Capital Expenditures							
Total Capital Items							
***Net Cash Flow**							
Debt Service - A Note							
Debt Service - B Note							
Debt Service - C Note							
***Net Cash Flow after Debt Service**							
***DSCR: (NOI/Debt Service) - A Note**							
***DSCR: (NOI/Debt Service) - A & B Note**							
***DSCR: (NOI/Debt Service) - A, B & C Note**							
***DSCR: (NCF/Debt Service) - A Note**							
***DSCR: (NCF/Debt Service) - A & B Note**							
***DSCR: (NCF/Debt Service) - A, B & C Note**							

Source of Financial Data:

(ie. operating statements, financial statements, tax return, other)

Notes and Assumptions: *Years above will roll, always showing a 3yr sequential history. Comments from the most recent NOI Adjustment Worksheet should be carried forward to Operating Statement Analysis Report. Year-over-year variances (either higher or lower) must be explained and noted for the following:* ***>20% DSCR change, >20% EGI/Total Operating Expenses or Total Capital Items. Quarterly variance comments may be necessary if the loan is on the Watch List.***

Income: Comments

Expense: Comments

Capital Items: Comments

DSCR: Comments

* Used in the CREFC Comparative Financial Status Report/CREFC Property File/CREFC Loan Periodic Update File. Note that information for multiple property loans must be consolidated (if available) for reporting to the CREFC Loan Periodic Update file.

Exposure Draft

CREFC Investor Reporting Package
HEALTHCARE NOI ADJUSTMENT WORKSHEET
as of MM/DD/YY

PROPERTY OVERVIEW

			Debt Outside Trust	Allocated Loan Amount/Percentage	
Property ID	1001-001	Paid Thru Date	(1)	$	%
Note A-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Note B-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Note C-Scheduled Loan Balance	$ -	MM/DD/YY	X or Blank	$ -	0.00%
Property Name					
Property Type					
Property Address, City, State					
Current Net Rentable SF/Units/Pads,Beds			*Use second box to specify sqft.,units…*		
Year Built/Year Renovated	YYYY	YYYY			
Cap Ex Reserve (annually)/per Unit.etc. (2)	$ -	$ -	*specify annual/per unit…*		
Statement Ending Date	**MM/DD/YY**				
Occupancy Rate (physical)	0.00%				
Occupancy Date	MM/DD/YY				

(1) "X" if debt is outside of the trust, otherwise leave blank
(2) Total $ amount of Capital Reserves required annually by loan documents

Statement Ending Date	YYYY			Notes
	Borrower Actual	**Adjustment**	**Normalized**	
INCOME:				
Gross Potential Rent (3)				
Less: Vacancy Loss				
OR				
Private Pay (3)				
Medicare/Medicaid				
Nursing/Medical Income				
Meals Income				
Other Income				
Effective Gross Income				

(3) Use either Gross Potential (with Vacancy Loss) or Private Pay/Medicare/Medicaid; use negative $amt for Vacancy Loss

OPERATING EXPENSES:			
Real Estate Taxes			
Property Insurance			
Utilities			
Repairs and Maintenance			
Management Fees			
Payroll & Benefits			
Advertising & Marketing			
Professional Fees			
General and Administrative			
Room expense - housekeeping			
Meal expense			
Other Expenses			
Ground Rent			
Total Operating Expenses			
Operating Expense Ratio			
Net Operating Income			
Capital Expenditures			
Extraordinary Capital Expenditures			
Total Capital Items			
Net Cash Flow			
Debt Service - A Note			
Debt Service - B Note			
Debt Service - C Note			
Net Cash Flow after debt service			
DSCR: (NOI/Debt Service) - A Note			
DSCR: (NOI/Debt Service) - A & B Note			
DSCR: (NOI/Debt Service) - A, B & C Note			
DSCR: (NCF/Debt Service) - A Note			
DSCR: (NCF/Debt Service) - A & B Note			
DSCR: (NCF/Debt Service) - A, B & C Note			
Source of Financial Data:			

(i.e.. operating statements, financial statements, tax return, other)

Notes and Assumptions: *This report should be completed for "Normalization" of Borrower's numbers. Methodology used is per MBA/CMSA Standard Methodology unless otherwise noted. The "Normalized" column and corresponding comments should roll through to the Operating Statement Analysis Report.*

Income: Comments

Expense: Comments

Capital Items: Comments

Exposure Draft

		Multi Family Multi Family	Multi Family Mobile Home Co-op	Commercial Office	Commercial Retail	Commercial Industrial Warehouse	Commercial Mixed Use	Commercial Self Storage	Lodging Lodging	Health Care Health Care
	Revenue Legend									
GPR	Gross Potential Rent	x	x	x	x	x	x	x		x
VAC	Vacancy Loss	x	x	x	x	x	x	x		x
BR	Base Rent	x	x	x	x	x	x	x		
ER	Expense Reimbursements			x	x	x	x			
PR	Percentage Rent				x		x			
LV	Laundry / Vending Income	x	x							
PI	Parking Income	x		x	x		x			
OI	Other Income	x	x	x	x	x	x	x	x	x
RMRV	Room Revenue								x	
FBV	Food & Bev Revenues								x	
TLRV	Telephone Revenue								x	x
ODR	Other Departmental Revenue								x	
PRI	Private Pay									x
MED	Medicare/Medicaid Revenues									x
NUR	Nursing/Medical Income									x
MLS	Meals Income									x

Revenue Line Items

Application Fees	OI	OI	OI	OI	OI	OI	OI	*********	*********
Bad Debt	OI/ADJUST	OI/ADJUST	OI/ADJUST	OI/ADJUST	OI/ADJUST	OI/ADJUST	OI/ADJUST	OI/ADJUST	OI/ADJUST
Base Rent	BR	BR	BR	BR	BR	BR	BR	*********	*********
Beverage Revenue	*********	*********	*********	*********	*********	*********	*********	FBV	*********
Box & Lock Sales	*********	*********	*********	*********	*********	*********	OI	*********	*********
Cable	OI	OI	*********	*********	*********	*********	*********	*********	*********
CAM	*********	*********	ER	ER	*********	ER	*********	*********	*********
Club House Rental	OI	OI	*********	*********	*********	*********	*********	*********	*********
Concessions	VAC	VAC	VAC	VAC	VAC	VAC	VAC	*********	VAC
Employee Rent	BR	BR	*********	*********	*********	*********	*********	*********	*********
Escalation Income	*********	BR	BR	BR	BR	BR	BR	*********	*********
Operating Escalation Income	*********	*********	ER	ER	ER	ER	*********	*********	*********
FASB 13 Straight Line Lease Income	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE
Food & Beverage Revenues	*********	*********	*********	*********	*********	*********	*********	FBV	MLS
Forfeited Security Deposits	OI	OI	OI	OI	OI	OI	OI	OI	OI
Gain on Sale	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE
Garage	PI	PI	PI	PI	*********	PI	*********	OI	OI
Gross Potential Rent	GPR	GPR	GPR	GPR	GPR	GPR	GPR	*********	GPR
Gross Rent	BR	BR	BR	BR	BR	BR	BR	*********	*********
Insurance Proceeds	OI/ADJUST	OI/ADJUST	OI/ADJUST	OI/ADJUST	OI/ADJUST	OI/ADJUST	OI/ADJUST	OI/ADJUST	OI/ADJUST
Interest Income	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE
Laundry	LV	LV	*********	OI	*********	OI	*********	*********	*********
Laundry / Vending	LV	LV	*********	OI	*********	OI	*********	*********	*********
Meals Income	*********	*********	*********	*********	*********	*********	*********	*********	MLS
Medicare/Medicaid Revenues	*********	*********	*********	*********	*********	*********	*********	*********	MED
Miscellaneous Income	OI	OI	OI	OI	OI	OI	OI	OI	OI
Mobile Home Sales	*********	ELIMINATE	*********	*********	*********	*********	*********	*********	*********
NSF Fees	OI	OI	OI	OI	OI	OI	OI	OI	OI
Nursing/Medical	*********	*********	*********	*********	*********	*********	*********	*********	NUR
Other Departmental Revenues	*********	*********	*********	*********	*********	*********	*********	ODR	*********
Other Income	OI	OI	OI	OI	OI	OI	OI	OI	OI
Pad Rental	*********	BR	*********	*********	*********	*********	*********	*********	*********
Parking Income	PI	PI	PI	PI	OI	PI	OI	OI	OI
Past Tenants Rent	BR/ADJUST	BR/ADJUST	BR/ADJUST	BR/ADJUST	BR/ADJUST	BR/ADJUST	BR/ADJUST	BR/ADJUST	BR/ADJUST
Percentage Rent	*********	*********	*********	PR	*********	PR	*********	*********	*********
Prepaid Rent	BR/ADJUST	BR/ADJUST	BR/ADJUST	BR/ADJUST	BR/ADJUST	BR/ADJUST	BR/ADJUST	BR/ADJUST	BR/ADJUST
Private Pay	*********	*********	*********	*********	*********	*********	*********	*********	PRI
Reimbursments	OI	OI	ER	ER	ER	ER	*********	*********	*********
Rent	BR	BR	BR	BR	BR	BR	BR	*********	*********
Rent Abatements	VAC	VAC	VAC	VAC	VAC	VAC	VAC	*********	VAC
Rent Loss	BR/ADJUST	BR/ADJUST	BR/ADJUST	BR/ADJUST	BR/ADJUST	BR/ADJUST	BR/ADJUST	BR/ADJUST	BR/ADJUST
Rent on Park Owned Homes	*********	BR	*********	*********	*********	*********	*********	*********	*********
Room Revenue	*********	*********	*********	*********	*********	*********	*********	RMRV	*********
Sales	OI	OI	OI	OI	*********	*********	*********	*********	*********
Sales Taxes Collected	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE
Security Deposits Collected	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	*********	*********
Security Deposit Interest	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE
Security Deposits Returned	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	*********	*********
Storage	OI	OI	OI	OI	OI	OI	OI	*********	*********
Straight line lease income	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE
Tax Reimbursement	*********	*********	ER	ER	ER	ER	*********	*********	*********
Telephone Commissions	*********	*********	*********	*********	*********	*********	*********	TLRV	*********
Telephone Revenue	*********	*********	*********	*********	*********	*********	*********	TLRV	*********
Temporary Tenants	OI	OI	OI	OI	OI	OI	OI	*********	*********
Utilities	*********	*********	ER	ER	ER	ER	*********	*********	*********
Vacancy Loss	VAC	VAC	VAC	VAC	VAC	VAC	VAC	*********	VAC
Vending	LV	LV	OI	OI	OI	OI	OI	OI	OI

Exposure Draft

		Multi Family	Multi Family	Commercial	Commercial	Commercial	Commercial	Commercial	Lodging	Health Care
		Multi Family	Mobile Home Co-op	Office	Retail	Industrial Warehouse	Mixed Use	Self Storage	Lodging	Health Care
	Expense Legend									
RET	Real Estate Taxes	x	x	x	x	x	x	x	x	x
PINS	Property Insurance	x	x	x	x	x	x	x	x	x
UTL	Utilities	x	x	x	x	x	x	x	x	x
R&M	Repairs and Maintenance	x	x	x	x	x	x	x	x	x
FFEE	Franchise Fees								x	
JAN	Janitorial			x	x	x	x			
MFEE	Management Fees	x	x	x	x	x	x	x	x	x
P&B	Payroll & Benefits	x	x	x	x	x	x	x	x	x
A&M	Advertising & Marketing	x	x	x	x	x	x	x	x	x
PFEE	Professional Fees	x	x	x	x	x	x	x	x	x
G&A	General and Administrative	x	x	x	x	x	x	x	x	x
OEXP	Other Expenses	x	x	x	x	x	x	x	x	x
GDR	Ground Rent	x	x	x	x	x	x	x	x	x
RMSE	Room Expense (Departmental)								x	
RMSHK	Room Expense-Housekeeping									x
F&B	Food & Beverage (Departmental)								x	
MLSE	Meals Expense									x
DTEL	Telephone (Departmental)								x	
ODE	Other Departmental Expense								x	
LC	Leasing Comissions			x	x	x	x	x		
TI	Tenant Improvements			x	x	x	x	x		
CAPEX	Capital Expenditures	x	x	x	x	x	x	x	x	x
ECAPEX	Extraordinary Capital Expenditures	x	x	x	x	x	x	x	x	x

Expense Line Items									
401K	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B
Accounting or Tax Fees	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE
Administrative Fee	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Advalorem Tax	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Advertising	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M
Advertising & Marketing	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M
Alarm System	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Amortization	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE
Ancillary Expense	OEXP	OEXP	OEXP	OEXP	OEXP	OEXP	OEXP	OEXP	OEXP
Answering Service	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Apartment Finder/Guide	A&M	**********	**********	**********	**********	**********	**********	**********	**********
Appliance	CAPEX	CAPEX	CAPEX	CAPEX	CAPEX	CAPEX	CAPEX	CAPEX	CAPEX
Architectural Fees	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE
Asset Management Fees	MFEE	MFEE	MFEE	MFEE	MFEE	MFEE	MFEE	MFEE	MFEE
Attorney Fees	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE
Auto Repairs	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Bad Debt	OEXP/ADJUST	OEXP/ADJUST	OEXP/ADJUST	OEXP/ADJUST	OEXP/ADJUST	OEXP/ADJUST	OEXP/ADJUST	OEXP/ADJUST	OEXP/ADJUST
Bank Charges	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Banners	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M
Bonuses	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B
Bookkeeping Fees	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE
Brochures	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M
Broker Commission / Fees	G&A	G&A	LC	LC	LC	LC	G&A	G&A	G&A
Building Lights	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL
Building Signage	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M
Business License	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Cable	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
CAM	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Capital Expenditures	CAPEX	CAPEX	CAPEX	CAPEX	CAPEX	CAPEX	CAPEX	CAPEX	CAPEX
Cleaning	R&M	R&M	JAN	JAN	JAN	JAN	R&M	R&M	RMSHK
Commissions	G&A	G&A	LC	LC	LC	LC	LC	G&A	G&A
Computer Repairs	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Contract Labor (Carpet Cleaning)	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B
Contract Labor-Make Ready	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B
Contract Work	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B
Courtesy Patrol	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Credit Card Fees	**********	**********	**********	**********	**********	**********	**********	G&A	**********
Credit Check	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Depreciation	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE
Dumpster Rental	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL
Education	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Electrical	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Electricity	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL
Elevator	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Employee Benefits	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B
Employee Expense	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B
Employee Insurance	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B
Engineering Fees	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE
Entertainment	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Equipment Lease / Rental	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Equipment Repairs	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Eviction Expense	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Extraordinary Capital Expenditures	ECAPEX	ECAPEX	ECAPEX	ECAPEX	ECAPEX	ECAPEX	ECAPEX	ECAPEX	ECAPEX
Exterminating Service	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
FF & E Reserve	CAPEX	CAPEX	CAPEX	CAPEX	CAPEX	CAPEX	CAPEX	CAPEX	CAPEX
FICA	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B
Financing Fees	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE
Finders Fee	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M
Fire Extinguisher & Moving Exp.	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Fire Prevention	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Flood Insurance	PINS	PINS	PINS	PINS	PINS	PINS	PINS	PINS	PINS
Floor Covering Replacement	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Food & Beverage Expense (Departmental	**********	**********	**********	**********	**********	**********	**********	F&B	MLSE
Franchise Fees	**********	**********	**********	**********	**********	**********	**********	FFEE	A&M
Freight & Shipping	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Gas	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL
General & Administrative	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A

Exposure Draft

	Multi Family	Multi Family	Commercial	Commercial	Commercial	Commercial	Commercial	Lodging	Health Care
	Multi Family	Mobile Home Co-op	Office	Retail	Industrial Warehouse	Mixed Use	Self Storage	Lodging	Health Care
General Building	OEXP	OEXP	OEXP	OEXP	OEXP	OEXP	OEXP	OEXP	OEXP
Ground Rent	GDR	GDR	GDR	GDR	GDR	GDR	GDR	GDR	GDR
Hazard Liability	PINS	PINS	PINS	PINS	PINS	PINS	PINS	PINS	PINS
Health Benefits	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B
Heat	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL
HVAC	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Insurance	PINS	PINS	PINS	PINS	PINS	PINS	PINS	PINS	PINS
Interest	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE
Janitorial	R&M	R&M	JAN	JAN	JAN	JAN	**********	**********	**********
Labor Plumbing	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B
Land Lease	GDR	GDR	GDR	GDR	GDR	GDR	GDR	GDR	GDR
Landscaping (Exterior)	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Landscaping/Plants (Interior)	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Lawn & Grounds	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Leased Equipment	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Leasing Comissions	**********	**********	LC	LC	LC	LC	LC	**********	G&A
Leasing Office Expense	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Legal Fees/Expense	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE
Licenses	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Life Insurance	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE
Life Safety	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Loan Principal	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE
Locks/Keys	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Maid Service	R&M	R&M	JAN	JAN	JAN	JAN	**********	RMSE	RMSHK
Make Ready	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Management Fees	MFEE	MFEE	MFEE	MFEE	MFEE	MFEE	MFEE	MFEE	MFEE
Manager Salaries	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B
Marketing	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M
Meals Expense	**********	**********	**********	**********	**********	**********	**********	F&B	MLSE
Mechanical	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Media Commissions	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M
Mileage	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Miscellaneous	OEXP	OEXP	OEXP	OEXP	OEXP	OEXP	OEXP	OEXP	OEXP
Miscellaneous G & A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Model Apartment	G&A	**********	**********	**********	**********	**********	**********	**********	**********
Newspaper ads	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M
Non-CAM Electric	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL
Office Supplies	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Other Departmental Expense	**********	**********	**********	**********	**********	**********	**********	ODE	**********
Other Expenses/Costs	OEXP	OEXP	OEXP	OEXP	OEXP	OEXP	OEXP	OEXP	OEXP
Owners Draw	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE
Painting	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Parking Lot	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Parking lot Electric	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL
Parking Lot Lighting Repair	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Parking Lot Lights	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL
Partnership Fees	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE
Payroll & Benefits	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B
Payroll Taxes	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B
Permits	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Personal Property Taxes	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Pest Control	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Plumbing	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Pool	R&M	R&M	**********	**********	**********	R&M	**********	R&M	R&M
Postage	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Printing	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Professional Fees	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE	PFEE
Promotions	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M
Property Insurance	PINS	PINS	PINS	PINS	PINS	PINS	PINS	PINS	PINS
Public Relations	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Rate Cap Agreement costs-upfront	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE
Rate Cap Agreement costs-ongoing	OEXP	OEXP	OEXP	OEXP	OEXP	OEXP	OEXP	OEXP	OEXP
Real Estate Taxes	RET	RET	RET	RET	RET	RET	RET	RET	RET
Rental Commissions	G&A	G&A	LC	LC	LC	LC	G&A	G&A	G&A
Rental Expense	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Repair Escrow	CAPEX	CAPEX	CAPEX	CAPEX	CAPEX	CAPEX	CAPEX	CAPEX	CAPEX
Repairs & Maintenance	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Resident Relations	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M
Room Expense (Departmental)	**********	**********	**********	**********	**********	**********	**********	RMSE	**********
Room Expense-Housekeeping	**********	**********	**********	**********	**********	**********	**********	RMSE	RMSHK
Rubbish Removal	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Salaries	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B
Salaries Maintenance	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B
Sales Tax Paid	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE	ELIMINATE
Scavenger	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Security	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Sec.Vehicle & Maint. Vehicle	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Septic	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL
Sewer	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL
Signage	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M
Snow Removal	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Space Designs & Drawings	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Subcontracted Labor	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B
Subscriptions/Dues	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Supplies	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Supplies-Cleaning	R&M	R&M	JAN	JAN	JAN	JAN	*****	*****	RMSHK
Supplies-Marketing	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M
Telephone	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Telephone (Departmental)	**********	**********	**********	**********	**********	**********	**********	DTEL	**********
Temporary Help	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B
Tenant Improvements	**********	**********	TI	TI	TI	TI	TI	**********	**********
Tenant Relations	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M
Trash Removal (including contract)	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL

EXPOSURE DRAFT

	Multi Family	Multi Family	Commercial	Commercial	Commercial	Commercial	Commercial	Lodging	Health Care
	Multi Family	Mobile Home Co-op	Office	Retail	Industrial Warehouse	Mixed Use	Self Storage	Lodging	Health Care
Travel	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Truck Repairs	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Turnover	R&M	R&M	TI	TI	TI	TI	TI	**********	R&M
Unemployement Insurance	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B
Uniform Service	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Utilities	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL
Utility Vehicle	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Vacancy Preparation	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Vacant - Utilities	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL
Vehicle Lease	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Vehicle Repair & Expense	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A	G&A
Water	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL	UTL
Water Irrigation	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Water Treatment Exp	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M	R&M
Worker's Comp	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B	P&B
Yellow Pages	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M	A&M

Exposure Draft

VIII. CREFC Disclosure Templates

Exposure Draft

APPRAISAL REDUCTION

ARA Date (L100, D28):	YYYYMMDD

Pursuant to the servicing agreement, specifically section (xx) of the definition for Appraisal Reduction Event ("ARE"), Report the ARE triggered for the loan below:

Transaction ID (S1, L1, D1):	
Prospectus Loan ID (S4, L4, D4)	
Loan ID (S3, L3, D3):	
Borrower Name:	
Property Name (S55):	
Paid Through Date (L8):	YYYYMMDD
Most Recent Value (L75, D26): ($)	0.00
Most Recent Valuation Date (L74, D24):	YYYYMMDD

Appraisal Reduction Amount: The excess, if any, of (a) - (b)

(a) =	the sum of:			
	(i) Stated Principal Balance of such Mortgage Loan		$ -	
	(ii) All accrued and unpaid interest on such Mortgage Loan		$ -	
	(iii) All accrued but unpaid fees [all types] and interest thereon		$ -	
	(iv) Any additional trust fund expenses		$ -	
	(v) All unreimbursed advances and interest thereon		$ -	
	(vi) All currently due and unpaid real estate taxes, assessments, insurance premiums, and if applicable, ground rents		$ -	
		(a) TOTAL		**$ -**
(b) =	An amount equal to 90% of the Most Recent Value		$ -	
		(b) TOTAL		**$ -**
Total Appraisal Reduction Amount (L99, D27):				**$ -**

Note: The Most Recent Value and Most Recent Valuation Date may differ from the data in the data files since the servicing agreement may required specific types of valuation be used for the appraisal reduction calculation.

ASER Calculation (not part of standard template)

ASER Calculation as of : YYYYMMDD

1) Current Period ASER Impact on Loan Advance(s):

Appraisal Reduction Amount	xx
Scheduled Loan Balance (as of ___date)	yy
Appraisal Reduction Percentage	xx/yy %

ASER Computed for the ____ Payment:

	Principal	Interest	Total Payment
Debt Service Payment(s)	XXX	XXX	XXX
ASER Amount	XXX	XXX	XXX
Advance	XXX	XXX	XXX

2) Cumulative ASER Amounts Reported as of _____date:

Payment Date	ASER Amount
10/1/2000	XXX
11/1/2000	XXX
12/1/2000	XXX

(Note: the amount for an individual payment date agrees to the amount reported in section 1) above)

Required Updates to CREFC Loan Periodic Update File/Special Servicer Loan File:

L33	Most Recent Net ASER Amount:
L35	Cumulative ASER Amount:
L99, D27	ARA (Appraisal Reduction Amount):
L100, D28	ARA Date:

Exposure Draft

SERVICER REALIZED LOSS TEMPLATE

Prepared by Special Servicer and MasterServicer

Notes/ Instructions to MS and Trustee | Items that affect CH*

Portfolio Name
Prospectus ID:
Servicer ID:
(applicable to Final Recovery Determination/Realized Loss)

Property Name:
City:
State:
Property Type:

Date: YYYYMMDD

	Total Funds Received on Corrected Mortgage Loan and Specially Serviced Mortgage Loan:			
	Sales Proceeds or Payoff Proceeds	-		
	Insurance Proceeds	-		
	Suspense Balance	-		
	Tax & Insurance Reserve Balance	-		
	Other Reserve Balance	-		
	Other Proceeds	-		
	Liquidation Sales Price (L114, D43)		-	
	Less: Closing Costs			
	Broker Fees	-		
	Other Selling Expenses	-		
			-	
	Net Proceeds Received on Liquidation (L45, D17)			-
1)	**Amounts Due Servicer and Trustee:**			
	Includes Current Period and Accrued Servicing Fees and Other Fees:			
	(Excludes items from Additional Trust Fund Expenses)			
a	Liquidation Fee to SS on SS loan		-	
b	Workout Fee on Corrected Mtg. loan		-	
c	Master Servicing Fees		-	
d	Special Servicing Fees		-	
e	Trustee Fees		-	
f	Other Fees		-	
g	P & I Advances (net advanced)		-	
h	Interest on Advances- P & I		-	
i	T&I Advances		-	
j	Interest on Advances- T&I		-	
k	Servicing Advances		-	
l	Interest on Advances-Servicing Advances		-	
	Total (L115, D74)			**0.00**
2)	**Amounts held back for future payment:**			
a	Other Unpaid Fees and expenses		-	
b	Other amounts		-	
	Total (L116, D75)			-
3)	**Accrued Interest (current period and prior interest shortfalls)**			
a	Current Scheduled Interest (Net)		-	
b	Cumulative ASER Amount		-	
c	Deemed non-recoverable interest or Advances (prior shortfall)		-	
d	Deemed non-recoverable interest or Advances (paid from trust principal)		-	
e	Other unpaid interest		-	
	Total (L117, D76)			-
4)	**Additional Trust Fund Expenses (prior interest shortfalls or principal losses)**			
a	Special Servicing Fees		-	
b	Work Out fees (Corrected Mortgage Loan)		-	
c	Interest on Advances		-	
d	Other Advance Outstanding: (Inspection by SS, Environmental, legal etc.)		-	
e	Unliquidated Advances (work-out delayed reimb.paid from trust-principal)		-	
f	Deemed Non-Recoverable Principal Advances (paid from trust-Principal)		-	
g	Deemed Non-Recoverable Servicing Advances (paid from trust-Principal)		-	
	Total (L118, D77)			-
	Total #1 through #4 - Liquidation Expenses ((L115+L116+L117+L118) or L46, D18)		-	
	Default Interest			-
	Late Charges			-
	Yield Maintenance/Prepayment Premium			-
	Net Proceeds (Proceeds available less #1 thru #4)			-
	(Proceeds available for Principal Distribution) (If negative, no proceeds available for distribution)			
	Current Beginning Scheduled Balance (L6)			-
	Realized Loss to Trust (Loan Level) (L47, D19)			-
	Realized Loss to Trust (Bond Level) (per definition in PSA)			-
	If Realized Loss Calculation > Beginning Scheduled Principal Balance (if positive number)			-
	(refer to PSA for allocation) (optional)			
a	Amounts allocated to Interest shortfall--Current Period	-		
b	Amount applied to Interest shortfall or principal loss--Prior Period	-		
c	Amount to Realized Loss > than STB, allocate to current period principal	-		
d	Other method per PSA			

Additional Proceeds received after Final Recovery Determination/Realized Loss
Amounts distributed as reimbursement of Unfunded Principal Balance Reductions (prior Realized Losses) (optional

Date	Description	Amount	Class that received funds (optional)
Current period (L120, D79)	Add'l proceeds (L119 or L124, D78 or D80)	0.00	
Prior period	Add'l Proceeds	0.00	
Subtotal Additional Proceeds		0.00	

Additional Expenses after Final Recovery Determination/Realized Loss

Date	Description	Amount	Class that received funds (optional)
Current period (L120, D79)	Add'l expense (L119 or L124, D78 or D80)	0.00	
Prior period	Add'l expenses	0.00	
Subtotal Additional Expenses		0.00	

Current Period Adjustment to Trust (Additional Proceeds less Additional Expenses)		-
Minor Adjustment Passed to Trust - Cumulative (L121,D45)		-
(positive number =proceeds available)		
Adjusted Realized Loss (should be used if PSA provides for this)		

Signature and Title of Servicing Officer — Date

cc: Special Servicer, Master Servicer, Trustee, attachment to Distribution Statement

Exposure Draft

SERVICER REALIZED LOSS TEMPLATE- SAMPLE

Prepared by Special Servicer and MasterServicer

Notes/ Instructions to MS and Trustee | Items that affect CH*

Portfolio Name | **Property Name:**
Prospectus ID: | **City:**
Servicer ID: | **State:**
(applicable to Final Recovery Determination/Realized Loss) | **Property Type:**

Date: 20070404

	Total Funds Received on Specially Serviced Mortgage Loan:			
	Sales Proceeds or Payoff Proceeds	3,600,000.00		
	Insurance Proceeds	-		
	Suspense Balance	-		
	Tax & Insurance Reserve Balance	-		
	Other Reserve Balance	-		
	Other Proceeds	-		
	Liquidation Sales Price (L114, D43)		3,600,000.00	
	Less: Closing Costs			
	Broker Fees	95,105.19		
	Other Selling Expenses	-		
			95,105.19	
	Net Proceeds Received on Liquidation (L45, D17)			**3,504,894.81**
1)	**Amounts Due Servicer and Trustee:**			
	Includes Current Period and Accrued Servicing Fees and Other Fees:			
	(Excludes items from Additional Trust Fund Expenses)			
a	Liquidation Fee to SS on SS loan		35,048.95	
b	Workout Fee on Corrected Mtg. loan		-	
c	Master Servicing Fees		-	
d	Special Servicing Fees		-	
e	Trustee Fees		-	
f	Other Fees		-	
g	P & I Advances (net advanced)		-	
h	Interest on Advances- P & I		12,514.30	
i	T&I Advances		-	
j	Interest on Advances- T&I		-	
k	Servicing Advances		-	
l	Interest on Advances-Servicing Advances		-	
	Total (L115, D74)			**47,563.25**
2)	**Amounts held back for future payment:**			
a	Other Unpaid Fees and expenses		3,000.00	
b	Other amounts		-	
	Total (L116, D75)			**3,000.00**
3)	**Accrued Interest (current period and prior interest shortfalls)**			
a	Current Scheduled Interest (Net)		36,863.48	
b	Cumulative ASER Amount		50,000.00	
c	Deemed non-recoverable interest or Advances (prior shortfall)		695,006.76	
d	Deemed non-recoverable interest or Advances (paid from trust principal)		-	
e	Other unpaid interest		-	
	Total (L117, D76)			**781,870.24**
4)	**Additional Trust Fund Expenses (prior interest shortfalls or principal losses)**			
a	Special Servicing Fees		2,000.00	
b	Work Out fees (Corrected Mortgage Loan)		-	
c	Interest on Advances		15,000.00	
d	Other Advance Outstanding: (Inspection by SS, Environmental, legal etc.)		-	
e	Unliquidated Advances (work-out delayed reimb.paid from trust-principal)		-	
f	Deemed Non-Recoverable Principal Advances (paid from trust-Principal)		1,282,322.37	
g	Deemed Non-Recoverable Servicing Advances (paid from trust-Principal)		2,000,000.00	
	Total (L118, D77)			**3,299,322.37**
	Total #1 through #4 - Liquidation Expenses ((L115+L116+L117+L118) or L46, D18)		**4,131,755.86**	
	Default Interest			-
	Late Charges			-
	Yield Maintenance/Prepayment Premium			-
	Net Proceeds (Proceeds available less #1 thru #4)			**(626,861.05)**
	(Proceeds available for Principal Distribution) (If negative, no proceeds available for distribution)			
	Current Beginning Scheduled Balance (L6)			**5,833,393.01**
	Realized Loss to Trust (Loan Level) (L47, D19)			**6,460,254.06**
	Realized Loss to Trust (Bond Level) (per definition in PSA)			**5,833,393.01**
	If Realized Loss Calculation > Beginning Scheduled Principal Balance (if positive number)			**626,861.05**
	(refer to PSA for allocation) (optional)			
a	Amounts allocated to Interest shortfall--Current Period	-		
b	Amount applied to Interest shortfall or principal loss--Prior Period	626,861.05		
c	Amount to Realized Loss > than STB, allocate to current period principal	-		
d	Other method per PSA			

Additional Proceeds received after Final Recovery Determination/Realized Loss
Amounts distributed as reimbursement of Unfunded Principal Balance Reductions (prior Realized Losses) (optional

Date	Description	Amount	Class that received funds (optional)
Current period (L120, D79)	Add'l proceeds (L119 or L124, D78 or D80)	2000.00	
Prior period	Add'l Proceeds	500.00	
Subtotal Additional Proceeds		2500.00	

Additional Expenses after Final Recovery Determination/Realized Loss

Date	Description	Amount	Class that received funds (optional)
Current period (L120, D79)	Add'l expense (L119 or L124, D78 or D80)	1500.00	
Prior period	Add'l expenses	0.00	
Subtotal Additional Expenses		1500.00	

Current Period Adjustment to Trust (Additional Proceeds less Additional Expenses)		500.00
Minor Adjustment Passed to Trust - Cumulative (L121,D45)		**1,000.00**
(positive number =proceeds available)		
Adjusted Realized Loss (should be used if PSA provides for this)		**5,834,393.01**

Signature and Title of Servicing Officer — Date

cc: Special Servicer, Master Servicer, Trustee, attachment to Distribution Statement

Exposure Draft

CREFC Investor Reporting Package
RECONCILIATION OF FUNDS
As of _____
(Portfolio Level Report)

Funds From Collateral:			
Interest:			
Scheduled Interest Amount:		L23	
Deferred Interest Collected		L126	
Total Interest			sum of (L23+L126)
Less Interest Adjustments:			
Prepayment Interest Excess (Shortfall):		L31	
Other Interest Adjustment:		L102	
Total Interest Adjustments:			sum of (L31+L102)
Less Scheduled Fees:			
Servicing Fee/Primary Servicing Fees:			
Trustee Fee:			
Total Scheduled Fees:			sum of fees
Less Unscheduled Expenses or Shortfalls:			
Reimbursed Interest on Advances:		L107	
Special Servicing Fees:			
Workout Fee Amount: (1)	L108		
Liquidation Fee Amount: (1)	L109		
Special Servicing Fee Amount Plus Adjustments:	L106		
Total Special Servicing Fees Collected:		Sum of (L108 + L109 + L106)	
Most Recent Net ASER Amount:		L33	
Other Expenses or Shortfalls:		L124 plus any other pool level expenses or shortfalls	
Total Unscheduled Expenses or Shortfalls:			sum of (L107+Total Special Servicing Fees Collected+L33 + Other)
Net Interest Amount:			(L23+L126)-Total Interest Adjustments-Total Scheduled Fees-Total Unscheduled Expenses/Shortfalls
Principal:			
Scheduled Principal Amount:		L24	
Unscheduled Principal Collections:		L27	
Other Principal Adjustments:		L28	
Total Principal Amount:			sum of L24+L27+L28
Prepayment Penalties/Yield Maintenance Received:			L30
Total Funds Available for Distribution:			sum of Net interest Amount + Total Principal Amount+ L30
Funds to Bonds:			
Interest Distribution:			
Principal Distribution:			
Prepayment Premium/Yield Maintenance Received:			
Total Funds to Bonds:			sum of fund to bonds

Sums should be equal

Notes:
(1) Specific definition and allocations of the fees may vary based on specific deal servicing agreements.

Exposure Draft

HISTORICAL BOND/COLLATERAL REALIZED LOSS RECONCILIATION
As of _____
(Loan Level Report)

				---------- Adjustments ----------							
1	2	3	4	5	6	7	8	9	10	11	12
L5, P5, D5, B2, C3	L4, D4, S4										
Distribution Date	Prospectus Loan ID	Current Beginning Scheduled Balance of the Loan at Liquidation	Aggregate Realized Loss on Loans	Prior Realized Loss Applied to Certificates	Amounts Covered by Overcollateralization and other Credit Support	Interest (Shortages)/ Excesses applied to Realized Losses	Modification Adjustments/ Appraisal Reduction Adjustment	Additional (Recoveries) Expenses applied to Realized Losses	Realized Loss Applied to Certificates to Date*	Recoveries of Realized Losses Paid as Cash	(Recoveries)/ Realized Loss Applied to Certificate Interest
				A	B	C	D	E	A-B-C-D+E		

* In the initial period, the Realized Loss Applied to Certificates to Date will equal Aggregate Realized Loss on Loans - B - C - D + E instead of A - B - C - D +E.

Exposure Draft

HISTORICAL BOND/COLLATERAL REALIZED LOSS RECONCILIATION - SAMPLE
As of December 15, 2005
(Loan Level Report)

				Adjustments							
1	2	3	4	5	6	7	8	9	10	11	12
Distribution Date	Prospectus Loan ID	Current Beginning Scheduled Balance of the Loan at Liquidation	Aggregate Realized Loss on Loans	Prior Realized Loss Applied to Certificates	Amounts Covered by Overcollateralization and other Credit Support	Interest (Shortages)/ Excesses applied to Realized Losses	Modification Adjustments/ Appraisal Reduction Adjustment	Additional (Recoveries) Expenses applied to Realized Losses	Realized Loss Applied to Certificates to Date*	Recoveries of Realized Losses Paid as Cash	(Recoveries)/ Realized Loss Applied to Certificate Interest
				A	B	C	D	E	=A-B-C-D+E		
20020918	148	2,951,135.71	2,758,075.10	-		-	-		2,758,075.10		-
20021118	148	2,951,135.71	2,738,244.14	2,758,075.10				(19,830.96)	2,738,244.14		
20030618	148	2,951,135.71	2,712,532.62	2,738,244.14					2,738,244.14	25,711.52	
20031018	148	2,951,135.71	2,699,243.92	2,738,244.14					2,738,244.14	13,288.70	
20021018	179	2,204,878.20	1,574,743.82	-					1,574,743.82		
20021118	179	2,204,878.20	1,601,089.03	1,574,743.82				26,345.21	1,601,089.03		
20021218	85	4,122,950.56	3,957,253.42	-					3,957,253.42		
20020118	85	4,122,950.56	3,964,591.20	3,957,253.42				7,337.78	3,964,591.20		
20020118	194	972,919.20	870,418.78	-					870,418.78		
20030618	219	1,285,513.38	1,060,222.04	-					1,060,222.04		
20030818	48	6,211,579.16	6,190,835.12	-					6,190,835.12		
20030918	48	6,211,579.16	4,552,036.84	6,190,835.12					6,190,835.12	1,638,798.28	
			14,747,601.81						16,425,400.31	1,677,798.50	
										14,747,601.81	

* In the initial period, the Realized Loss Applied to Certificates to Date will equal Aggregate Realized Loss on Loans - B - C - D + E instead of A - B - C - D +E.

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CREFC Investor Reporting Package
Disclosure Template

HISTORICAL LIQUIDATION LOSS
As of _____
(Loan Level Report)
(Prepared by Trustee)
(Included in Certificateholder's Statement)

1	2	3	4	5	6	7	8	9	10	11	12	13
L5, D5	L4, D4, S4	L6	L75, D26	L114, D43	L45, D17	L46, D18 or L115+L116+L117+L118	L45 less L46	L47, D19	L120, D79	L119, D78	L121, D45	L47 less L121 or D19 less D45
Distribution Date	**Prospectus Loan ID**	**Current Beginning Scheduled Balance**	**Most Recent Value**	**Liquidation Sales Price**	**Net Proceeds Received on Liquidation**	**Liquidation Expense**	**Net Proceeds Available for Distribution**	**Realized Loss to Trust**	**Date of Current Period Adjustment to Trust**	**Current Period Adjustment to Trust**	**Minor Adjustment Passed to Trust - Cumulative**	**Loss to Loan with Cumulative Adjustment to Trust**

Exposure Draft

CREFC Investor Reporting Package
Disclosure Template

INTEREST SHORTFALL RECONCILIATION
Mortgage Loan Detail Expense
As of _____

Deal Name:
Distribution Date:

			Special Servicing Fees								Reimbursement of Advances to Servicer			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
L4, D4, S4	S44	L7	L106, D58	L109, D72	L108, D65	L33	L31		L107		L122	L123	L124	
Prospectus Loan ID	**Scheduled Principal Balance at Contribution**	**Current Ending Scheduled Balance**	**Special Servicing Fee Amount plus Adjustments**	**Liquidation Fee Amount**	**Workout Fee Amount**	**Most Recent Net ASER Amount**	**Prepayment Interest Excess/ (Shortfall)**	**Non - Recoverable (Scheduled Interest)**	**Reimbursed Interest on Advances**	**Modified Interest Rate (Reduction)/ Excess**	**Current Month**	**Left to Reimburse Servicer**	**Other (Shortfalls)/ Refunds**	**Comments - IS**
			A	B	C	D	E	F	G	H	I		J	
Totals			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Shortfall hitting the Trust				**0.00**	**=A + B + C + D - E + F + G - H + I - J**									

Exposure Draft

Servicer Remittance to Trustee*

Servicer: *Name of Servicer*
Contact Name: *Name of Servicer's Analyst*
Contact Phone Number: *Analyst's Phone Number*
Transaction ID L1
Determination Date: *yyyymmdd*
Remittance Date: *yyyymmdd*
Distribution Date: L5

			PRINCIPAL	INTEREST	TOTAL
1. MONTHLY PAYMENTS					
	a	Scheduled Principal Amount/Scheduled Interest Amount	L24	L23	sum of P&I
	b	Unscheduled Principal Collections	L27		sum of P&I
	c	Prepayment Premium/Yield Maintenance (YM) Received		L30	sum of P&I
	d	Exit Fees		calculation	sum of P&I
	e	Borrower Paid Trustee Fee		calculation	sum of P&I
	f	Default Interest to Trust		calculation	sum of P&I
		Total	**=a+b for principal**	**=sum of a-f for interest**	**=sum of a-f**
2. ADJUSTMENTS					
	a	Current Period Adjustment to Trust			L119
	b	Deferred Interest Collected		L126	sum of P&I
	c	Prepayment Interest Excess (Shortfall)		L31	sum of P&I
	d	Other Principal Adjustments/Other Interest Adjustments	L28	L102	sum of P&I
	e	Interest Reserve Remitted/(Withheld)		calculation	sum of P&I
		Total	**=d for principal**	**=sum of a-e for interest**	**=sum of a-e**
3. SCHEDULED SERVICING FEES					
	a	Master Servicing Fees		calculation	sum of P&I
	b	Primary Servicing Fees		calculation	sum of P&I
	c	Special Servicer Fees - Standby		calculation	sum of P&I
	d	Other Servicing Fees		calculation	sum of P&I
		Total		**=sum of a-d for interest**	**=sum of a-d**
4. UNSCHEDULED SERVICING FEES AND EXPENSES					
	a	Most Recent Net ASER Amount		L33	sum of P&I
	b	Special Servicing Fee Amount plus Adjustments		L106	sum of P&I
	c	Reimbursed Interest on Advances		L107	sum of P&I
	d	Workout Fee Amount		L108	sum of P&I
	e	Liquidation Fee Amount		L109	sum of P&I
	f	Reimb of Advances to Servicer - Current Month			L122
	g	Other Shortfalls/(Refunds)		L124	sum of P&I
	h	Pool Level Adjustments	calculation	calculation	sum of P&I
		Total	**=h for principal**	**=sum of a-h for interest**	**=sum of a-h**
		Subtotal	=1+2-3-4 for principal	=1+2-3-4 for interest	sum of P&I
		Current Period Adjustment to the Trust			L119
		Reimb of Advances to Servicer - Current Month			L122
		Total Remittance Amount			**Subtotal + L119 + L122**

*shaded fields are not populated

NOTES (a brief description of the issues affecting the remittance including a breakdown of PPP and YM Charges, the reason for principal and interest adjustments, a description of Other Shortfalls/(Refunds), a description of Reimb of Advances to Servicer - Current Month, and a description of Pool Level

Exposure Draft

Servicer Remittance to Trustee

Field Descriptions

Field	Field Name	Description
1c	Prepayment Penalties/Yield Maintenance	Sum of L30 from the LPU. This will only affect the interest remittance. If a loan has a Prepayment Penalty and/or a Yield Maintenance amount and is coded with Liquidation/Prepayment Code of 3 or 6, the Notes section at the bottom of the template needs to be updated with whether the value represents Prepayment Penalties or Yield Maintenance.
1d	Exit Fees	Total of the Exit fees due to be passed through to the Trust. This will only affect the interest remittance.
1e	Borrower Paid Trustee Fee	Total of the Trustee fees that are to be paid by the borrower and due to be passed through to the Trust. This will only affect the interest remittance.
1f	Default Interest to Trust	Total of the Default Interest due to be passed through to the Trust. This will only affect the interest remittance.
2a	Current Period Adjustment to the Trust	Sum of L119 from the LPU. Whether the adjustments are categorized as principal recovery, principal loss, additional proceeds, or additional expenses is at the loan accounting level and should be provided in the 'Instructions to MS and Trustee' field in the Realized Loss Template. The Master Servicers may provide further clarification on the categorization through this template.
2d	Other Principal Adjustments/Other Interest Adjustments	Sum of any cash adjustments in L28 for Principal and L102 for Interest from the LPU. If there are interest and principal adjustments that are offsetting (ex. correcting an amortization issue on a loan), the amounts need to be included in these fields. Even though the net affect to the remittance is zero, this type of adjustment affects the waterfall. A brief description of each adjustment will be provided in the Notes section at the bottom of the template. This will help Trustees determine how to apply the adjustments to the bonds.
2f	Interest Reserve Remitted/(Withheld)	Amounts remitted or withheld by the Servicer in relation to Interest Reserve (only when the Servicer is responsible for reserving the funds)
3a	Master Servicing Fees	Total of the fees accrued by the Master Servicer. This will only affect the interest remittance.
3b	Primary Servicing Fees	Total of the fees accrued by Primary Servicers. This will only affect the interest remittance.
3c	Special Servicer Fees - Standby	Total of the scheduled fees accrued by Special Servicers. This does not include additional fees earned by the Special Servicers such as Liquidation Fees, Workout Fees, or Special Servicing Fees accrued only after a loan is sent to special servicing.
3d	Other Servicing Fees	Total of the fees accrued by other Servicers within a transaction (does not include Trustee fees). This will only affect the interest remittance.
4e	Liquidation Fee Amount	Sum of L109 from the LPU. This will only affect the interest remittance. If this has already been accounted for with the realized loss, this value should not affect the remittance and therefore L109 should not be populated.
4h	Pool Level Adjustments	Any adjustments to the remittance that are not attributed to individual loans and not captured in the periodic file. A brief description of the adjustments should be included in the Notes section at the bottom of the template.
	Subtotal	Subtotal of each major section (=1+2-3-4)
	Total Remittance Amount	Equals Subtotal plus Current Period Adjustment to the Trust. This is necessary if the Current Period Adjustment to the Trust is not included in the Principal or Interest columns.
	Notes	This section will provide a brief narrative of the issues affecting the remittance including a breakdown of PPP and YM Charges (if necessary), the reason for principal and interest adjustments, a description of Other Shortfalls/(Refunds), a description of Reimb of Advances to Servicer - Current Month, and a description of Pool Level Adjustments. This section will be used for clarification as necessary. Comments would be applicable if reporting a Liquidation/Prepayment Code of 3 (Disposition) or 6 (DPO).

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Servicer Remittance to Trustee* *(Sample Report)*

Servicer:	Colt Loan Servicing Inc
Contact Name:	Peyton Manning
Contact Phone Number:	(317) 297-2658
Transaction ID	Mega 2007-FL1
Determination Date:	20070111
Remittance Date:	20070116
Distribution Date:	20070117

			PRINCIPAL	INTEREST	TOTAL
1. MONTHLY PAYMENTS					
	a	Scheduled Principal Amount/Scheduled Interest Amount	1,250,179.85	7,439,284.23	8,689,464.08
	b	Unscheduled Principal Collections	15,000,000.00		15,000,000.00
	c	Prepayment Premium/Yield Maintenance (YM) Received		238,225.89	238,225.89
	d	Exit Fees		3,000.00	3,000.00
	e	Borrower Paid Trustee Fee		112.50	112.50
	f	Default Interest to Trust		591.25	591.25
		Total	**16,250,179.85**	**7,681,213.87**	**23,931,393.72**
2. ADJUSTMENTS					
	a	Current Period Adjustment to Trust			575.00
	b	Deferred Interest Collected		250.00	250.00
	c	Prepayment Interest Excess (Shortfall)		(3,182.46)	(3,182.46)
	d	Other Principal Adjustments/Other Interest Adjustments	1,138.00	(1,138.00)	0.00
	e	Interest Reserve Remitted/(Withheld)		174,000.00	174,000.00
		Total	**1,138.00**	**169,429.54**	**171,142.54**
3. SCHEDULED SERVICING FEES					
	a	Master Servicing Fees		29,674.25	29,674.25
	b	Primary Servicing Fees		22,136.98	22,136.98
	c	Special Servicer Fees - Standby		615.01	615.01
	d	Other Servicing Fees		9,456.10	9,456.10
		Total		**61,882.34**	**61,882.34**
4. UNSCHEDULED SERVICING FEES AND EXPENSES					
	a	Most Recent Net ASER Amount		22,716.21	22,716.21
	b	Special Servicing Fee Amount plus Adjustments		987.56	987.56
	c	Reimbursed Interest on Advances		170.20	170.20
	d	Workout Fee Amount		26,040.64	26,040.64
	e	Liquidation Fee Amount		0.00	0.00
	f	Reimb of Advances to Servicer - Current Month			22,660.87
	g	Other Shortfalls/(Refunds)		1,135.56	1,135.56
	h	Pool Level Adjustments	0.00	5,250.00	5,250.00
		Total	**0.00**	**56,300.17**	**78,961.04**
		Subtotal	16,251,317.85	7,732,460.90	23,983,778.75
		Current Period Adjustment to the Trust			575.00
		Reimb of Advances to Servicer - Current Month			22,660.87
		Total Remittance Amount			**24,007,014.62**

*shaded fields are not populated

NOTES (a brief description of the issues affecting the remittance including a breakdown of PPP and YM Charges, the reason for principal and interest adjustments, a description of Other Shortfalls/(Refunds), a description of Reimb of Advances to Servicer - Current Month, and a description of Pool Level
ProspID #31 - Offsetting principal and interest adjustments due to incorrect amortization in the amount of $1,138.00
ProspID #48 - Payoff w/realized loss and Prepayment Penalty of $50,000.00
ProspID #72 - Other Shortfall represents Legal Fees paid in conjunction with borrower lawsuit
ProspID #109 - Current Period Adjustment to Trust of $575.00 represents a principal recovery
Reimb of Advances to Servicer represent $22,000.00 in Principal recoveries and $660.87 in interest recoveries
Pool Level Adjustments represent legal fees incurred at the deal level for a class action suit covering all Issuer XYZ deals

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Report Date: _____

Significant Insurance Event Report

Purpose

In an effort to provide consistent and transparent information to all interested stakeholders at the time of a Significant Event, the servicing industry has developed a Significant Insurance Event Report. This report is most appropriate after a catastrophic event that has financial and/or structural impact to numerous commercial properties.

For example, the Significant Insurance Event Report is to be used when the Federal Emergency Management Agency (FEMA) or any other government agency declares a major disaster that qualifies for individual and public assistance (including, but not limited to, natural disasters like flood, hurricane, tornado or winter storm, wildfires, landslides or chemical or hazardous material events) or if an event is declared an

The industry is committed to providing relevant and timely insurance information regarding properties possibly impacted in a disaster.

Please note that this report is based on information gathered from the borrower and the insurance agent and does not guarantee that coverage will be provided for any loss at the property. Each claim stands on its own merit, and the insurance carrier will make a determination if coverage applies in accordance with the insurance contract.

Timing of the Initial Report

An investor or interested party shall request the report. The servicer will make a decision, at its discretion and based upon its contractual agreements, whether providing the report is applicable and appropriate. Upon a determination of applicability and appropriateness, the servicer will provide information on the properties in the affected area (columns A through P) on the report. The report will be prepared and made available within 5 business days of the request.

Update(s) of the Report

Within10 business days after the initial report, a second copy of the report will be made available with additional fields offering a status and update on information relating to: the properties in the affected area, insurance information, and any optional commentary (columns Q through AJ).

After the updated report, there is no future requirement for the servicer to continue to provide updates on the properties in the affected area on this report.

Future information on properties impacted by an event may be appropriate for reporting on other industry reports that are currently available to the market (i.e., Watchlist Reports, Loans Transferred to an Asset Manager or Special Servicer). Loans will not be placed on other reports until the damage is confirmed and the loan meets that industry reports' specific criteria.

If no such other reports are utilized, it may be agreed upon between the servicer and the report requester to continue to provide the Significant Insurance Event Report again at 30 and 60 calendar day intervals.

This report is not meant to replace or alter current industry practice for reporting on loan transactions. This report is also not meant to be a new monthly report.

Any Additional Reporting Instructions

Should you have any questions, please contact: _____

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SIGNIFICANT INSURANCE EVENT REPORT

The information provided is based on a single moment in time and therefore may change periodically as circumstances surrounding the significant event change or the property itself undergoes changes.

Significant Event Information

Type of Significant Event	
Date of the Event	
Location of Significant Event	

Transaction ID	Trustee / Custodian Name	Servicer Name	Loan ID Master Servicer / Lender	Loan ID Primary Servicer / Correspondent	Prospectus Loan ID	Property ID	Property Name	Property Type	Property Address	Property City	Property State	Property Zip Code	Property County	Number of Buildings	Total Actual Balance (Unpaid Principal Balance)	Insurance Company Name	Policy Number	Effective Date	Expiration Date	Does the Evidence of Insurance Indicate Coverage is provided on a Blanket Policy?	Property Limit	Property - Deductible	Business Income/ Rental Value - Limit	Business Income/ Rental Value - Deductible	Terrorism Coverage Limit	Terrorism Coverage - Deductible	Law & Ordinance - Limit	Law & Ordinance - Deductible	Earthquake Limit	Earthquake Deductible	Flood - Limit	Flood - Deductible	Wind/ Hail - Limit	Wind/Hail - Deductible	Comments (OPTIONAL)

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Mortgage Bankers Association
Significant Insurance Event - Form Key

Following you will find a key for the attached Significant Insurance Event Report that is available as an Excel template and hardcopy. It is important to follow this key to keep responses consistent.

To offer more consistency and education, we have provided drop down choices (shaded in the green in row 13) in many areas, so when you click on a cell you will note an arrow for additional options for the answer. When using the hardcopy, you will need this key to guide you on the options available. The fields with a drop down box are noted below with an asterisk.

REPORT ITEM	TYPE OF INFORMATION	SOURCE OF INFORMATION
Top of the Page		
Type of Significant Event *	Drop Down Options: Chemical Dam Failure Earthquake Fire Flood Hazardous Material Heat Hurricane Landslide Nuclear Terrorism Thunderstorm Tornado Tsunami Volcano Wildfire Winter Storm	"Significant Event" (defined): An unplanned event with financial and/or structural impact to numerous commercial properties Helpful Resource (as an example): For a FEMA Declared Event – Available on FEMA Website: http://www.fema.gov/
Date of the Event	Date Field - Month, Day Year	Date of Actual Event (The date the event started or commenced) Helpful Resource: FEMA designates a date and it is available on FEMA Website: http://www.fema.gov/
Location of Significant Event	Location or Area of the Event - City, State, Region Impacted	FEMA Declared Event – Available on FEMA Website: http://www.fema.gov/
Report Sections - 5 Business Days Report		
Transaction ID	CMBS Indicator	Prospectus Annex A
Trustee / Custodian Name	Name of the Trustee on CMBS deals or any Custodian of Loan Documents	Servicer's System of Record

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REPORT ITEM	TYPE OF INFORMATION	SOURCE OF INFORMATION
Servicer Name	Name of the Servicer Completing the Report	Servicer's System of Record
Loan ID - Master Servicer / Lender	Based on Servicer's unique identification for each loan	Servicer's System of Record
Loan ID - Primary Servicer / Correspondent	Based on Servicer's unique identification for each loan	Servicer's System of Record
Prospectus ID	CMBS Indicator	Prospectus Annex A
Property ID	CMBS Indicator or other Servicer unique identification for property	Prospectus Annex A or Servicer's System of Record
Property Name	Property Name on Loan Documents	Servicer's System of Record
Property Type *	Drop Down Options: Retail Office Lodging - Hotel/Motel Multifamily Mobile Home Park Healthcare Industrial/Warehouse Self Storage Mixed Use	Servicer's System of Record
Property Address	Physical Address of the Property	Servicer's System of Record
Property City	Physical Address of the Property	Servicer's System of Record
Property State *	Drop Down Options: Each U.S. State and Terrority Physical Address of the Property	Servicer's System of Record
Property Zip Code	Based on US Postal Service Designation	Servicer's System of Record
Property County	Based on State Designations	Servicer's System of Record
Number of Buildings	Indicate the number of buildings at the property site. If there are not multiple buildings and only a single structure, put the number 1.	Servicer's System of Record
Total Actual Balance (Unpaid Principal Balance)	Outstanding actual balance of the loan as of the report date. This figure represents the legal remaining outstanding principal balance related to the borrower's mortgage note. If there are multiple properties, the total balance amount should repeat for each property/record. This is the amount currently outstanding - the unpaid principal amount.	Servicer's System of Record

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REPORT ITEM	TYPE OF INFORMATION	SOURCE OF INFORMATION
Report Sections – 10 Business Days Report		
In the event that the information being requested on this report has not been provided by the insurance agent, entry should be "not indicated".		
Insurance Company Name	The insurance company providing the insurance coverage. List only the primary carrier.	ACORD 28 (or other actual evidence of insurance) or Servicer's System of Record
Policy Number	The policy number assigned to the insurance coverage.	ACORD 28 (or other actual evidence of insurance) or Servicer's System of Record
Effective Date	Date the insurance policy went into effect.	ACORD 28 (or other actual evidence of insurance) or Servicer's System of Record
Expiration Date	Date the insurance policy is set to expire or require renewal.	ACORD 28 (or other actual evidence of insurance) or Servicer's System of Record
Does the Evidence of Insurance Indicate Coverage is provided on a Blanket Policy? *	If a blanket policy is in place. Drop Down Options: Yes No Information Not Indicated	ACORD 28 (or other actual evidence of insurance) or Servicer's System of Record
Property Limit	Amount of Property Insurance Coverage	ACORD 28 (or other actual evidence of insurance) or Servicer's System of Record
Property Deductible	Property Insurance Deductible amount	ACORD 28 (or other actual evidence of insurance) or Servicer's System of Record
Business Income/Rental Value - Limit	Amount of Business Income or Rental Value Coverage, expressed as ALS (Actual Loss Sustained), # Months or $ Limit	ACORD 28 (or other actual evidence of insurance) or Servicer's System of Record
Business Income/Rental Value - Deductible	Business Income or Rental Value Deductible amount expressed as time or $ amount Information Not Indicated - if not provided on the insurance form or policy	ACORD 28 (or other actual evidence of insurance) or Servicer's System of Record
Terrorism Coverage - Limit	Amount of Terrorism Coverage Optional: If it is not a terrorist event, this could be left blank or place "NAP" for not applicable	ACORD 28 (or other actual evidence of insurance) or Servicer's System of Record
Terrorism Coverage - Deductible	Terrorism Coverage Deductible Amount Optional: If it is not a terrorist event, this could be left blank or place "NAP" for not applicable	ACORD 28 (or other actual evidence of insurance) or Servicer's System of Record

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REPORT ITEM	TYPE OF INFORMATION	SOURCE OF INFORMATION
Law & Ordinance - Limit	Amount of Law & Ordinance Coverage expressed as one limit, or broken down into Coverage A, B and C if applicable.	ACORD 28 (or other actual evidence of insurance) or Servicer's System of Record
Law & Ordinance - Deductible	Law & Ordinance Deductible amount if applicable	ACORD 28 (or other actual evidence of insurance) or Servicer's System of Record
Earthquake - Limit	Amount of Earthquake Coverage	ACORD 28 (or other actual evidence of insurance) or Servicer's System of Record
Earthquake - Deductible	Earthquake Deductible amount expressed as a % or $ amount	ACORD 28 (or other actual evidence of insurance) or Servicer's System of Record
Flood - Limit	Amount of Flood Coverage	ACORD 28 (or other actual evidence of insurance) or Servicer's System of Record
Flood - Deductible	Flood Deductible amount	ACORD 28 (or other actual evidence of insurance) or Servicer's System of Record
Wind/Hail - Limit	Amount of Wind/Hail Coverage	ACORD 28 (or other actual evidence of insurance) or Servicer's System of Record
Wind/Hail - Deductible	Wind/Hail Deductible amount expressed as a % or $ amount	ACORD 28 (or other actual evidence of insurance) or Servicer's System of Record
Comments (OPTIONAL)	Suggestions for the type of comments that may be included: - Comments on the significant event itself - Comments on the insurance currently in place - Comments on any contact with the borrower - Comments on any property or structural damage - Comments on the approximate costs associated with the damage - Comments on any insurance proceeds if known	Servicer's System of Record OR Manual Input by Servicer

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Loan Modification Template

[EXAMPLES OF MODIFICATION TERM CHANGES PROVIDED BELOW SHOULD NOT BE REPEATED ON FINAL REPORT. ITEMS/TERMS TO BE INCLUDED ARE NOT LIMTED TO THE EXAMPLES PROVIDED]

Prepared By: [Name of Special Servicer]

Template Preparation Date:

Loan Name:

Transaction Name:

Prosup #:

Loan #:

Date of Modification: [Ties to Special Servicer reporting system]

New Loan Modification Terms: [Depending upon the modification agreement, financial loan term changes described within the template may include changes related to the principal balance, interest rate (fixed or floating), payment amount, frequency of payment, payment type (P & I or interest only), etc. Below are some examples of potential changes that should be discussed as applicable to the related loan modification:

- Balance – increase, pay down or write-off of principal not originally anticipated. Examples may include:
  - A letter of credit or a holdback is applied to the principal balance because certain terms and conditions were not met.
  - A change in priority of note payments; as an example, if a borrower invests new capital that will receive priority of payment over the A-note, the amount and repayment terms of the new capital should be included.
  - A bifurcation of the note; as an example, the creation of an A / B note structure
  - A pay down of principal from proceeds relating to a release of collateral that differs from the original release price outlined in the loan documents.

- Interest Rate – increase or reduction of rate, including the time period of the rate change. A step-up rate should be disclosed. If an A/B note is created, the different rate on each note should be provided.

- Payment Timing and Amounts – increase or reduction of expected monthly scheduled payments, the time period of such change, and any mandatory future principal prepayment. A loan changing from interest-only to amortizing is not relevant if such change existed in the original loan documents. As an example, the interest-only period is extended longer than originally scheduled or at maturity the loan is extended and amortization is applied.

- Term / Maturity Date – the ARD or the original maturity date is changed.

  - A bifurcation of the note; as an example, the creation of an A / B note structure
  a. A pay down of principal from proceeds relating to a release of collateral that differs from the original release price outlined in the loan documents.]

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IX. Guidance for Specific Situations

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IX. Guidance for Specific Situations

GENERAL COMMENTS

In order to provide clarity and consistency in reporting, the following situations have been highlighted below along with instructions for how to handle the situations and the population of certain data items on the related files and supplemental reports, as applicable:

- Defeasance and Partial Defeasance
- Substitution
- Partial Release

DEFEASANCE AND PARTIAL DEFEASANCE

Defeasance is the substitution of collateral in which qualified Securities replace the real estate. Redemption of principal and interest from the securities pays the scheduled monthly debt service and the balloon payment. Loan documents may allow for the "Full" defeasance of a loan or "Partial" defeasance of a loan if the original loan was secured by multiple properties. For all defeasances, a new borrower entity is created. For partial defeasances, the original loan is split with a new loan created for the defeased portion of the original loan. Cash flow should not be co-mingled between the 2 loans. In the event of a Special Servicing transfer of a partially defeased loan, the defeased portion does not transfer and fees should only be allocated for the non-defeased portion of the loan.

Defeasance

When a loan becomes a "Full Defeasance" the following changes should be made in the Loan Periodic Update and Property data files. Corresponding changes should also be made to the supplemental reports.

Changes to the Loan Periodic Update File:

- Last Property/Collateral Contribution Date (L85) should be changed to date of defeasance
- Number of Properties (L86) should be changed to "0"
- Defeasance Status (L98) should be populated with "F"
- Operating data fields for preceding year, second preceding year and most recent performance should be left empty in addition to valuation data fields

Changes to the Property File:

- Since the original property (if a single property loan) or properties (if a multiple property loan) are released in connection with the (full) defeasance, only one property record should exist for the loan after the defeasance. The Property ID (P4) for the one property can be numbered "1" or given the next sequence number that was available with the original loan based on the number of properties securing the loan (this would generally depend on the servicer's system). All other original property records should be cleared out or deleted.
- Property Status (P18) should be changed to "3"
- Property Type (P13) should be changed to "SE"
- Property Name (P7) should be changed to "Defeased"
- Property Address related data (P8, P9, P10, P11, P12) should be left empty
- Operating data fields for preceding year, second preceding year and most recent performance related data fields, lease and tenant related data fields should be left empty
- Most Recent Valuation Date (P24) should be left empty
- Most Recent Value (P25) should be left empty
- Most Recent Valuation Source (P90) should be left empty
- Property Condition (P89) should be left empty
- Date of Last Inspection (P52) should be left empty
- Deferred Maintenance Flag (Y/N) (P85) should be left empty
- Property/Collateral Contribution Date (P67) should be changed to date of defeasance
- Current Allocated Percentage (P20) should be 100%
- Current Allocated Ending Scheduled Loan Amount (P21) should be 100% of the defeased loan amount

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Partial Defeasance:
Since a new loan is created for each defeasance of one or more properties securing an original multiple property loan, when a loan becomes "Partially Defeased" it will be necessary to bifurcate the original loan by creating a new loan record for the defeased portion and modifying the existing loan to reflect the non-defeased portion. The original Prospectus Loan ID will remain intact and an "A" will be added to the end of the new Prospectus Loan ID. Any subsequent partial defeasance of additional property collateral securing the original loan will result in the addition of another new loan with the next letter of the alphabet added at the end of the new Prospectus Loan ID. The defeased property (or properties) will be removed from the original loan since they are released and no longer secure the loan obligation. One property record should be added to the new defeased loan. Changes to the Loan Periodic Update and Property Files are addressed below for both the Original Loan (non-defeased portion) and New Loan (defeased portion).

Original Loan – Non-Defeased Portion

Changes to the Loan Periodic Update File

- Prospectus Loan ID will remain intact
- Last Property/Collateral Contribution Date (L85) should not be changed
- Number of Properties (L86) should be adjusted to reflect non-defeased properties
- Defeasance Status (L98) should be populated with "P" indicating that a portion of the loan has been previously defeased
- Prospective operating and valuation data fields should only relate to the non-defeased properties. No adjustments to historical property operating data fields are necessary.
- Current loan balances (L6, L7, L36) should reflect the allocation of the original loan balance between the non-defeased and defeased properties based on the defeasance provisions of the loan documents

Changes to the Property File

- Prospectus Loan ID (P3) for non-defeased properties will remain intact
- Property ID (P4) for non-defeased properties will remain intact
- Current Allocated Percentage (P20) should be reallocated for non-defeased properties to reflect the balance on the non-defeased properties based on the allocation of the original loan per the defeasance provisions of the loan documents
- Current Allocated Ending Scheduled Loan Amount (P21) of non-defeased properties should be reallocated using the current allocated percentages noted above. The sum should reflect the allocation of the original loan balance between the non-defeased and defeased properties based on the defeasance provisions of the loan documents.

New Loan – Defeased Portion

Changes to the Loan Periodic Update File

- A new loan record will be added for the defeased portion of the loan. A new loan record will also be added for any subsequent additional defeasance of the original loan. This new loan record will have a newly created Loan ID (as assigned by the Master Servicer). The new loan will have the same Prospectus Loan ID as the Original Loan and an "A" will be appended to the end of the Prospectus Loan ID, or the next letter of the alphabet for any subsequent defeasance after the first partial defeasance.
- Last Loan Contribution Date (L84) should reflect the date of defeasance
- Last Property/Collateral Contribution Date (L85) should reflect the date of defeasance
- Number of Properties (L86) should be "0"
- The Defeasance Status (L98) should be populated with "F"
- Operating data fields for preceding year, second preceding year and most recent performance related data fields should be left empty
- Current loan balances (L6, L7, L36) should reflect the allocation of the original loan balance between the non-defeased and defeased properties based on the defeasance provisions of the loan documents

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Changes to the Property File (only one property record is added for each partial defeasance regardless of the actual number of properties defeased in each defeasance transaction)

- Property Status (P18) should be changed to "3"
- Property Type (P13) should be changed to "SE"
- Property Name (P7) should be changed to "Defeased"
- Property Address and related data (P8, P9, P10, P11, P12),should be left empty
- Operating data for preceding year, second preceding year and most recent operating performance related data fields, lease and tenant related data fields should be left empty
- Most Recent Valuation Date (P24) should be left empty
- Most Recent Value (P25) should be left empty
- Most Recent Valuation Source (P90) should be left empty
- Property Condition (P89) should be left empty
- Date of Last Inspection (P52) should be left empty
- Property/Collateral Contribution Date (P67) should be changed to the date of defeasance
- Deferred Maintenance Flag (Y/N) (P85) should be left empty
- Prospectus Loan ID (P3) for the first defeased property (or properties) will be appended with an "A" and subsequent defeasances appended with the next letter of the alphabet
- Property ID (P4) for the single property added to the newly defeased loan will be assigned the number 1 and have the next letter of the alphabet appended to the prospectus portion of the Property ID
- Current Allocated Percentage (P20) should be 100% for the defeased property
- Current Allocated Ending Scheduled Loan Amount (P21) should be 100% of the defeased loan amount
- Cross Collateralized Loan Grouping (P6) should be populated accordingly if there is any cross collateralization with the original loan or other partial defeasances of the loan

Example #1:
Prosup # 2, a 3 property loan, partially defeases resulting in the release of the second of three properties

1. *On the Loan Periodic Update File, the original loan will retain its original Loan ID (master servicer's unique identification number for the loan) and the newly created defeased loan record will receive a newly created Loan ID (assigned by the Master Servicer).*
2. *On the Loan Periodic Update File, the original loan will retain its original Prospectus Loan ID (#2). The newly created defeased loan record will be appended with an "A" and will become #2A.*
3. *On the Property File, the same changes will occur to the Prospectus Loan ID (i.e. original portion will remain unchanged and the new portion will become #2A) and the Property ID will be assigned the number 1. In this example, since the second of three properties defeased, the original loan will now have two properties (#2-001 and #2-003) and the newly created loan will have one property record (#2A-001).*

Note: If there are later defeasances of additional properties from the original loan, subsequent defeased loans will only have 1 property record added. The new Prospectus Loan ID of the next defeasance is appended with a "B".

Example #2:
Prosup #2, (originally a 3 property loan) experienced a partial defeasance in the past whereby the second of three properties was released. Now, the third property is being defeased.

1. *On the Loan Periodic Update File, the existing loan will remain with its original Loan ID and the newly created defeased loan record will receive a newly created Loan ID (assigned by the Master Servicer.)*
2. *On the Loan Periodic Update File, the original loan will retain its original Prospectus Loan ID (#2) and the initial defeased loan will retain its original Prospectus ID (#2A). The new defeased loan will be assigned a Prospectus Loan ID of #2B.*
3. *On the Property File, the Property ID associated with the property currently being defeased will be deleted. In this example, since now the third of three properties defeased, the original loan will now have one property (#2-001), the first defeased loan will have one property (#2A-001) and the newly defeased loan will have one property (#2B-001).*

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SUBSTITUTION

Loan documents may allow for the substitution of a property collateralizing a loan at the time of securitization for another during the term of the loan. In the event of a substitution, the new property information should be reported under a newly created property record (or ID) for the loan. The following changes should be made in the Loan Periodic Update and Property data files when a substitution occurs. Corresponding changes should also be made to the supplemental reports.

Changes to the Loan Periodic Update File:

- Last Property/Collateral Contribution Date (L85) should be changed to date of substitution.
- Property operating data fields should only reflect operations for the substituted property prospectively from the date of substitution

Changes to the Property File:

- All of the original properties will retain their original Property ID numbers for the servicer's historical records and the released property will no longer be reported
- Property Status (P18) for the substituted (new) property should be changed to "5" delineating a substitution of the original property
- A new Property ID will be created for the substituted (new) property
- Property related fields for the substituted (new) property will be populated to reflect the new property
- Tenancy and property operating data fields for the substituted (new) property should reflect operations for the substituted property prospectively from the date of substitution and no historical information for the substituted property should be reported
- Property valuation and condition related data fields for the substituted (new) property should be entered to reflect the new property
- Property/Collateral Contribution Date (P67) for the substituted (new) property should be entered to reflect the date of substitution
- Current Allocated Percentage (P20) for the remaining properties (including the substituted (new) property) should be adjusted for all properties as applicable and should be based on updated appraised values for all of the properties if required under the loan documents. If updated appraised values are not required in all properties, an allocation could be made based on current NOI or NCF per the Current Allocated Percentage data dictionary definition.
- Current Allocated Ending Scheduled Loan Amount (P21) should be adjusted as applicable for all remaining properties (including the substituted (new) property)

Example #1:
Prosup # 4 is a 3 property loan. The borrower substitutes a different property for property # 002. The original property is released.

1. *Loan Periodic Update File-The original Loan ID and Prospectus Loan ID will not change.*
2. *Property File- The released property will no longer be reported and the newly substituted property will be assigned a new Property ID in sequence, in this example, #4-004.*
3. *The new property information as outlined above for the substituted (new) property will be entered for #4-004.*

Note: If there is a substitution that includes a two for one exchange (e.g. one property is released and substituted with two new properties), the above changes should occur as presented and multiple new records on the Property File (with corresponding new Property IDs) should be inserted and populated with the relevant information for each additional property.

Example #2:
Prosup #4 is a 3 property loan. The borrower substitutes two different properties for property #002. The original property is released.

1. *Loan Periodic Update File – The original Loan ID and Prospectus Loan ID will not change.*
2. *Property File – The first newly substituted property will be assigned the next Property ID in sequence, in this example, #4-004. The second newly substituted property will be assigned a new*

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Property ID in sequence—in this example (a 3 property loan originally), the new Property ID sequence will be #4-005, now a 4 property loan with Property ID #4-002 having been released.

3. *The new property information as outlined above for the substituted (new) properties will be entered for #4-004 and #4-005.*

PARTIAL RELEASE

Loan documents may allow for the release of a portion (usually non-income producing such as a vacant out-parcel) of a single property or one or more of multiple income producing properties securing a single loan. The following situations are addressed separately below:

- Partial Release of a non-income producing portion of a single property in a loan secured by one property
- Partial Release of an income producing portion of a single property in a loan secured by one property.
- Partial Release of a whole property in a loan secured by multiple properties

Partial Release of a Non-Income Producing Portion of a Single Property

In the event of the release of a non-income producing portion of a single property (such as a vacant out-parcel), the tax parcel and related escrow information should be updated accordingly and the Property Status (P18) should be reported as 4 (for Partial Release), but no additional IRP file changes should be necessary.

Partial Release of an Income Producing Portion of a Single Property

If the portion of the single property released contained information relevant to the income producing portion of the property (e.g. if one building containing 2 units was released), minor modifications to the property record should be made (i.e. square footage should be adjusted, # units should be adjusted) and the Property Status (P18) should be reported as 4 (for Partial Release).

Partial Release of a Whole Property in a Loan Secured by Multiple Properties

If one or more of multiple properties securing a single loan are released, the following changes are necessary:

Changes to the Loan Periodic Update File:

Prospective operating and valuation data fields should only relate to the remaining properties. No adjustments to historical property operating data fields are necessary.

- Current Balances (L6, L7 and L36) should reflect the remaining loan balance after application of the release proceeds per the provisions of the loan documents (i.e. if the release resulted in application of $1MM to the outstanding balance, the Current Ending Scheduled Balance and Actual Balance would be $1MM lower).
- Number of Properties (L86) should be changed to reflect the number of remaining properties.

Changes to the Property File:

All of the properties will retain their original Property ID numbers for the servicer's historical records and the released property will no longer be reported. Changes to the remaining properties are made as follows:

- Current Allocated Percentage (P20) should be reallocated to the remaining properties based on the allocation of the remaining loan balance after application of the release proceeds per the provisions of the loan documents.
- Current Allocated Ending Scheduled Loan Amount (P21) of the remaining properties should be reallocated using the current allocated percentages noted above. The sum should reflect the allocation of the original loan balance between the remaining properties based on the provisions of the loan documents.

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