. M. 5.50 SM St. 1. 1M		
annie Mae 5-50 SM Streamlined Mortgage	Report Date	6/20/2000
oan Summary Report		
ender		
Enter lender name here	Lender Loan ID	
	Property Name	
ommitment Number	Property Address	
	City	
xecution Type	State, Zip Code	
	Borrower Name	
	Entity Name	
Loan Terms	Underwriting	
	1	
Loan Amount	Appraised Value	
Pass Through Rate	Purchase Price (Last 12 mos.)	
Servicing Fee Guaranty Fee	Application Amount Lender Underwriting Value	
Interest Rate 0.000		#DIV/0!
Origination Fee (in %)	Expense Per Unit Per Year	#510/0:
Tier / Level (at commitment)	Appraised Value Per Unit	#DIV/0!
Loan Original Term (in mos.)	Loan To Value Ratio	#DIV/0!
Amortization Term (in mos)	Debt Service Coverage Ratio	#DIV/0!
Fixed Rate / ARM		
Monthly Loan P&I #DIV/0!		
Interest Rate Ceiling	Gross Income Multiplier	
Loan Type		
Loan Purpose	1	
Prepayment Method	Fannie Mae Waiver 1:	
Yield Maintenance Term (in mos.)	annie wae waiver 1.	
Lock Out Period	Fannie Mae Waiver 2:	
Monthly Tax&Insurance Escrow		
Recourse Indicator Yes No	Fannia Maa Waiyar 3:	
Defeasance Indicator Yes No	Fannie Mae Waiver 3:	
Lean refinanced out of lander	<del></del>	
portfolio?		
Sources	Uses	
Lender Loan Amount	Purchase Price/Existing Loan	
Other Source	Origination Fee	
Other Source	Legal Fee	
	Title and Survey	<del></del>
	Third Party Reports	
	Repair Escrow	
	Other Use	
	Other Use	
Sub Total \$ -	Sub Total \$	
Cash From Borrower \$ -	Cash To Borrower \$	
TOTAL \$ -		-
I O I AL	TOTAL \$	-

Transaction Summary	
Transaction Weaknesses Comments	
Transaction Strengths Comments / Risk Mitigants	
Transaction of origina comments / track wildgards	

	Borro	wer #1	
Borrower Name Address		Entity Type	▼
Tax ID Ownership % Foreign Entity? Single Asset Entity? MORNET Borrower Checked?		FICO Score  Past Bankrupcy/Foreclosure/Deed-In-Lieu?  Years Experience in Multifamily  Years Involved w/ Property  Number Of Other Real Estate Holding  Overall DSC of Portfolio	
Financial Statement Data	'		
Financial Statement Date Assets Cash Marketable Securities Real Estate-100% Owned Other Non-Liquid Assets TOTAL ASSETS Liabilities Auto and/or Revolving Credit Mortgage Payables Other Liabilities TOTAL LIABILITIES	\$ -	Income Salary Business Income (net) Other Income  TOTAL INCOME  Expenses Tax Expenses Other Expenses  TOTAL EXPENSES  CASH FLOW	\$ - \$ - \$
Contingent Liabilities			
Borrower Comments			

	Borrov	wer #2	
Borrower Name		Entity Type	▼
Address			
		FICO Score	
Tax ID Ownership %		Past Bankrupcy/Foreclosure/Deed-In-Lieu? Years Experience in Multifamily	•
Foreign Entity?	<b>▼</b> '	Years Involved w/ Property	
Single Asset Entity?	<del></del>	Number Of Other Real Estate Holding	
MORNET Borrower Checked?		Overall DSC of Portfolio	
Financial Statement Date			
Assets Cash Marketable Securities Real Estate-100% Owned Other Non-Liquid Assets		Income Salary Business Income (net) Other Income	
TOTAL ASSETS	-	TOTAL INCOME	\$ -
Liabilities		Expenses	
Auto and/or Revolving Credit		Tax Expenses	
Mortgage Payables	<u> </u>	Other Expenses	
Other Liabilities <b>TOTAL LIABILITIES</b>	\$ -	TOTAL EXPENSES	\$ -
TOTAL LIABILITIES	<del>-</del>	TOTAL EXTENSES	Φ -
NET WORTH	\$ -	CASH FLOW	\$ -
Contingent Liabilities			
Borrower Comments			
<u> </u>			

Section 2 - Page 2

	Borrower #3
Borrower Name	Entity Type
Address	
	FICO Score
Tax ID Ownership %	Past Bankrupcy/Foreclosure/Deed-In-Lieu?  Years Experience in Multifamily
Foreign Entity?	▼ Years Involved w/ Property
Single Asset Entity?	▼ Number Of Other Real Estate Holding
MORNET Borrower Checked?	▼ Overall DSC of Portfolio
Financial Statement Date	
Assets Cash Marketable Securities Real Estate-100% Owned Other Non-Liquid Assets	Income Salary Business Income (net) Other Income
TOTAL ASSETS \$	- TOTAL INCOME \$ -
Liabilities  Auto and/or Revolving Credit  Mortgage Payables	Expenses Tax Expenses Other Expenses
Other Liabilities	
TOTAL LIABILITIES \$	TOTAL EXPENSES \$
NET WORTH \$	- CASH FLOW \$ -
Contingent Liabilities	
Borrower Comments	

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	Borrower #4	
Borrower Name	Entity Type	▼
Address		
	FICO Score	
Tax ID Ownership %	Past Bankrupcy/Foreclosure/Deed-In-Lieu? Years Experience in Multifamily	▼
Foreign Entity?	▼ Years Involved w/ Property	
Single Asset Entity?	▼ Number Of Other Real Estate Holding	
MORNET Borrower Checked?	▼ Overall DSC of Portfolio	
Financial Statement Date		
Assets Cash Marketable Securities Real Estate-100% Owned Other Non-Liquid Assets TOTAL ASSETS \$	Salary Business Income (net) Other Income	\$ -
Linkilisina	Emanasa	
Liabilities Auto and/or Revolving Credit	Expenses Tax Expenses	
Mortgage Payables	Other Expenses	
Other Liabilities		
TOTAL LIABILITIES \$	- TOTAL EXPENSES	\$ -
NET WORTH \$	- CASH FLOW	\$ -
Contingent Liabilities		
Borrower Comments		

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		Key Princi	pal #1		
Key Principal #1 Name Address			Tax	tity Type x ID vnership %	•
	MORNET Borrowe	er Checked?			
	Past Bankrupcy / F	Foreclosure / Deed-In-Lieu			
		ourse In Transaction	<b>▼</b>		
	Years Experience	in Multifamily	·		
	Years Involved w/	Property			
	Number Of Other F	Real Estate Holding			
	Overall DSC of Po	rtfolio			
F:	<b>5</b> .				
Financial Statement Assets	Date		Income		
Cash	[		Salary		
Marketable Securitie			Business Income (	(net)	
Real Estate-100% O Other Non-Liquid As			Other Income		
TOTAL ASSETS		\$ -	TOTAL INCOME		\$ -
Liabilities			Expenses		
Auto and/or Revolvir	ng Credit		Tax Expenses		
Mortgage Payables			Other Expenses		
Other Liabilities TOTAL LIABILITIES	s	\$ -	TOTAL EXPENSE	ES	\$ -
NET WORTH		\$ -	CASH FLOW		\$ -
Contingent Liabiliti	ies				
Key Principal #1 Comment	S				

		Key Princ	pal #2		
Key Principal #2 Name Address	MORNET Borrower FICO Score Past Bankrupcy / Fo Has Personal Recou Years Experience in Years Involved w/ Pi Number Of Other Re	reclosure / Deed-In-Lieu urse In Transaction Multifamily roperty		Entity Type  Tax ID  Ownership %	
	Overall DSC of Portf	_			
Financial Statement Assets Cash Marketable Securitie Real Estate-100% C Other Non-Liquid As TOTAL ASSETS  Liabilities Auto and/or Revolvir Mortgage Payables Other Liabilities TOTAL LIABILITIES  NET WORTH  Contingent Liabilitie	es Dwned ssets sng Credit	-	Income Salary Business Inco Other Income TOTAL INCOME Expenses Tax Expenses Other Expenses TOTAL EXPE	ME es ENSES	\$ - \$ -
Key Principal #2 Comment	s				

	Key Princi	pal #3	
Key Principal #3 Name Address		Entity Type Tax ID Ownership %	<b>▼</b> .
	MORNET Borrower Checked? FICO Score Past Bankrupcy / Foreclosure / Deed-In-Lieu Has Personal Recourse In Transaction	· · · · · · · · · · · · · · · · · · ·	
	Years Experience in Multifamily Years Involved w/ Property Number Of Other Real Estate Holding Overall DSC of Portfolio		
Financial Statement Assets Cash Marketable Securitie Real Estate-100% C Other Non-Liquid As	es Dwned	Income Salary Business Income (net) Other Income	\$ -
Liabilities Auto and/or Revolvir Mortgage Payables Other Liabilities TOTAL LIABILITIES		Expenses Tax Expenses Other Expenses  TOTAL EXPENSES	\$ -
NET WORTH  Contingent Liabiliti  Key Principal #3 Comment	<u></u>	CASH FLOW	\$ -

		Key Princ	ipal #4	
Key Principal #4 Name Address	Has Personal Reco Years Experience Years Involved w/	Foreclosure / Deed-In-Lieu ourse In Transaction in Multifamily Property Real Estate Holding	Entity Type Tax ID Ownership %	
Financial Statement	Date			
Assets Cash Marketable Securitie Real Estate-100% C Other Non-Liquid As TOTAL ASSETS	es Dwned	\$ -	Income Salary Business Income (net) Other Income  TOTAL INCOME	\$ -
Liabilities Auto and/or Revolvii Mortgage Payables Other Liabilities TOTAL LIABILITIES		\$ -	Expenses Tax Expenses Other Expenses  TOTAL EXPENSES	\$ -
NET WORTH  Contingent Liability	-	-	CASH FLOW	\$ -
Key Principal #4 Comment				

		Principal	#1	
Principal #1 Name Address	MORNET Borrower Checked? FICO Score Past Bankrupcy / Foreclosure / Do Has Personal Recourse In Transa		Entity Type Tax ID Ownership %  ▼	
Financial Statement	Date			
Assets Cash Marketable Securitie Real Estate-100% O Other Non-Liquid As TOTAL ASSETS	s wned	-	Income Salary Business Income (net) Other Income TOTAL INCOME	\$ -
Liabilities Auto and/or Revolvir Mortgage Payables Other Liabilities TOTAL LIABILITIES		-	Expenses Tax Expenses Other Expenses TOTAL EXPENSES	<b>\$</b> -
NET WORTH	\$	-	CASH FLOW	\$ -
Contingent Liabiliti  Key Principal #1 Comments				

		Princip	oal #2	
Principal #2 Name			Entity Type	▼
Address			Tax ID	•
			Ownership %	
	MORNET Borrow	vor Charkad?	▼	
	FICO Score	vei Checkeu?	·	
		Foreclosure / Deed-In-Lieu		
			<u>-</u>	
	Has Personal Re	course In Transaction	·	
Financial Statement	Date			
Assets			Income	
Cash			Salary	
Marketable Securitie			Business Income (net)	
Real Estate-100% C Other Non-Liquid As			Other Income	
TOTAL ASSETS	50010	\$ -	TOTAL INCOME	\$ -
Liabilities			Europea	
Auto and/or Revolvi	na Credit		Expenses Tax Expenses	
Mortgage Payables	ng Credit		Other Expenses	
Other Liabilities			2 me. 2/penees	
TOTAL LIABILITIE	S	\$ -	TOTAL EXPENSES	\$ -
NET WORTH		\$ -	CASH FLOW	\$ <del>-</del>
Contingent Liabilit	ies			
Key Principal #1 Comment	S			

		Principa	l #3		
Principal #3 Name			_	Entity Type	▼ [
Address				Tax ID	<u> </u>
				Ownership %	
			1		
	MORNET Borrow	ver Checked?	•	▼	
	FICO Score				
	Past Bankrupcy /	Foreclosure / Deed-In-Lieu		▼	
	Has Personal Re	course In Transaction		▼	
Financial Statement Assets	Date		Income		
Cash			Salary		
Marketable Securitie	es		Business Inco	ome (net)	
Real Estate-100% C	Owned		Other Income		
Other Non-Liquid As	ssets				
TOTAL ASSETS		\$ -	TOTAL INCO	OME .	\$ -
Liabilities			Expenses		
Auto and/or Revolvi	ng Credit		Tax Expense	S	
Mortgage Payables			Other Expens	ses	
Other Liabilities	_				
TOTAL LIABILITIE	S	\$ -	TOTAL EXP	ENSES	\$ -
NET WORTH		\$ -	CASH FLOW	/	\$ -
Contingent Liabilit	ies				
I/ D: :   #4.0					
Key Principal #1 Comment	is				Ī

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	Princip	al #4	
Principal #4 Name		Entity Type	▼ .
Address		Tax ID	<u> </u>
		Ownership %	
	MORNET Borrower Checked? FICO Score		
	Past Bankrupcy / Foreclosure / Deed-In-Lieu	▼	
	Has Personal Recourse In Transaction	▼	
Financial Statement	Date	la como	
<b>Assets</b> Cash		Income Salary	
Marketable Securitie	es —	Business Income (net)	
Real Estate-100% C		Other Income	
Other Non-Liquid As			
TOTAL ASSETS	\$ -	TOTAL INCOME	\$ -
Liabilities		Expenses	
Auto and/or Revolvii	na Credit	Tax Expenses	
Mortgage Payables	ing ordan	Other Expenses	
Other Liabilities			
TOTAL LIABILITIE	\$ -	TOTAL EXPENSES	\$ -
NET WORTH	\$ -	CASH FLOW	\$ -
Contingent Liabilit	ies		
Key Principal #1 Comment	rs.		
	-		

Property							
Property Name							
0	Unit Mi	X				Aver.	
				No. of	Unit Mix	Scheduled	Average
Total Number of Units	Bed	Bath	Unit Sq Ft	Units	Occupancy %	Rent	Market Rent
Physical Occupancy %							
Economic Vacancy							
Overall Condition							
Year Built							
Last Year Renovated							
Renovation Cost							
Acquisition Date							
Acquisition Price							
Zoning							
Legal Conforming/Non-Conf.							
Property Ownership Right							
Building Type   ▼							
Number of Stories							
Number of Buildings							
Public Utilities?    ▼							
Elevator? <u>▼</u>							
Land Area (in sq. ft.)	Proper	ty Mana	gement				
Square Feet of Building(s)			ompany				
Rentable Square Feet		Vith Pro					
% Commercial Space/Feet		Of Exper					
% Commercial Income			Property (mile	es)			
Seasonal Rental Property			ee (monthly)	,			
% Military Housing					_	,	
% Student Housing	FIIII K	elated 1	Borrower?			<del></del>	
Exterior							
Structure							
Flood Hazard Indicator?							
Tucked Under Parking?   ▼							
Property & Property Management Comments							
T-L							

Third-Party Report								
Appraisal								
Appraisal By 3rd-Party		▼		Valuation:				
Firm Name	·			Income App	roach			
Appraiser Name				Market Appr	oach			
Date of Appraisal				Cost Approa				
		_		Appraiser's \				
				Lender U/W				i
				%Var UW va	alue vs. Appr		#DIV/0!	
Appraisal Comments (for len	der)							
			Comp1 Compare	ed To Subject	Comp 2 Compa	ared To Subject	Comp3 Compa	ared To Subject
Rent Comparables						▼ ,		•
Unit Type	Sub Rent/Mo	ject Sq Ft	Rent/Mo	Sq Ft	Rent/Mo	Sq Ft	Rent/Mo	Sq Ft
	Kenthino	SqFt	Kenthino	34 Ft	Kenthino	34 Ft	Kenthino	Syrı
▼     ▼								
<b>V</b>								
<u> </u>								
▼								
		<u> </u>			1			
Sales Comparables			Comp1 Compare	ed To Subject	Comp 2 Compa	ared To Subject	Comp 3 Comp	ared To Subject
	Sub	ject		•		•		•
Sale Date								
Sale Price								
Year Built								
No. of Units		0						
Sq. Feet		-						
			#DIV	/OI	#DI	V//OI	#DI	\//OI
Average Unit Size	#DIV/0!		#DIV/0!		#DI	V/0!	#DI	V/0!
Distance (from subject)		N/A						
Expense / Unit								
Price / Sq. Ft	#DI	V/0!	#DIV	/0!	#DI	V/0!	#DI	V/0!
Adjusted Price / Sq. Ft								
Price / Unit	#DI	V/0!	#DIV	/0!	#DI	V/0!	#DI	V/0!
Adjusted Price / Unit								
GIM								
Cap Rate		0.00%	<u> </u>					
•		0.0070						

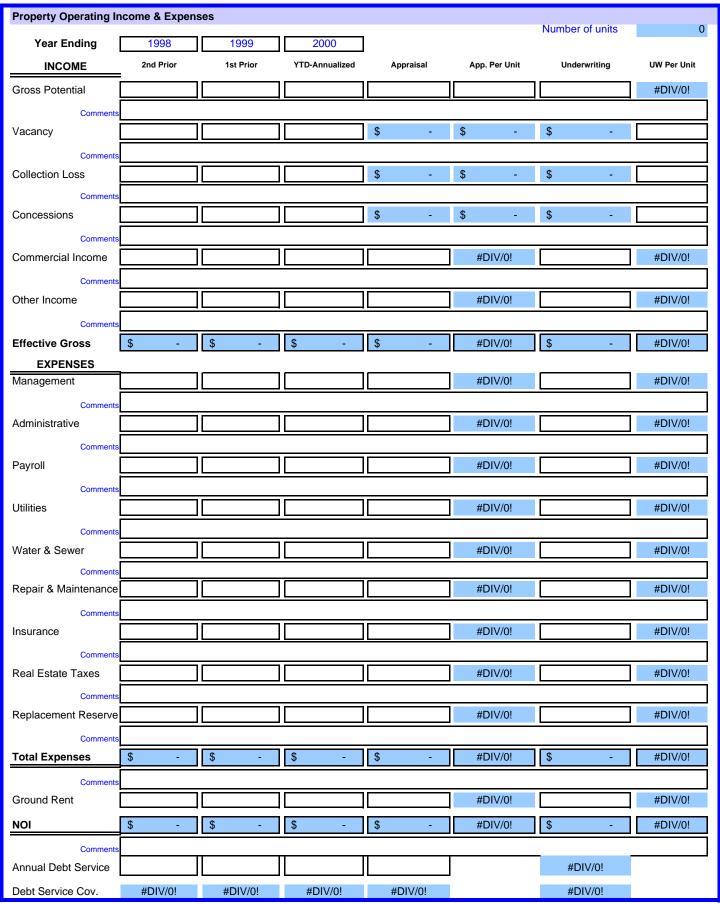
F	OM De maios do	
Environmental Person Date	OM Required?	
Report Date		
Firm Name		
Asbestos?	▼	
Lead Paint?	▼   ▼	
	▼ ▼	
Ground Water?		
Underground Storage Tank?	<b>▼</b>	
Overall Env. Acceptable?	▼	
Phase 2 Required?	▼	
Completion Escrow		
Seismic Risk		
Date of Assessment		Probable Maximur
Firm Name		Underwriting Valu
Report Type		Maximum Loss E
Return Period		Remaining Equity
Overall Cajamia Diak Assentable?		
Overall Seismic Risk Acceptable?		

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Physical Nee	eds Assessmen	ıt				
Replacement Re						
Initial Deposit An Per Unit / Year Total Deposit / Y	nount	· Life	\$	-		
Pest Control Ce	ertification					
Pest Control Report	oort Completed?					
Remediation Red	quired?			<b>—</b>		
Cost of Remedia	ition				 	
Property Condi	tion Assessmen	it				
Overall Property	Maintenance Lev	vel		▼ .		
Property Condition	on vs. Neighborho	ood		•		
Health & Safety	Issues			▼		
	air Required Iten					
Item		Cost	Min. Esc	crow Amt	Escrow Amount	
	_, _					
	_					
	Total	\$ -	\$	-	\$ -	
Comments						
Threshold Evalu		11 11-21	· But	7		
Bed Room	Bath Room	No. Units	Avg. Rent	Total Rent	Total Avg. Annual Rents	
<b> </b>			<del> </del>	\$ -	Underwritten Vacancy	
<b> </b>			<u> </u>	\$ -	Underwritten Expenses	
	•		<u> </u>	\$ -	Threshold NOI	
<b> </b>   <b>▼</b>				\$ -	Appraiser's Cap Rate	
	▼.			\$ -	Imputed Value	
					Threshold LTV	
					Threshold DCR	
					Threshold Test Acceptable?	▼

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Market & Sub-	-Market Information
	Market Name Market Rent Growth Rate Past 12 Mos.  Rental Concession Past 12 Mos.
	Sub-Market Name Sub-Market Rent Growth Rate Over Past 12 Mos.  Property Rent Growth Rate Past 12 Mos. Current Property Vacancy Average Vacancy Over Past 12 Mos. Rental Concession Past 12 Mos. New Units Coming On Line Next 12 Mos. Adverse Adjacent Land Uses
A.I. A.II.	Land Use Description & Comments
Market & Sub-Mar	
Market & Sub-Mar	ket Strengths / Mitigants



Conclusion & Recommendation	
Recommended	
Underwriter Name	Date:
Chief Underwriter Name	Date:
Loan Committee Approval	
Committee Approval ▼	Date:
Special Condition(s):	
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## Fannie Mae 5-50 SM Streamlined Mortgage Loan Summary Report Enter lender name here Property Name: 0 Property Address: 0 Report Date: 6/20/2000 Commitment Number: