



- Proposed Added Fields to Common, Pre-2010 Annex A's

Data Field	Description
General Loan Information	
Mortgage Asset Number	
Footnotes	
Mortgage Loan Seller	
Related Group	
Sponsor Name	
Loan Purpose	Acquisition / Refinance
Cross Collateralized (Y/N)	Yes / No
Loan Type	Fixed Floating
Property Name	
Street Address	
City	
County	
State	
Zip Code	
General Property Type	Office, Retail, Multifamily, etc.
Specific Property Type	Type of retail, type of multifamily, etc.
SF / # of Units	
If Multifamily - Unit Breakdown	
Ownership Interest	
Master Leases (Y/N)	For office and/or industrial properties.
Ground Lease (Y/N)	
Ground Lease Expiration	
Annual Ground Rent Payment	
Annual Ground Rent Increases	
Year Built	
Year Renovated	



**CREFC Standardized Annex A - December 2010
Primary Securitized Debt**

- Proposed Added Fields to Common, Pre-2010 Annex A's

Data Field	Description
Loan Characteristics & Credit Metrics	
Original Trust Balance	
Cut Off Date Trust Balance	
Pari Passu Debt	A Note debt outside trust
Total Trust Exposure	Total securitized debt + pari passu debt
Allocated Cut-Off Date Balance (multi-property)	
% Of Initial Pool Balance	
Hold Back	
Maturity Balance	
Lockout Expiration Date	LO_(##),_YM_(##),_
Prepayment Penalty	LO = Lockout D = Defeasance YM = Yield Maint. SM = Spread Maint. O = Open GO = Greater of YM or Fixed Penalty
Gross Interest Rate or Margin	
Administrative Fee Rate (%)	
Trustee Fee %	
Servicing Fee %	
Net Interest Rate	
Interest Accrual Method	(Actual / 360) (30 / 360)
Interest Rate Cap	
Interest Rate Floor	
Loan Seasoning (months)	
Original Loan Term (months)	
Remaining Loan Term (months)	
Original IO Periods (months)	
Remaining IO Periods (months)	
Original Amortization Term (months)	
Remaining Amortization Term (months)	
Origination Date	
First Payment Date	
Grace Period Late Fee	
Grace Period Default	
Last IO Payment Date	
First P&I Payment Date	
ARD Loan (Y/N)	
Maturity or ARD Date	
Final Maturity Date	
# Extension Options	
Fully Extended Maturity Date	
Annual IO Debt Service	
Annual IO Debt Service Incl. Pari Passu	IO debt service for securitized debt + pari passu total.
Annual Amortizing Debt Service	
Annual Amortizing Debt Service Incl. Pari Passu	Amortizing debt service for securitized debt + pari passu total.
UW NOI Amortizing DSCR	Includes securitized debt + pari passu debt. NOI includes cash flow pledged as collateral.
UW NCF Amortizing DSCR	Includes securitized debt + pari passu debt. NOI includes cash flow pledged as collateral.
UW NOI Debt Yield	Includes securitized debt + pari passu debt. NOI includes cash flow pledged as collateral.
UW NCF Debt Yield	Includes securitized debt + pari passu debt. NOI includes cash flow pledged as collateral.
Appraisal As-of-Date	
Appraised Value	
Cut-Off Date LTV	
Maturity Date LTV	
Cut-Off Date All-In LTV	Includes securitized debt + pari passu debt.
Maturity Date All-In LTV	Includes securitized debt + pari passu debt.



**CREFC Standardized Annex A - December 2010
Primary Securitized Debt**

- Proposed Added Fields to Common, Pre-2010 Annex A's

<u>Data Field</u>	<u>Description</u>
Property Characteristics & Additional Collateral Description	
Third Most Recent Effective Gross Income	
Third Most Recent Operating Expenses	
Third Most Recent NOI	
Third Most Recent Capital Expenses	
Third Most Recent NCF	
Third Most Recent Occupancy %	
Second Most Recent Effective Gross Income	
Second Most Recent Operating Expenses	
Second Most Recent NOI	
Second Most Recent Capital Expenses	
Second Most Recent NCF	
Second Most Recent Occupancy %	
Most Recent Effective Gross Income	
Most Recent Operating Expenses	
Most Recent NOI	
Most Recent Capital Expenses	
Most Recent NCF	
Most Recent Occupancy %	
UW Revenues	
UW Effective Gross Income	
UW Operating Expenses	
UW Replacement Reserves	
UW NOI	
UW Capital Expenses	
UW NCF	
UW Occupancy %	
Hotel (Y/N)	
Hotel - Third Most Recent ADR	
Hotel - Third Most Recent Occupancy %	
Hotel - Third Most Recent RevPAR	
Hotel - Second Most Recent ADR	
Hotel - Second Most Recent Occupancy %	
Hotel - Second Most Recent RevPAR	
Hotel - Most Recent ADR	
Hotel - Most Recent Occupancy %	
Hotel - Most Recent RevPAR	
Hotel - UW ADR	
Hotel - UW Occupancy %	
Hotel - UW RevPAR	
Largest Tenant Name	
Largest Tenant SF	
Largest Tenant % of NRSF	
Largest Tenant Lease Expiration	
Second Largest Tenant Name	
Second Largest Tenant SF	
Second Largest Tenant % of NRSF	
Second Largest Tenant Lease Expiration	
Third Largest Tenant Name	
Third Largest Tenant SF	
Third Largest Tenant % of NRSF	
Third Largest Tenant Lease Expiration	
Fourth Largest Tenant Name	
Fourth Largest Tenant SF	
Fourth Largest Tenant % of NRSF	
Fourth Largest Tenant Lease Expiration	
Fifth Largest Tenant Name	
Fifth Largest Tenant SF	
Fifth Largest Tenant % of NRSF	
Fifth Largest Tenant Lease Expiration	
Current Physical Occupancy %	
Physical Occupancy % As-of-Date	
Environmental Phase I Report Date	
Environmental Phase II (Y/N)	
Environmental Phase II Report Date	
Engineering Report Date	



- Proposed Added Fields to Common, Pre-2010 Annex A's

Data Field	Description
Property Characteristics & Additional Collateral Description	
Seismic Report Date	
PML (%)	
Earthquake Insurance Required (Y/N)	
Upfront Tax Escrow	
Monthly Tax Escrow	
Cash or LOC	
LOC Counterparty	
Upfront Insurance Escrow	
Monthly Insurance Escrow	
Cash or LOC	
LOC Counterparty	
Upfront Replacement Reserve	
Monthly Replacement Reserve	
Replacement Reserve Cap	
Cash or LOC	
LOC Counterparty	
Upfront TI/LC Reserve	
Monthly TI/LC Reserve	
TI/LC Reserve Cap	
Cash or LOC	
LOC Counterparty	
Upfront Debt Service Reserve	
Monthly Debt Service Reserve	
Debt Service Reserve Cap	
Cash or LOC	
LOC Counterparty	
Other Reserve Type 1	
Upfront Other Reserve 1	
Monthly Other Reserve 1	
Other Reserve Type 1 Cap	
Cash or LOC	
LOC Counterparty	
Other Reserve Type 2	
Upfront Other Reserve 2	
Monthly Other Reserve 2	
Other Reserve Type 2 Cap	
Cash or LOC	
LOC Counterparty	
Lockbox (Y/N)	
Lockbox Type	Hard Soft Springing with Account Springing w/o Account None
Additional Cash Flow Pledge	
Latest FYE Actual Cash Flow Amount	(Pledged amount net of all mortgage and mezzanine debt service)
Annual UW Cash Flow Amount	(Pledged amount net of all mortgage and mezzanine debt service)



(B Note, Rake(s) (Securitized or Non-Securitized Loan) or Other Subordinated Secured and Unsecured Debt)

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Data Field	Description
Mortgage Asset Number	
Property Name	
Securitization Name (if known)	
In Securitized Trust (Y/N)	Yes / No
Debt Type	Pari Passu Rake B Note 2nd Mortgage 3rd Mortgage Mezzanine Preferred Equity
Additional Debt Permitted (Y/N)	
Loan Type	Fixed / Floating
Original Loan Balance	
Current Loan Balance	
Holdback	
Maturity Balance	
Gross Interest Rate or Margin	
Interest Accrual Method	(Actual / 360) (30 / 360)
Net Interest Rate	
Interest Rate Cap	
Interest Rate Floor	
Loan Seasoning (months)	
Original Loan Term (months)	
Remaining Loan Term (months)	
Original IO Periods	
Remaining IO Periods	
Original Amort. Term (months)	
Remaining Amort. Term (months)	
ARD Loan (Y/N)	
Maturity or ARD Date	
Final Maturity Date	
# Extension Options	
Fully Extended Maturity Date	
Annual IO Debt Service	
Annual Amortizing Debt Service	
UW NOI Amortizing DSCR	Includes securitized Debt + pari passu debt + B note tranches + mezz + pref equity senior to and including this position. NOI includes cash flow pledged as collateral.
UW NCF Amortizing DSCR	Includes securitized Debt + pari passu debt + B note tranches + mezz + pref equity senior to and including this position. NCF includes cash flow pledged as collateral.
UW NOI Debt Yield	Includes securitized Debt + pari passu debt + B note tranches + mezz + pref equity senior to and including this position. NOI includes cash flow pledged as collateral.
UW NCF Debt Yield	Includes securitized Debt + pari passu debt + B note tranches + mezz + pref equity senior to and including this position. NCF includes cash flow pledged as collateral.
LTV	Includes securitized Debt + pari passu debt + B note tranches + mezz + pref equity senior to and including this position.