



MIAC

Analytical Solutions for the Financial Industry

OPEN BOX TECHNOLOGY

\$341.58 Million Servicing Offering

Offering R3-0319

Bid Date: 3/28/2019

Bids are due by 5:00 PM EST

Mortgage Industry Advisory Corporation

521 Fifth Avenue 9th Floor

New York, NY 10175

TEL: (212) 233-1250

FAX: (212) 233-2265



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Mortgage Industry Advisory Corporation (MIAC), as exclusive representative for the Seller, is pleased to offer for your review and consideration a \$341.58 million Ginnie Mae mortgage servicing portfolio. The portfolio is being offered by a mortgage company that originates loans with a Midwest concentration. The Seller will be providing full representations and warranties for the loans included in this offering.

Key portfolio characteristics include:

**Percentages below represented as % of loan count*

- \$173,746 Average Loan Size
- 100% GNMA II
- Weighted average interest rate of 4.263%
- Weighted average delinquency rate of 7.48%
- Weighted average loan Age of 21 months
- Weighted average FICO of 672

Data contained in this offering is provided by the Seller and is as of 1/31/2019. While the Seller believes the information provided is reliable, no guarantee, representation or warranty, expressed or implied, is made as to the accuracy or completeness of the information and no audit was performed. Prospective buyers should conduct their own review and analysis of the data and other information described herein. The Seller reserves the right to accept or reject any offer in its sole and absolute discretion.

Loan level portfolio data can be supplied in electronic format upon request. Interested parties should contact their MIAC representatives with any questions on the portfolio sale. The loan level data will be furnished only under NDA.



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Sale and Transfer Date: Seller would prefer a Sale Date of 5/29/2019 or before. Portfolio transfer date will be subject to investor approval and sub servicer transfer timelines.

Loan level portfolio data can be supplied in electronic format upon request. Interested parties should contact their MIAC representative with any questions on the portfolio sale.

Dan Thomas, Managing Director, 212-233-1250 ext. 240

Sachit Kumar, Managing Director, 212-233-1250 ext. 229

Steve Harris, Managing Director, 212-233-1250 ext. 212

Mike Carnes, Managing Director, 212-233-1250 ext. 327

Robert Fear, Director, ext. 230

David McCraw, Director, ext. 357

Tim Hood, Senior Vice President, ext. 308

Mike Bugbee, Senior Vice President, ext. 303

Gerry Oakes, Senior Vice President, ext. 258

Ray Webber, Senior Vice President, ext. 362

Dawn Pieper, Senior Vice President, ext. 336

Dan Libby, Senior Vice President, ext. 114

Jeffrey Zuckerman, Vice President, ext. 278

Buck Burns, Vice President, 901-603-8606



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Portfolio Summary Information - Total

TOTAL PORTFOLIO
SUMMARY INFORMATION

INVESTOR TYPE by \$UPB:

GNMA_II 100.00%

PRINCIPAL BALANCE: \$341,585,249

NUMBER OF LOANS: 1,966

WEIGHTED AVERAGE:

INTEREST RATE 4.263%
SERVICE FEE 0.362%
ORIGINAL TERM (MONTHS) 358
REMAINING TERM (MONTHS) 336
AGE 21

APPROXIMATE AVERAGE (PER LOAN):

LOAN BALANCE \$173,746
PRINCIPAL & INTEREST \$896
TAX & INSURANCE \$409

MONTHLY P&I CONSTANT: \$1,761,771

MONTHLY T&I CONSTANT: \$804,281

ESTIMATED 12 MTH AVG ESCROW BALANCE: \$4,368,959

<u>DELINQUENCIES:</u>	<u># OF</u>	<u>% OF</u>
	<u>LOANS</u>	<u>LOANS</u>
30 DAYS	59	3.00%
60 DAYS	12	0.61%
90 DAYS	9	0.46%

SUBTOTAL: **80** **4.07%**

120 DAYS PLUS / FCL 67 3.41%

TOTAL DELINQUENCIES: **7.48%**

FICO 672

NZWAVG Orig LTV 95.33%

TOTAL PORTFOLIO
GEOGRAPHIC AND TAX & INSURANCE ESCROW ANALYSIS

State	Loan Count	Loan Count %	Principal Balance (\$)	Principal Balance (%)	T&I Constant (\$)	% Loans Escrowed	Est. Avg 12 Mth. Escrow Balance (\$)	Est. Avg 12 Mth. Escrow Balance (%)
AL	9	0.46%	\$1,169,998	0.34%	\$1,874	100.00%	\$10,881	0.93%
AR	4	0.20%	\$427,148	0.13%	\$843	100.00%	\$5,425	1.27%
AZ	18	0.92%	\$3,570,843	1.05%	\$5,388	100.00%	\$23,210	0.65%
CA	5	0.25%	\$1,453,948	0.43%	\$2,027	100.00%	\$8,869	0.61%
CO	18	0.92%	\$4,281,785	1.25%	\$6,711	100.00%	\$32,113	0.75%
DE	25	1.27%	\$4,957,343	1.45%	\$8,725	100.00%	\$56,018	1.13%
FL	281	14.29%	\$51,818,922	15.17%	\$108,629	100.00%	\$668,464	1.29%
IA	19	0.97%	\$2,436,229	0.71%	\$6,793	100.00%	\$28,991	1.19%
IL	44	2.24%	\$7,873,812	2.31%	\$27,048	100.00%	\$114,958	1.46%
IN	124	6.31%	\$15,806,595	4.63%	\$35,014	100.00%	\$148,582	0.94%
KS	10	0.51%	\$1,145,472	0.34%	\$3,999	100.00%	\$17,411	1.52%
KY	2	0.10%	\$169,759	0.05%	\$697	100.00%	\$4,499	2.65%
LA	39	1.98%	\$7,262,298	2.13%	\$14,280	100.00%	\$89,326	1.23%
MA	6	0.31%	\$882,442	0.26%	\$2,518	100.00%	\$9,972	1.13%
MD	86	4.37%	\$19,537,996	5.72%	\$39,837	100.00%	\$166,073	0.85%
ME	1	0.05%	\$120,016	0.04%	\$309	100.00%	\$1,992	1.66%
MI	71	3.61%	\$10,930,599	3.20%	\$24,824	100.00%	\$122,423	1.12%
MN	144	7.32%	\$28,116,067	8.23%	\$63,574	100.00%	\$275,537	0.98%
MO	97	4.93%	\$16,507,130	4.83%	\$39,285	100.00%	\$244,306	1.48%
NC	66	3.36%	\$11,645,845	3.41%	\$20,059	100.00%	\$121,117	1.04%
NJ	24	1.22%	\$5,382,317	1.58%	\$18,415	100.00%	\$66,741	1.24%
OH	78	3.97%	\$11,913,629	3.49%	\$32,954	100.00%	\$135,815	1.14%
OK	2	0.10%	\$329,803	0.10%	\$1,078	100.00%	\$6,959	2.11%
PA	100	5.09%	\$14,887,872	4.36%	\$42,074	100.00%	\$214,385	1.44%
SC	2	0.10%	\$396,785	0.12%	\$486	100.00%	\$3,135	0.79%
TN	35	1.78%	\$4,996,998	1.46%	\$10,193	100.00%	\$62,962	1.26%
TX	47	2.39%	\$8,746,653	2.56%	\$25,776	100.00%	\$163,562	1.87%
VA	60	3.05%	\$14,927,575	4.37%	\$23,972	100.00%	\$98,522	0.66%
WA	8	0.41%	\$2,480,174	0.73%	\$3,377	100.00%	\$14,633	0.59%
WI	531	27.01%	\$86,174,308	25.23%	\$230,446	100.00%	\$1,439,111	1.67%
WY	10	0.51%	\$1,234,887	0.36%	\$3,075	100.00%	\$12,966	1.05%
	1,966	100%	\$341,585,249	100%	\$804,281	100.00%	\$4,368,959	1.28%



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Portfolio Characteristics

MIAC Offering R3-0319

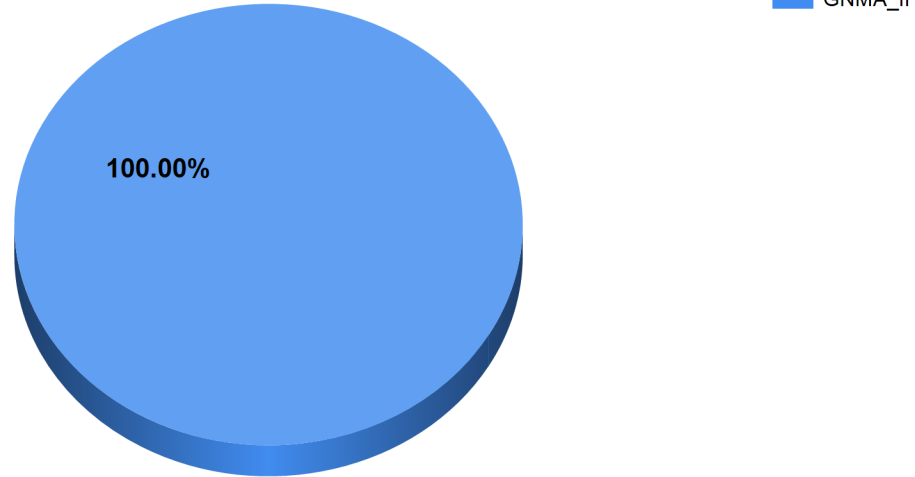
Summary by Investor

Analysis Description: Summary

Market Time: 1/31/2019

Data As Of: 1/31/2019

Investor by Percentage of UPB



Investor	Loan Count	UPB	% of UPB
GNMA_II	1,966	341,585,249	100.00%
Total	1,966	341,585,249	100.00%

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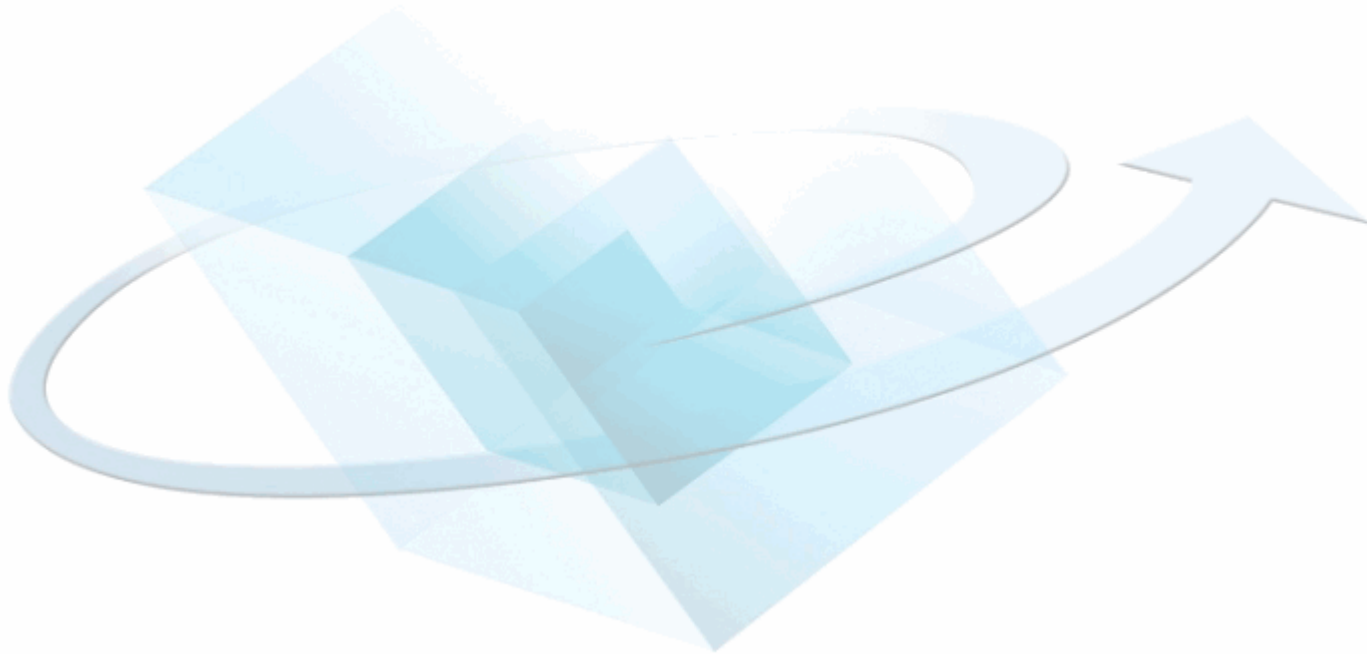
MIAC Offering R3-0319

1110: Summary by Investor

Data As Of: 1/31/2019
 Last Save Time: 3/12/2019 4:06:56 PM
 Market Time: 1/31/2019 3:00:00 PM
 RunID: 1

Analysis Description: MIAC Offering R3-0319

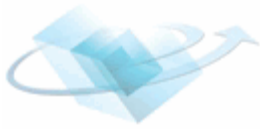
Investor	Current Balance	# of Loans	Avg Bal	Note Rate (%)	Net Serv Fee%	WA Loan Age	WA Rem Term	Rem Stated Term	WA Orig Term	P&I	T&I	Esc Bal % of UPB	Del 30	Del 60	Del 90	D120+
GNMA_II	341,585,249	1,966	173,746	4.263	0.362	21	336	336	358	1,761,771	804,281	1.28	3.00	0.61	0.46	3.41
Grand Totals	341,585,249	1,966	173,746	4.263	0.362	21	336	336	358	1,761,771	804,281	1.28	3.00	0.61	0.46	3.41



Data Date: Reflects the "as of" date of the data and current principal balance.
 Market Time: Date/time of market yield curve used for the pricing analysis.

Application Name: WinOAS 4.4
 App Build Date: 2/27/2019 11:28:41 AM
 DB Schema Version: Portfolio: 538 Reports: 110

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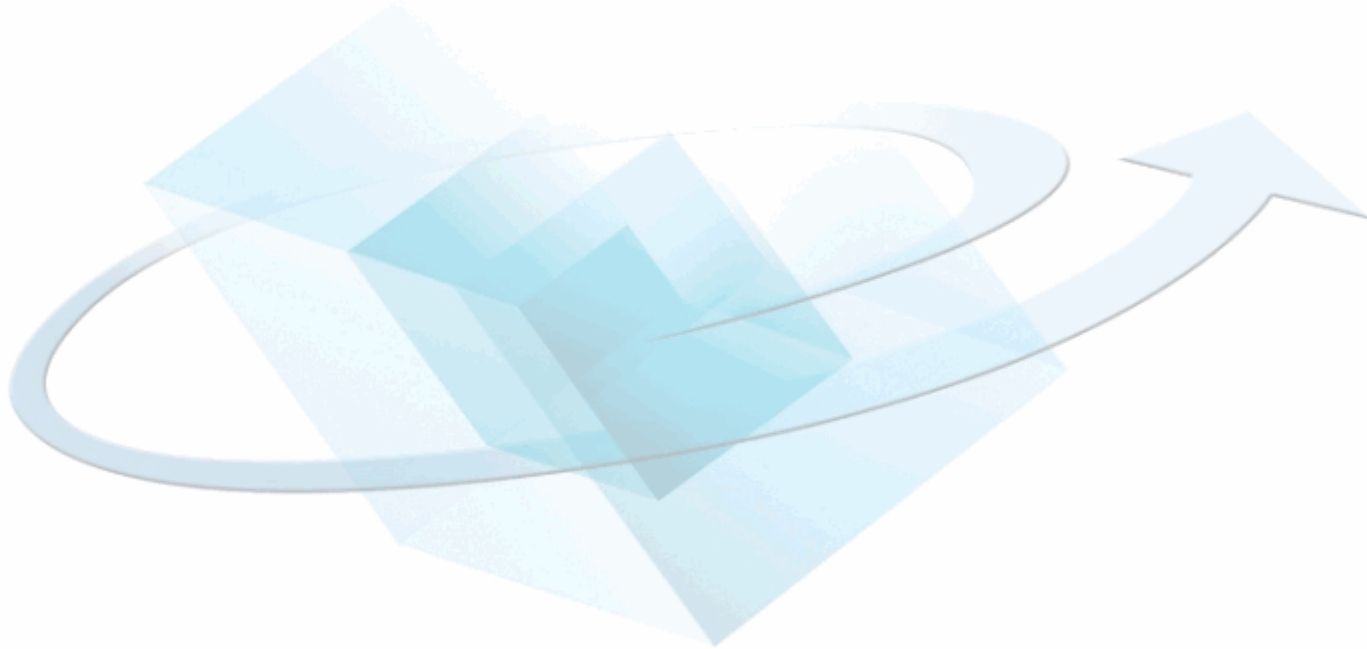
MIAC Offering R3-0319

1120: Summary by Investor by Prepayment

Data As Of: 1/31/2019
 Last Save Time: 3/12/2019 4:06:56 PM
 Market Time: 1/31/2019 3:00:00 PM
 RunID: 1

Analysis Description: MIAC Offering R3-0319

Investor	Prepay Model	Current Balance	# of Loans	Avg Bal	Note Rate (%)	Net Serv Fee%	WA Loan Age	WA Rem Term	Rem Stated Term	WA Orig Term	P&I	T&I	Esc Bal % of UPB	Del 30	Del 60	Del 90	D120+
GNMA_II	GOVT15	1,673,487	12	139,457	3.565	0.369	23	157	157	180	13,545	4,581	1.65	0.00	0.00	0.00	0.00
	GOVT30	339,911,762	1,954	173,957	4.266	0.362	21	337	337	359	1,748,226	799,700	1.28	3.02	0.61	0.46	3.43
Total:	GNMA_II	341,585,249	1,966	173,746	4.263	0.362	21	336	336	358	1,761,771	804,281	1.28	3.00	0.61	0.46	3.41
Grand Totals		341,585,249	1,966	173,746	4.263	0.362	21	336	336	358	1,761,771	804,281	1.28	3.00	0.61	0.46	3.41



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Application Name: WinOAS 4.4

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MIAC Offering R3-0319

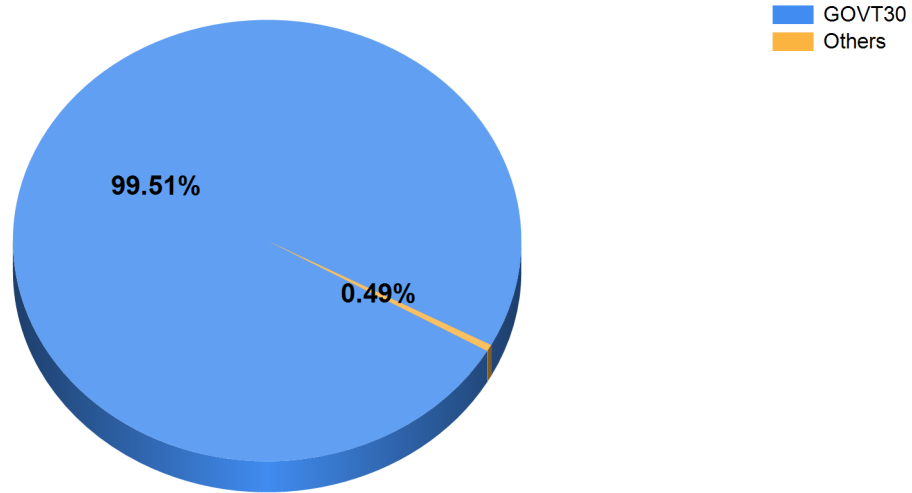
Summary by Prepay

Market Time: 1/31/2019

Data As Of: 1/31/2019

Analysis Description: Summary

Prepay by Percentage of UPB



Prepay	Loan Count	UPB	% of UPB
GOVT15	12	1,673,487	0.49%
GOVT30	1,954	339,911,762	99.51%
Total	1,966	341,585,249	100.00%

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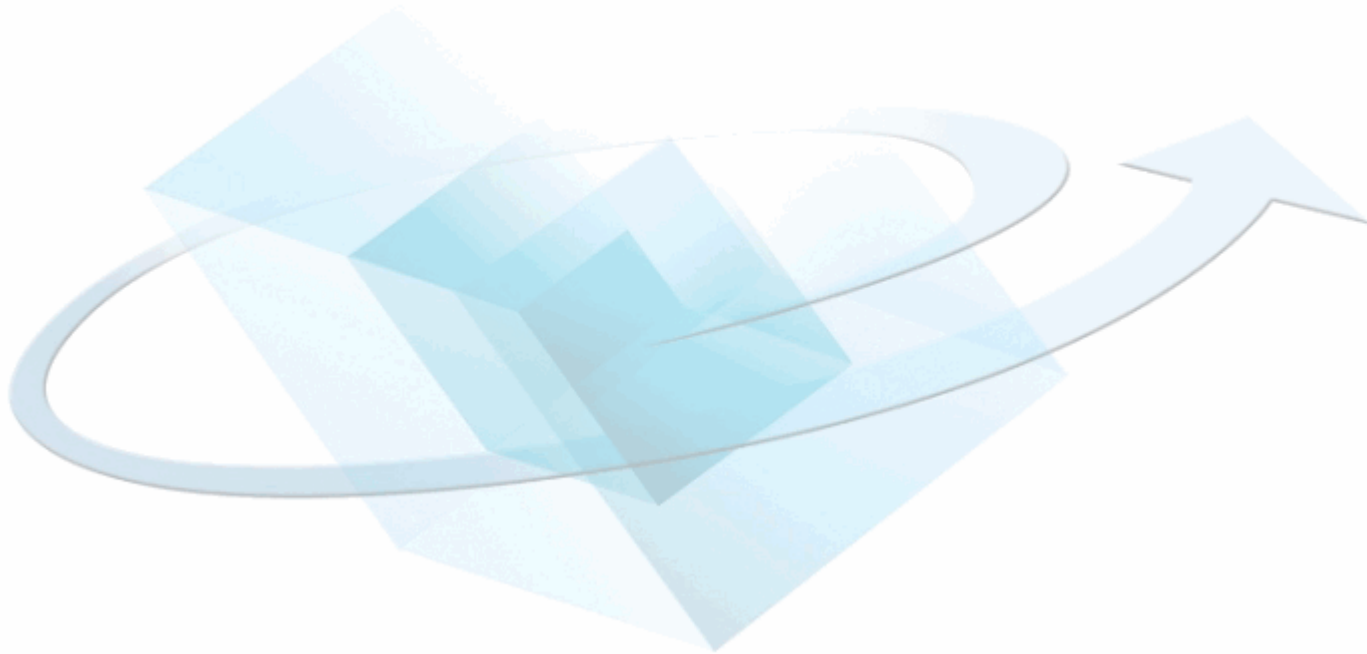
MIAC Offering R3-0319

1135: Summary by Prepayment

Data As Of: 1/31/2019
 Last Save Time: 3/12/2019 4:06:56 PM
 Market Time: 1/31/2019 3:00:00 PM
 RunID: 1

Analysis Description: MIAC Offering R3-0319

Prepay Model	Current Balance	# of Loans	Avg Bal	Note Rate (%)	Net Serv Fee%	WA Loan Age	WA Rem Term	Rem Stated Term	WA Orig Term	P&I	T&I	Esc Bal % of UPB	Del 30	Del 60	Del 90	D120+
GOVT15	1,673,487	12	139,457	3.565	0.369	23	157	157	180	13,545	4,581	1.65	0.00	0.00	0.00	0.00
GOVT30	339,911,762	1,954	173,957	4.266	0.362	21	337	337	359	1,748,226	799,700	1.28	3.02	0.61	0.46	3.02
Grand Totals	341,585,249	1,966	173,746	4.263	0.362	21	336	336	358	1,761,771	804,281	1.28	3.00	0.61	0.46	3.00



Data Date: Reflects the "as of" date of the data and current principal balance.
 Market Time: Date/time of market yield curve used for the pricing analysis.

Application Name: WinOAS 4.4
 App Build Date: 2/27/2019 11:28:41 AM
 DB Schema Version: Portfolio: 538 Reports: 110

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MIAC Offering R3-0319

1140: Summary by Prepayment by Note Rate

Data As Of: 1/31/2019
 Last Save Time: 3/12/2019 4:06:56 PM
 Market Time: 1/31/2019 3:00:00 PM
 RunID: 1

Analysis Description: MIAC Offering R3-0319

Prepay Model	Note Rate Range	Current Balance	# of Loans	Avg Bal	Note Rate (%)	Net Serv Fee%	WA Loan Age	WA Rem Term	Rem Stated Term	WA Orig Term	P&I	T&I	Esc Bal % of UPB	Del 30	Del 60	Del 90	D120+
GOVT15	2.50 - 2.99	268,564	1	268,564	2.875	0.315	19	161	161	180	2,012	898	2.15	0.00	0.00	0.00	0.00
	3.00 - 3.49	447,547	4	111,887	3.304	0.309	35	145	145	180	3,898	1,113	1.48	0.00	0.00	0.00	0.00
	3.50 - 3.99	556,758	4	139,190	3.647	0.344	18	162	162	180	4,386	1,726	1.83	0.00	0.00	0.00	0.00
	4.00 - 4.49	289,801	2	144,901	4.047	0.487	22	158	158	180	2,370	479	0.89	0.00	0.00	0.00	0.00
	4.50 - 4.99	110,816	1	110,816	4.625	0.565	7	173	173	180	879	365	2.12	0.00	0.00	0.00	0.00
Total: GOVT15		1,673,487	12	139,457	3.565	0.369	23	157	157	180	13,545	4,581	1.65	0.00	0.00	0.00	0.00
GOVT30	3.00 - 3.49	26,583,960	114	233,193	3.291	0.234	21	335	336	357	121,969	49,716	0.99	1.75	0.88	0.00	2.63
	3.50 - 3.99	103,034,046	548	188,018	3.756	0.301	27	330	331	357	505,750	246,676	1.30	1.46	0.36	0.00	3.83
	4.00 - 4.49	96,861,386	578	167,580	4.184	0.366	25	334	334	359	497,552	243,133	1.38	2.77	0.52	0.52	3.63
	4.50 - 4.99	51,617,025	321	160,801	4.647	0.417	18	341	342	360	273,330	120,225	1.22	4.36	1.56	0.93	4.36
	5.00 - 5.49	37,875,024	245	154,592	5.152	0.433	12	346	347	359	210,474	86,639	1.23	5.31	0.41	1.22	2.86
	5.50 - 5.99	21,097,164	126	167,438	5.591	0.511	6	354	352	360	121,869	46,272	1.28	3.97	0.00	0.00	0.79
	6.00 - 6.49	2,843,156	22	129,234	6.099	0.539	2	358	359	360	17,282	7,040	1.51	4.55	0.00	0.00	0.00
Total: GOVT30		339,911,762	1,954	173,957	4.266	0.362	21	337	337	359	1,748,226	799,700	1.28	3.02	0.61	0.46	3.43
Grand Totals		341,585,249	1,966	173,746	4.263	0.362	21	336	336	358	1,761,771	804,281	1.28	3.00	0.61	0.46	3.41

Data Date: Reflects the "as of" date of the data and current principal balance.
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Application Name: WinOAS 4.4
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1155: Summary by Note Type

Data As Of: 1/31/2019
 Last Save Time: 3/12/2019 4:06:56 PM
 Market Time: 1/31/2019 3:00:00 PM
 RunID: 1

Analysis Description: MIAC Offering R3-0319

Note Type	Current Balance	# of Loans	Avg Bal	Note Rate (%)	Net Serv Fee%	WA Loan Age	WA Rem Term	Rem Stated Term	WA Orig Term	P&I	T&I	Esc Bal % of UPB	Del 30	Del 60	Del 90	D120+	FICO
203K	6,577,567	43	152,967	4.694	0.438	16	344	345	360	35,177	17,812	1.34	0.00	0.00	0.00	6.98	675
FHA	220,715,193	1,337	165,082	4.379	0.372	22	337	337	359	1,151,045	568,054	1.40	3.37	0.82	0.60	3.29	662
FHA-Streamline	18,377,390	102	180,170	3.762	0.317	31	325	326	357	90,899	50,988	1.47	0.98	0.00	0.00	3.92	686
USDA	9,083,502	66	137,629	4.223	0.397	20	339	340	360	46,097	18,985	1.13	3.03	0.00	0.00	3.03	688
VA	66,976,968	326	205,451	4.198	0.360	20	337	338	358	343,706	115,881	0.96	3.07	0.00	0.31	3.07	688
VA-IRRL	19,854,629	92	215,811	3.521	0.253	15	330	331	346	94,847	32,560	0.86	1.09	1.09	0.00	4.35	694
Grand Totals	341,585,249	1,966	173,746	4.263	0.362	21	336	336	358	1,761,771	804,281	1.28	3.00	0.61	0.46	3.41	671



Data Date: Reflects the "as of" date of the data and current principal balance.

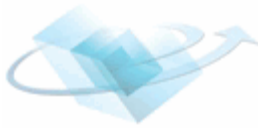
Market Time: Date/time of market yield curve used for the pricing analysis.

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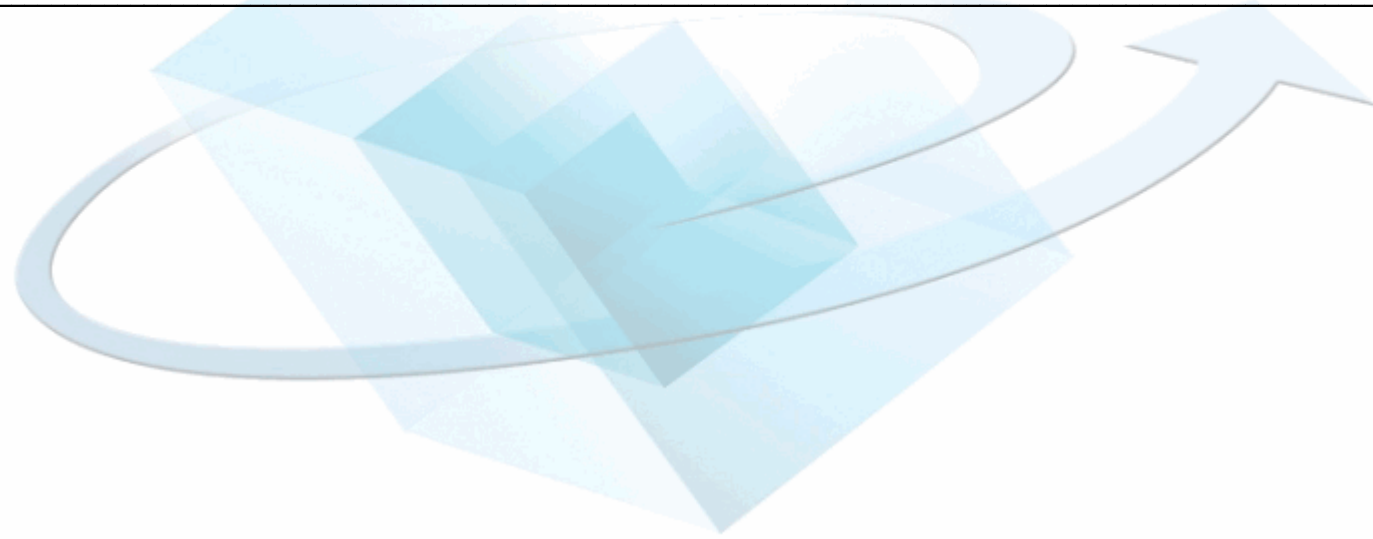
MIAC Offering R3-0319

1165: Summary by Del Status

Data As Of: 1/31/2019
 Last Save Time: 3/12/2019 4:06:56 PM
 Market Time: 1/31/2019 3:00:00 PM
 RunID: 1

Analysis Description: MIAC Offering R3-0319

Del Status	Current Balance	# of Loans	Avg Bal	Note Rate (%)	Net Serv Fee%	WA Loan Age	WA Rem Term	Rem Stated Term	WA Orig Term	P&I	T&I	Esc Bal % of UPB	Del 30	Del 60	Del 90	D120+	FICO
CURR	318,078,222	1,819	174,864	4.257	0.362	22	336	336	358	1,635,001	744,785	1.30	0.00	0.00	0.00	0.00	673
D030	9,535,036	59	161,611	4.464	0.362	19	338	340	359	49,604	22,290	1.21	100.00	0.00	0.00	0.00	641
D060	2,439,916	12	203,326	4.298	0.350	17	338	340	357	12,586	5,939	1.12	0.00	100.00	0.00	0.00	629
D090	1,464,201	9	162,689	4.583	0.418	16	340	344	360	7,661	3,571	0.99	0.00	0.00	100.00	0.00	631
D120	439,659	2	219,830	4.112	0.328	35	320	325	360	2,245	1,203	1.13	0.00	0.00	0.00	100.00	649
D150	1,147,124	8	143,391	4.262	0.395	14	337	346	360	5,793	2,927	0.31	0.00	0.00	0.00	100.00	644
FCBK	8,481,091	57	148,791	4.196	0.359	19	333	340	359	48,882	23,566	0.76	0.00	0.00	0.00	100.00	647
Grand Totals	341,585,249	1,966	173,746	4.263	0.362	21	336	336	358	1,761,771	804,281	1.28	3.00	0.61	0.46	3.41	671



Data Date: Reflects the "as of" date of the data and current principal balance.

Market Time: Date/time of market yield curve used for the pricing analysis.

Application Name: WinOAS 4.4

App Build Date: 2/27/2019 11:28:41 AM

DB Schema Version: Portfolio: 538 Reports: 110

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Login ID: nmanolis

Computer Name: MSRAPP02

Report Print Date/Time: 03/12/2019 04:07.41PM

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MIAC Offering R3-0319

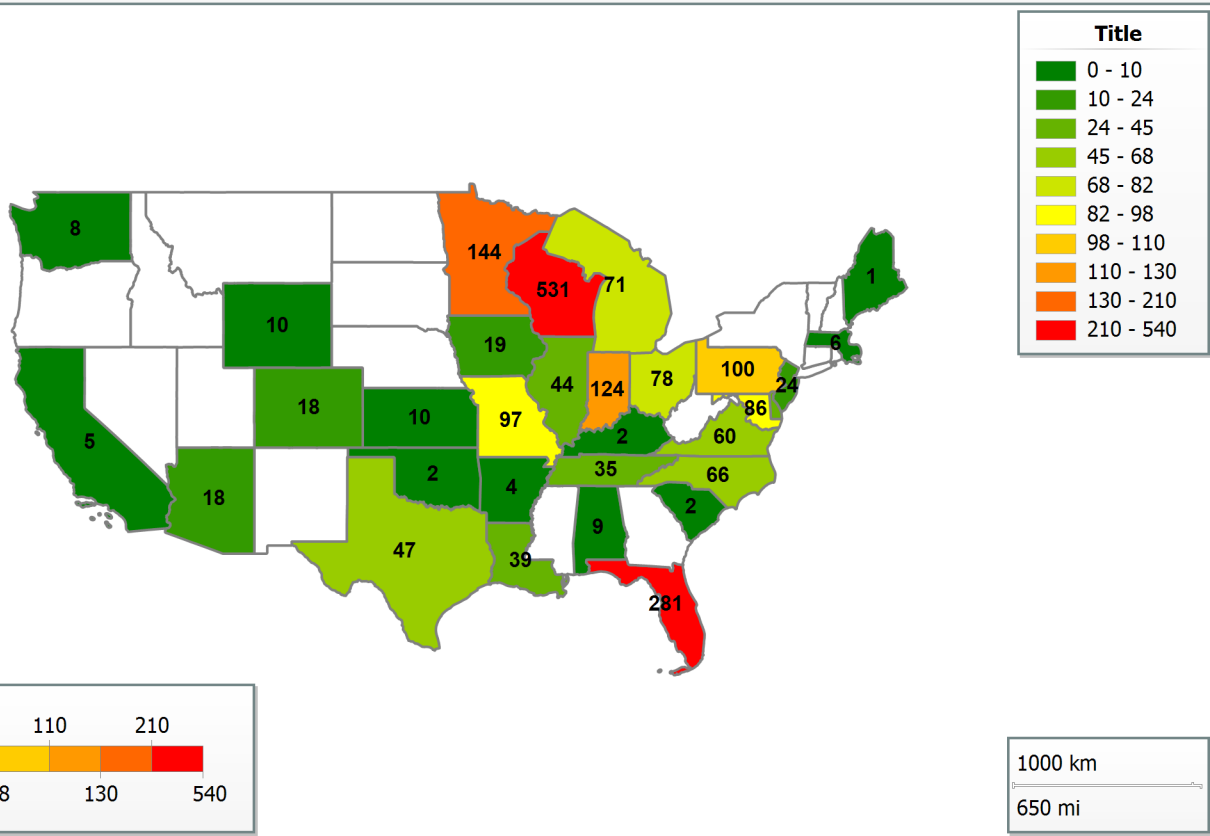
Summary by State

Market Time: 1/31/2019

Data As Of: 1/31/2019

Analysis Description: Summary

State by Number of Loans



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MIAC Offering R3-0319

1175: Summary by State

Data As Of: 1/31/2019
 Last Save Time: 3/12/2019 4:06:56 PM
 Market Time: 1/31/2019 3:00:00 PM
 RunID: 1

Analysis Description: MIAC Offering R3-0319

State	Current Balance	# of Loans	Avg Bal	Note Rate (%)	Net Serv Fee%	WA Loan Age	WA RemT erm	Rem Stated Term	WA Orig Term	P&I	T&I	Esc Bal % of UPB	Del 30	Del 60	Del 90	D120+
AL	1,169,998	9	130,000	4.605	0.468	14	339	339	353	6,220	1,874	0.93	11.11	0.00	0.00	0.00
AR	427,148	4	106,787	5.109	0.508	8	352	352	360	2,358	843	1.27	0.00	0.00	0.00	0.00
AZ	3,570,843	18	198,380	4.132	0.366	18	342	342	360	18,030	5,388	0.65	0.00	0.00	0.00	0.00
CA	1,453,948	5	290,790	3.946	0.276	16	344	344	360	7,066	2,027	0.61	20.00	0.00	0.00	0.00
CO	4,281,785	18	237,877	3.965	0.287	22	338	338	360	21,119	6,711	0.75	0.00	5.56	0.00	5.56
DE	4,957,343	25	198,294	4.323	0.373	22	328	328	350	26,145	8,725	1.13	8.00	0.00	0.00	0.00
FL	51,818,922	281	184,409	4.455	0.384	18	340	340	359	269,856	108,629	1.29	3.56	0.36	0.71	2.49
IA	2,436,229	19	128,223	4.022	0.365	25	334	335	360	12,170	6,793	1.19	0.00	0.00	10.53	0.00
IL	7,873,812	44	178,950	3.930	0.365	25	331	331	357	39,026	27,048	1.46	2.27	2.27	0.00	4.55
IN	15,806,595	124	127,473	4.562	0.367	22	333	331	355	85,133	35,014	0.94	2.42	1.61	0.00	2.42
KS	1,145,472	10	114,547	3.945	0.329	30	330	330	360	5,838	3,999	1.52	0.00	0.00	0.00	0.00
KY	169,759	2	84,879	5.957	0.397	1	357	357	358	1,017	697	2.65	0.00	0.00	0.00	0.00
LA	7,262,298	39	186,213	4.823	0.413	13	347	347	360	39,090	14,280	1.23	2.56	0.00	2.56	2.56
MA	882,442	6	147,074	3.878	0.314	41	319	319	360	4,637	2,518	1.13	0.00	0.00	0.00	0.00
MD	19,537,996	86	227,186	4.214	0.330	23	333	333	356	100,306	39,837	0.85	4.65	0.00	1.16	8.14
ME	120,016	1	120,016	3.750	0.190	21	339	339	360	575	309	1.66	0.00	0.00	0.00	0.00
MI	10,930,599	71	153,952	4.628	0.389	19	340	341	360	57,881	24,824	1.12	2.82	1.41	0.00	1.41
MN	28,116,067	144	195,250	4.090	0.369	25	334	334	359	142,824	63,574	0.98	3.47	0.00	0.00	2.78
MO	16,507,130	97	170,177	3.886	0.291	26	328	328	354	82,578	39,285	1.48	4.12	0.00	0.00	4.12
NC	11,645,845	66	176,452	4.044	0.347	19	338	340	358	58,059	20,059	1.04	3.03	0.00	0.00	6.06
NJ	5,382,317	24	224,263	4.070	0.357	27	332	333	360	27,161	18,415	1.24	4.17	0.00	0.00	8.33
OH	11,913,629	78	152,739	4.532	0.360	16	342	342	358	62,377	32,954	1.14	2.56	0.00	1.28	5.13
OK	329,803	2	164,902	4.136	0.367	24	336	336	360	1,664	1,078	2.11	0.00	0.00	0.00	0.00
PA	14,887,872	100	148,879	4.158	0.342	29	329	329	358	76,632	42,074	1.44	4.00	2.00	1.00	2.00
SC	396,785	2	198,393	4.464	0.245	6	354	355	360	2,026	486	0.79	0.00	0.00	0.00	0.00
TN	4,996,998	35	142,771	3.923	0.307	30	322	320	352	26,488	10,193	1.26	2.86	0.00	0.00	11.43

Data Date: Reflects the "as of" date of the data and current principal balance.

Application Name: WinOAS 4.4

Market Time: Date/time of market yield curve used for the pricing analysis.

App Build Date: 2/27/2019 11:28:41 AM

Portfolio Name:

DB Schema Version: Portfolio: 538 Reports: 110

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MIAC Offering R3-0319

1175: Summary by State

Data As Of: 1/31/2019
 Last Save Time: 3/12/2019 4:06:56 PM
 Market Time: 1/31/2019 3:00:00 PM
 RunID: 1

Analysis Description: MIAC Offering R3-0319

State	Current Balance	# of Loans	Avg Bal	Note Rate (%)	Net Serv Fee%	WA Loan Age	WA RemT erm	Rem Stated Term	WA Orig Term	P&I	T&I	Esc Bal % of UPB	Del 30	Del 60	Del 90	D120+
TX	8,746,653	47	186,099	3.867	0.346	20	322	322	342	44,758	25,776	1.87	0.00	0.00	0.00	2.13
VA	14,927,575	60	248,793	4.107	0.330	20	339	340	360	75,650	23,972	0.66	0.00	1.67	0.00	6.67
WA	2,480,174	8	310,022	3.886	0.312	10	350	350	360	11,904	3,377	0.59	0.00	0.00	0.00	0.00
WI	86,174,308	531	162,287	4.324	0.380	21	338	338	359	445,892	230,446	1.67	2.82	0.56	0.19	2.64
WY	1,234,887	10	123,489	3.458	0.303	33	327	327	360	7,293	3,075	1.05	0.00	0.00	0.00	20.00
Grand Totals	341,585,249	1,966	173,746	4.263	0.362	21	336	336	358	1,761,771	804,281	1.28	3.00	0.61	0.46	3.41



Data Date: Reflects the "as of" date of the data and current principal balance.

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Portfolio Name:

Application Name: WinOAS 4.4

App Build Date: 2/27/2019 11:28:41 AM

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MIAC

Analytical Solutions for the Financial Industry

Disclosure Information

GENERAL INFORMATION: MIAC has been exclusively retained to offer this portfolio of \$341.58 million of mortgage servicing rights for purchase. All loans have interest collected in arrears. All loans are due on the first of the month and are first lien mortgages.

AMORTIZATION TERM: The Seller's database indicates that all loans are fully amortizing over a 10 to 30 year term.

INVESTOR: GNMA II makes up 100% of the unpaid principal balance.

LOAN TYPE: The Seller's database indicates that 64.61% of the unpaid principal balance totaling \$220.71 million are FHA loans, 19.61% of the unpaid principal balance totaling \$66.98 million are VA, 5.81% of the unpaid principal balance totaling \$19.85 million are VA IRRL, 5.38% of the unpaid principal balance totaling \$18.37 million are FHA Steamline, 2.66% of the unpaid principal balance totaling \$9.08 million are USDA, and 1.93% of the unpaid principal balance totaling \$6.58 million are FHA 203k.

GEOGRAPHICAL DISTRIBUTION: The portfolio has a Midwest concentration. Loan level Zip codes are available to interested parties.

OWNER OCCUPANCY: The Seller's database indicates that 99.58% of the unpaid principal balance totaling \$340.15 million are owner occupied.

BANKRUPTCIES & FORECLOSURES: The Seller's database indicates 67 loans are 120 or more day's delinquent, in foreclosure or in bankruptcy.

MERS: The loans originated in the U.S mainland are registered with Mortgage Electronic Registration System (MERS, Inc.).

TAX AND FLOOD CONTRACTS: The Seller advises that 100% of the loans have life of loan tax contracts and life of loan flood certifications with Corelogic. Both contracts are transferable.

SERVICING SYSTEM: The Seller advises that all loans are being serviced by Cenlar.

DOCUMENTATION: The notes and deeds are maintained in hard copy format. The remainder of the documentation including title policies and all servicing documents are imaged in electronic format.

RESERVATION: The Seller reserves the right to reject any or all offers for any reason whatsoever.

ACCURACY: The information contained in the accompanying exhibits has been compiled by MIAC based on information, provided by the Seller, as of 1/31/2019. While the seller believes this to be accurate and reliable data, no warranty or guarantee is expressed or implied, and your offer to purchase should be made subject to your personal examination of the books and records of the Seller.

ACCEPTANCE CRITERIA: The acceptance of an offer by the Seller will be made on the basis of: 1) the timely receipt by MIAC of a written Bid Letter and the terms and conditions contained therein; 2) the price offered for the portfolio; 3) the financial strength and the quality of the current servicing performed by the bidder; as well as, 4) the ability of the bidder to perform within the time guidelines for closing and transfer, 5) other criteria at the discretion of the Seller.

QUALIFICATIONS OF PURCHASER: The successful bidder must be an approved Government and/or Agency Seller/Service, in good standing, with requisite financial criteria, and adequate resources necessary to complete this transaction. The Investors will require written approval to complete the transfer. As a condition of that approval, the Investors may require financial statements and servicing experience of the Purchaser and an explanation of how the Purchaser will adjust servicing staff of operations to properly service this portfolio.