



MIAC

Analytical Solutions for the Financial Industry

OPEN BOX TECHNOLOGY

\$816.66 Million Servicing Offering

Offering R1-0622

Bid Date: 06/15/2022

Bids are due by 5:00 PM EST

**MIAC Analytics
521 Fifth Avenue 6th Floor
New York, NY 10175
TEL: (212) 233-1250
FAX: (212) 233-2265**



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MIAC Analytics, as exclusive representative for the Seller, is pleased to offer for your review and consideration a \$816.66 million Fannie Mae and Freddie Mac mortgage servicing portfolio. The portfolio is being offered by a mortgage company that originates loans with a concentration in Illinois and Minnesota. 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*

- 224,112 Average Loan Size
- 61.58% FHLMC ARC
- 38.42% FNMA A/A
- Weighted average interest rate of 3.059%
- Weighted average delinquency rate of 0%
- Weighted average loan Age of 17 months
- Weighted average FICO of 757

Data contained in this offering is provided by the Seller and is as of 5/30/2022. 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: Sale date is negotiable. 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.

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

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

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

Steve Harris, Managing Director, 908-400-2615

Robert Fear, Managing Director, 212-233-1250 ext. 230

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, Senior Vice President, ext. 278

Buck Burns, Senior Vice President, ext. 108

Keith Northen, Senior Vice President, 804-916-9859



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Portfolio Summary Information - Total

TOTAL PORTFOLIO SUMMARY INFORMATION

INVESTOR TYPE by \$UPB:

FHLMC_ARC	60.95%
FNMA_A/A	39.05%

PRINCIPAL BALANCE:	\$816,664,701
NUMBER OF LOANS:	3,644

WEIGHTED AVERAGE:

INTEREST RATE	3.059%
SERVICE FEE	0.250%
ORIGINAL TERM (MONTHS)	325
REMAINING TERM (MONTHS)	307
AGE	18

APPROXIMATE AVERAGE (PER LOAN):

LOAN BALANCE	\$224,112
PRINCIPAL & INTEREST	\$1,127
TAX & INSURANCE	\$524

MONTHLY P&I CONSTANT:	\$4,108,405
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MONTHLY T&I CONSTANT:	\$1,910,471
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ESTIMATED 12 MTH AVG ESCROW BALANCE:	\$8,722,227
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<u>DELINQUENCIES:</u>	<u># OF LOANS</u>	<u>% OF LOANS</u>
30 DAYS	-	0.00%
60 DAYS	-	0.00%
90 DAYS	-	0.00%
SUBTOTAL:	-	0.00%
120 DAYS PLUS / FCL	-	0.00%
TOTAL DELINQUENCIES:		0.00%
FICO		757
NZWAVG Orig LTV		76.55%

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 (%)
AZ	456	12.51%	\$111,148,144	13.61%	\$132,114	97.15%	\$566,856	0.51%
CA	58	1.59%	\$21,055,269	2.58%	\$31,076	91.38%	\$126,332	0.60%
CO	8	0.22%	\$2,953,345	0.36%	\$4,118	100.00%	\$21,559	0.73%
FL	23	0.63%	\$5,650,626	0.69%	\$14,183	86.96%	\$90,975	1.61%
IL	1,785	48.98%	\$421,204,909	51.58%	\$1,194,640	87.62%	\$5,138,700	1.22%
IN	23	0.63%	\$4,102,556	0.50%	\$7,855	95.65%	\$30,769	0.75%
MI	1,229	33.73%	\$234,938,288	28.77%	\$496,012	91.29%	\$2,584,321	1.10%
MO	1	0.03%	\$496,499	0.06%	\$1,195	100.00%	\$7,696	1.55%
NM	29	0.80%	\$6,434,123	0.79%	\$12,516	100.00%	\$52,116	0.81%
OR	1	0.03%	\$461,692	0.06%	\$1,025	100.00%	\$5,586	1.21%
TX	4	0.11%	\$1,076,147	0.13%	\$3,724	100.00%	\$23,030	2.14%
WA	3	0.08%	\$980,596	0.12%	\$1,354	100.00%	\$5,884	0.60%
WI	24	0.66%	\$6,162,505	0.75%	\$10,659	75.00%	\$68,404	1.11%
	3,644	100%	\$816,664,701	100%	\$1,910,471	90.23%	\$8,722,227	1.07%



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Portfolio Summary Information - FHLMC

FHLMC PORTFOLIO SUMMARY INFORMATION

INVESTOR TYPE by \$UPB:

FHLMC_ARC 100.00%

PRINCIPAL BALANCE: \$497,793,729
NUMBER OF LOANS: 2,244

WEIGHTED AVERAGE:

INTEREST RATE 3.012%
SERVICE FEE 0.250%
ORIGINAL TERM (MONTHS) 326
REMAINING TERM (MONTHS) 307
AGE 18

APPROXIMATE AVERAGE (PER LOAN):

LOAN BALANCE \$221,833
PRINCIPAL & INTEREST \$1,108
TAX & INSURANCE \$540

MONTHLY P&I CONSTANT: \$2,487,348

MONTHLY T&I CONSTANT: \$1,212,048

ESTIMATED 12 MTH AVG ESCROW BALANCE: \$5,557,960

<u>DELINQUENCIES:</u>	<u># OF</u>	<u>% OF</u>
	<u>LOANS</u>	<u>LOANS</u>
30 DAYS	0	0.00%
60 DAYS	0	0.00%
90 DAYS	0	0.00%
SUBTOTAL:	-	0.00%
120 DAYS PLUS / FCL	0	0.00%
TOTAL DELINQUENCIES:		0.00%
FICO		761
NZWAVG Orig LTV		76.86%

FHLMC 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 (%)
AZ	223	9.94%	\$52,557,652	10.56%	\$63,797	97.31%	\$273,300	0.52%
CA	17	0.76%	\$7,051,715	1.42%	\$11,947	100.00%	\$52,183	0.74%
CO	6	0.27%	\$2,306,155	0.46%	\$3,099	100.00%	\$16,374	0.71%
FL	15	0.67%	\$3,449,018	0.69%	\$7,488	86.67%	\$47,941	1.39%
IL	1088	48.48%	\$258,230,918	51.88%	\$758,082	89.98%	\$3,253,710	1.26%
IN	13	0.58%	\$2,320,789	0.47%	\$4,758	100.00%	\$20,191	0.87%
MI	850	37.88%	\$163,670,344	32.88%	\$346,520	92.82%	\$1,800,374	1.10%
MO	1	0.04%	\$496,499	0.10%	\$1,195	100.00%	\$7,696	1.55%
NM	11	0.49%	\$2,334,131	0.47%	\$4,500	100.00%	\$19,607	0.84%
TX	2	0.09%	\$529,089	0.11%	\$1,678	100.00%	\$10,793	2.04%
WA	2	0.09%	\$644,146	0.13%	\$849	100.00%	\$3,672	0.57%
WI	16	0.71%	\$4,203,273	0.84%	\$8,134	75.00%	\$52,121	1.24%
	2,244	100%	\$497,793,729	100%	\$1,212,048	91.89%	\$5,557,960	1.12%



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Portfolio Summary Information - FNMA

FNMA PORTFOLIO SUMMARY INFORMATION

INVESTOR TYPE by \$UPB:

FNMA_A/A 100.00%

PRINCIPAL BALANCE: \$318,870,973
NUMBER OF LOANS: 1,400

WEIGHTED AVERAGE:

INTEREST RATE 3.133%
 SERVICE FEE 0.250%
 ORIGINAL TERM (MONTHS) 324
 REMAINING TERM (MONTHS) 307
 AGE 17

APPROXIMATE AVERAGE (PER LOAN):

LOAN BALANCE \$227,765
 PRINCIPAL & INTEREST \$1,158
 TAX & INSURANCE \$499

MONTHLY P&I CONSTANT: \$1,621,057

MONTHLY T&I CONSTANT: \$698,423

ESTIMATED 12 MTH AVG ESCROW BALANCE: \$3,162,146

<u>DELINQUENCIES:</u>	<u># OF</u>	<u>% OF</u>
	<u>LOANS</u>	<u>LOANS</u>
30 DAYS	0	0.00%
60 DAYS	0	0.00%
90 DAYS	0	0.00%
SUBTOTAL:	-	0.00%
120 DAYS PLUS / FCL	0	0.00%
TOTAL DELINQUENCIES:		0.00%
FICO		757
NZWAVG Orig LTV		76.55%

FNMA 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 (%)
AZ	233	16.64%	\$58,590,492	18.37%	\$68,317	97.00%	\$292,952	0.50%
CA	41	2.93%	\$14,003,555	4.39%	\$19,129	87.80%	\$74,219	0.53%
CO	2	0.14%	\$647,190	0.20%	\$1,019	100.00%	\$5,178	0.80%
FL	8	0.57%	\$2,201,608	0.69%	\$6,695	87.50%	\$42,931	1.95%
IL	697	49.79%	\$162,973,992	51.11%	\$436,558	83.93%	\$1,890,498	1.16%
IN	10	0.71%	\$1,781,767	0.56%	\$3,097	90.00%	\$10,512	0.59%
MI	379	27.07%	\$71,267,944	22.35%	\$149,492	87.86%	\$776,821	1.09%
NM	18	1.29%	\$4,099,992	1.29%	\$8,015	100.00%	\$32,800	0.80%
OR	1	0.07%	\$461,692	0.14%	\$1,025	100.00%	\$5,586	1.21%
TX	2	0.14%	\$547,058	0.17%	\$2,047	100.00%	\$12,199	2.23%
WA	1	0.07%	\$336,449	0.11%	\$504	100.00%	\$2,187	0.65%
WI	8	0.57%	\$1,959,233	0.61%	\$2,525	75.00%	\$16,262	0.83%
	1,400	100%	\$318,870,973	100%	\$698,423	87.57%	\$3,162,146	0.99%



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Portfolio Characteristics

MIAC Offering R1-0622

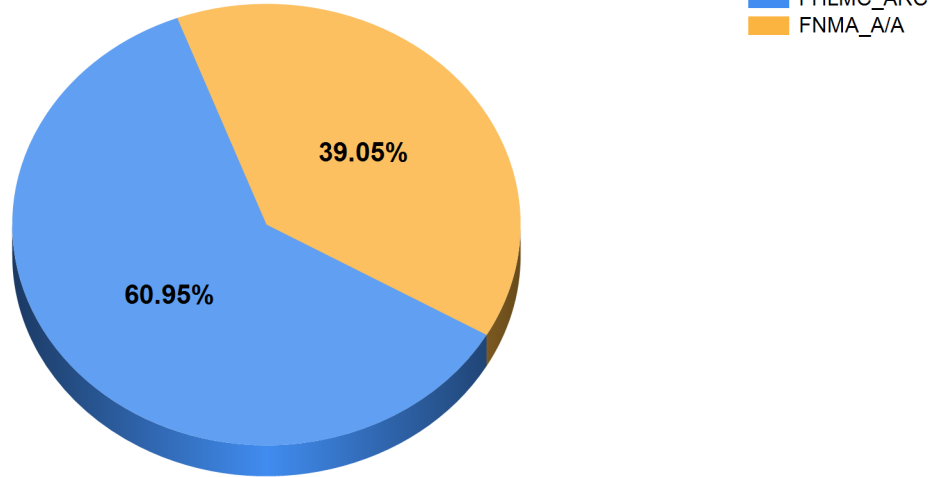
Summary by Investor

Analysis Description: Summary

Market Time: 5/30/2022

Data As Of: 5/30/2022

Investor by Percentage of UPB



Investor	Loan Count	UPB	% of UPB
FHLMC_ARC	2,244	497,793,729	60.95%
FNMA_A/A	1,400	318,870,973	39.05%
Total	3,644	816,664,701	100.00%

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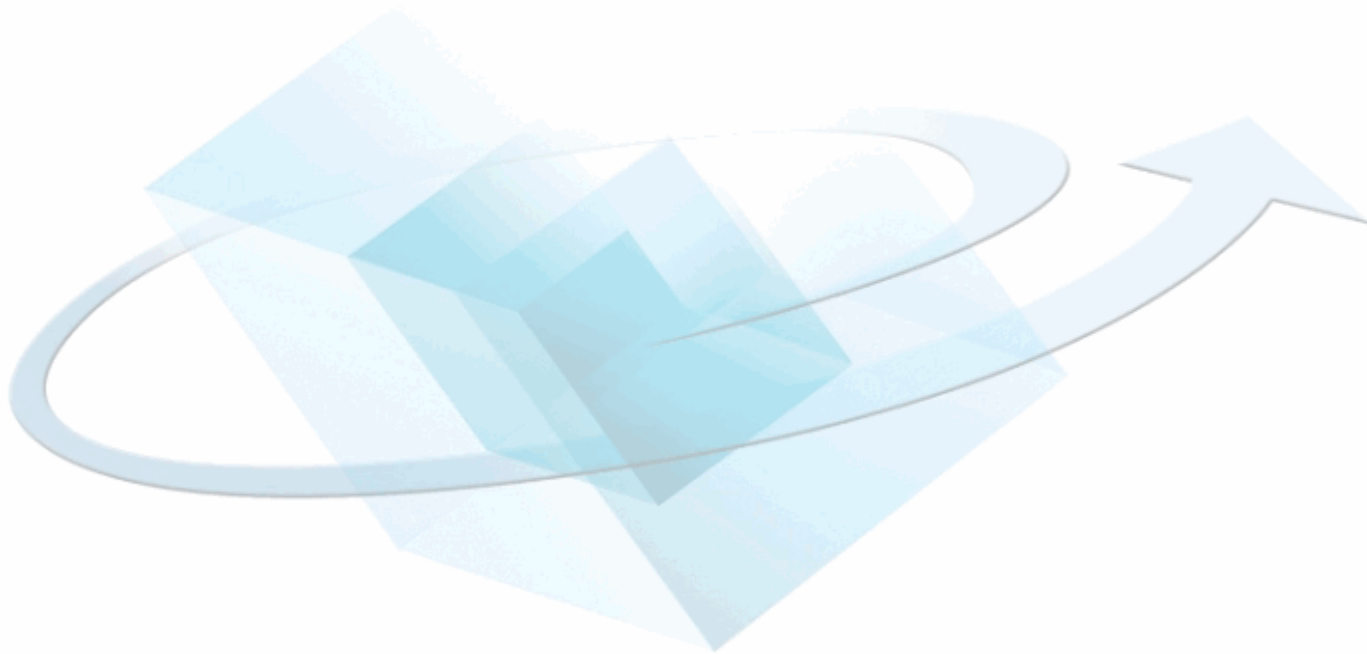
MIAC Offering R1-0622

1110: Summary by Investor

Data As Of: 5/30/2022
 Last Save Time: 6/3/2022 2:07:20 PM
 Market Time: 5/31/2022 5:01:49 PM
 RunID: 1

Analysis Description: MIAC Offering R1-0622

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+
FHLMC_ARC	497,793,729	2,244	221,833	3.012	0.250	18	305	307	326	2,487,348	1,212,048	1.12	0.00	0.00	0.00	0.00
FNMA_A/A	318,870,973	1,400	227,765	3.133	0.250	17	305	307	324	1,621,057	698,423	0.99	0.00	0.00	0.00	0.00
Grand Totals	816,664,701	3,644	224,112	3.059	0.250	18	305	307	325	4,108,405	1,910,471	1.07	0.00	0.00	0.00	0.00



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.

Portfolio Name: MIAC Offering R1-0622

Application Name: WinOAS 4.4.3

App Build Date: 4/28/2022 11:30:38 AM

DB Schema Version: Portfolio: 622 Reports: 110

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Login ID: nmanolis

Computer Name: MSRAPP02

Report Print Date/Time: 06/07/2022 01:38.02PM

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MIAC Offering R1-0622

1120: Summary by Investor by Prepayment

Data As Of: 5/30/2022
 Last Save Time: 6/3/2022 2:07:20 PM
 Market Time: 5/31/2022 5:01:49 PM
 RunID: 1

Analysis Description: MIAC Offering R1-0622

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+
FHLMC_ARC	CONV15	70,424,146	396	177,839	2.632	0.250	18	156	160	178	541,511	194,826	1.24	0.00	0.00	0.00	0.00
	CONV30	427,369,583	1,848	231,261	3.074	0.250	18	329	332	350	1,945,836	1,017,222	1.09	0.00	0.00	0.00	0.00
Total:	FHLMC_ARC	497,793,729	2,244	221,833	3.012	0.250	18	305	307	326	2,487,348	1,212,048	1.12	0.00	0.00	0.00	0.00
FNMA_A/A	CONV15	55,256,494	307	179,989	2.625	0.250	17	158	161	178	417,526	133,932	1.11	0.00	0.00	0.00	0.00
	CONV30	263,614,479	1,093	241,184	3.239	0.250	17	336	338	355	1,203,531	564,491	0.97	0.00	0.00	0.00	0.00
Total:	FNMA_A/A	318,870,973	1,400	227,765	3.133	0.250	17	305	307	324	1,621,057	698,423	0.99	0.00	0.00	0.00	0.00
Grand Totals		816,664,701	3,644	224,112	3.059	0.250	18	305	307	325	4,108,405	1,910,471	1.07	0.00	0.00	0.00	0.00



Data Date:	Reflects the "as of" date of the data and current principal balance.	Application Name:	WinOAS 4.4.3
Market Time:	Date/time of market yield curve used for the pricing analysis.	App Build Date:	4/28/2022 11:30:38 AM
Portfolio Name:	MIAC Offering R1-0622	DB Schema Version:	Portfolio: 622 Reports: 110

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MIAC Offering R1-0622

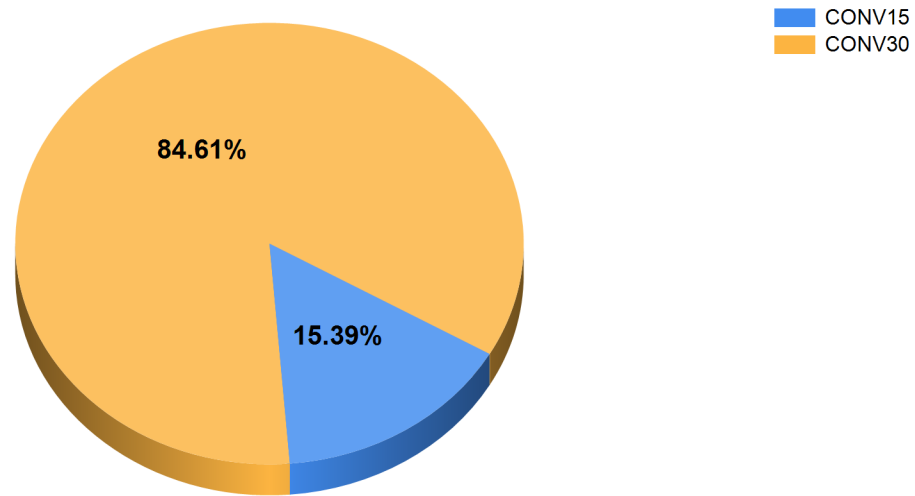
Summary by Prepay

Market Time: 5/30/2022

Data As Of: 5/30/2022

Analysis Description: Summary

Prepay by Percentage of UPB



Prepay	Loan Count	UPB	% of UPB
CONV15	703	125,680,640	15.39%
CONV30	2,941	690,984,062	84.61%
Total	3,644	816,664,701	100.00%

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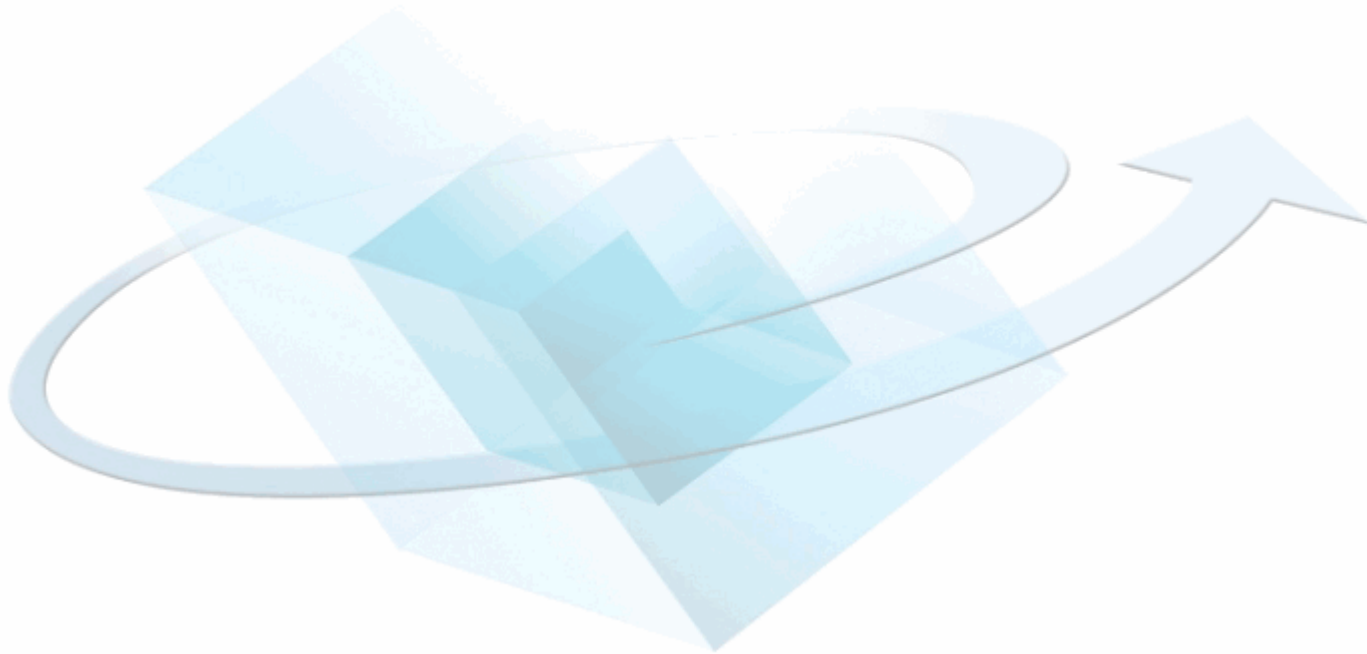
MIAC Offering R1-0622

1135: Summary by Prepayment

Data As Of: 5/30/2022
 Last Save Time: 6/3/2022 2:07:20 PM
 Market Time: 5/31/2022 5:01:49 PM
 RunID: 1

Analysis Description: MIAC Offering R1-0622

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+
CONV15	125,680,640	703	178,778	2.629	0.250	17	157	160	178	959,037	328,758	1.18	0.00	0.00	0.00	0.00
CONV30	690,984,062	2,941	234,949	3.137	0.250	18	332	334	352	3,149,368	1,581,713	1.05	0.00	0.00	0.00	0.00
Grand Totals	816,664,701	3,644	224,112	3.059	0.250	18	305	307	325	4,108,405	1,910,471	1.07	0.00	0.00	0.00	0.00



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.
 Portfolio Name: MIAC Offering R1-0622

Application Name: WinOAS 4.4.3
 App Build Date: 4/28/2022 11:30:38 AM
 DB Schema Version: Portfolio: 622 Reports: 110

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MIAC Offering R1-0622

1140: Summary by Prepayment by Note Rate

Data As Of: 5/30/2022
 Last Save Time: 6/3/2022 2:07:20 PM
 Market Time: 5/31/2022 5:01:49 PM
 RunID: 1

Analysis Description: MIAC Offering R1-0622

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+
CONV15	< 2.50	27,371,293	150	182,475	2.307	0.250	15	160	163	178	200,498	75,891	1.23	0.00	0.00	0.00	0.00
	2.50 - 2.99	88,750,970	495	179,295	2.669	0.250	18	156	159	177	685,209	228,175	1.17	0.00	0.00	0.00	0.00
	3.00 - 3.49	8,003,444	49	163,336	3.109	0.250	19	161	161	180	60,957	18,571	1.01	0.00	0.00	0.00	0.00
	3.50 - 3.99	1,554,933	9	172,770	3.532	0.250	18	158	162	180	12,374	6,120	1.78	0.00	0.00	0.00	0.00
Total: CONV15		125,680,640	703	178,778	2.629	0.250	17	157	160	178	959,037	328,758	1.18	0.00	0.00	0.00	0.00
CONV30	< 2.50	1,034,553	3	344,851	2.375	0.250	17	267	269	286	5,169	2,221	1.08	0.00	0.00	0.00	0.00
	2.50 - 2.99	200,453,401	794	252,460	2.823	0.250	17	326	329	346	893,441	460,937	1.05	0.00	0.00	0.00	0.00
	3.00 - 3.49	372,694,216	1,579	236,032	3.140	0.250	18	333	336	354	1,691,208	843,865	1.04	0.00	0.00	0.00	0.00
	3.50 - 3.99	105,893,399	505	209,690	3.593	0.250	18	336	338	356	502,759	245,075	1.05	0.00	0.00	0.00	0.00
	4.00 - 4.49	5,016,330	27	185,790	4.089	0.250	19	341	341	360	24,919	12,096	1.05	0.00	0.00	0.00	0.00
	4.50 - 4.99	4,293,929	20	214,696	4.697	0.250	17	338	343	360	22,992	12,934	1.42	0.00	0.00	0.00	0.00
	5.00 - 5.49	1,526,625	12	127,219	5.061	0.250	18	341	342	360	8,455	4,499	1.42	0.00	0.00	0.00	0.00
5.50 - 5.99	71,609	1	71,609	5.500	0.250	23	323	337	360	425	86	0.52	0.00	0.00	0.00	0.00	
Total: CONV30		690,984,062	2,941	234,949	3.137	0.250	18	332	334	352	3,149,368	1,581,713	1.05	0.00	0.00	0.00	0.00
Grand Totals		816,664,701	3,644	224,112	3.059	0.250	18	305	307	325	4,108,405	1,910,471	1.07	0.00	0.00	0.00	0.00

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.
 Portfolio Name: MIAC Offering R1-0622

Application Name: WinOAS 4.4.3
 App Build Date: 4/28/2022 11:30:38 AM
 DB Schema Version: Portfolio: 622 Reports: 110

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MIAC Offering R1-0622

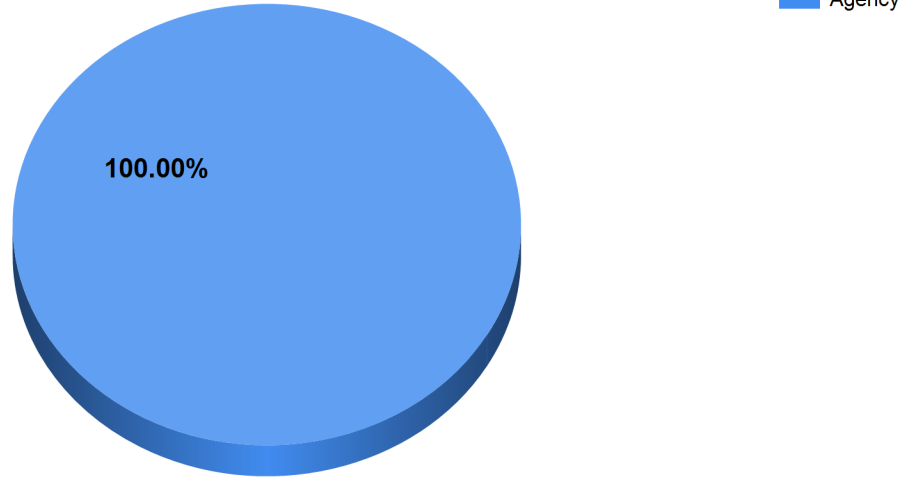
Summary by Agency Flag

Analysis Description: Summary

Market Time: 5/30/2022

Data As Of: 5/30/2022

Agency Flag by Percentage of UPB



Agency Flag	Loan Count	UPB	% of UPB
Agency	3,644	816,664,701	100.00%
Total	3,644	816,664,701	100.00%

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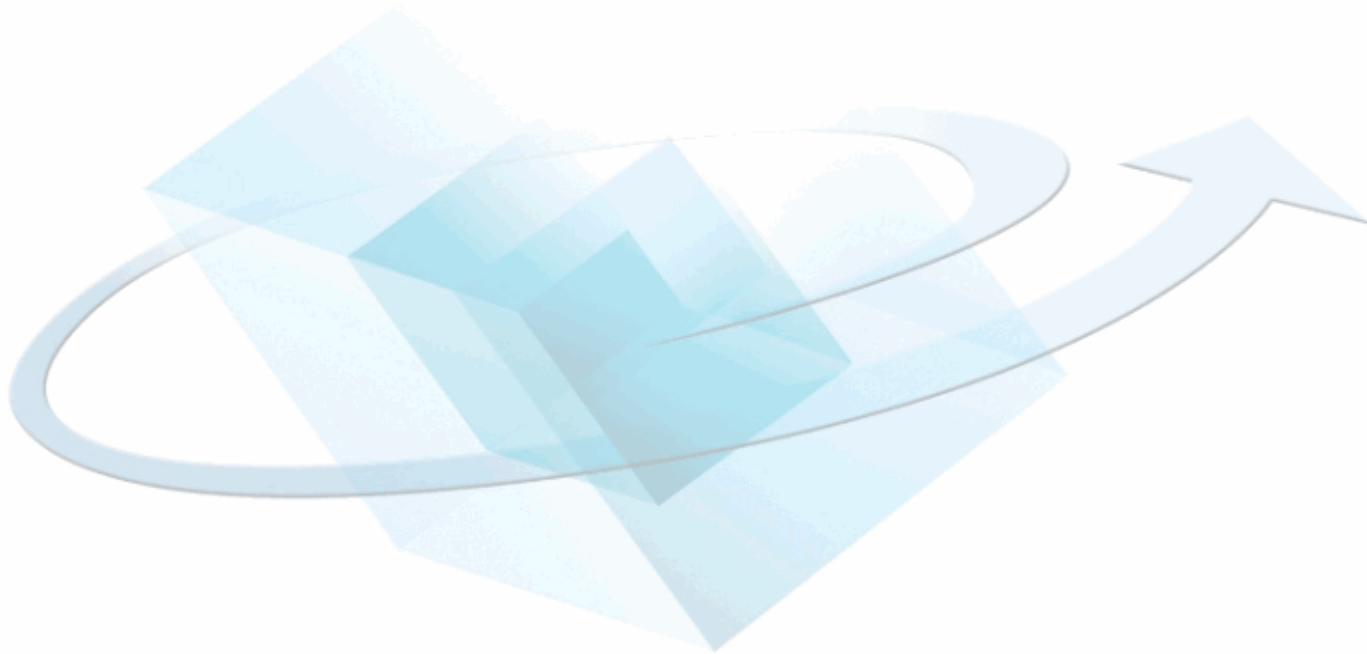
MIAC Offering R1-0622

1180: Summary by Agency Flag

Data As Of: 5/30/2022
 Last Save Time: 6/3/2022 2:07:20 PM
 Market Time: 5/31/2022 5:01:49 PM
 RunID: 1

Analysis Description: MIAC Offering R1-0622

Agency Flag	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+
Agency	816,664,701	3,644	224,112	3.059	0.250	18	305	307	325	4,108,405	1,910,471	1.07	0.00	0.00	0.00	0.00
Grand Totals	816,664,701	3,644	224,112	3.059	0.250	18	305	307	325	4,108,405	1,910,471	1.07	0.00	0.00	0.00	0.00



Data Date:	Reflects the "as of" date of the data and current principal balance.	Application Name:	WinOAS 4.4.3
Market Time:	Date/time of market yield curve used for the pricing analysis.	App Build Date:	4/28/2022 11:30:38 AM
Portfolio Name:	MIAC Offering R1-0622	DB Schema Version:	Portfolio: 622 Reports: 110

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MIAC Offering R1-0622

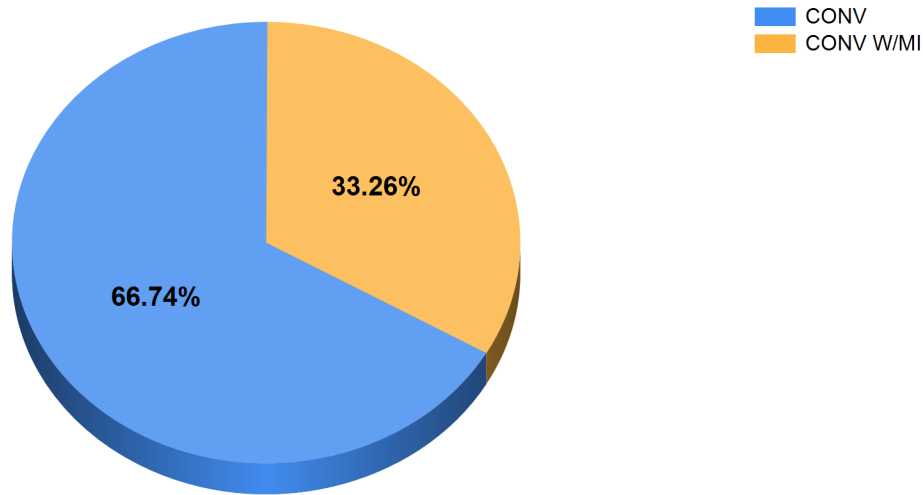
Summary by Note Type Detail

Analysis Description: Summary

Market Time: 5/30/2022

Data As Of: 5/30/2022

Note Type Detail by Percentage of UPB



Note Type Detail	Loan Count	UPB	% of UPB
CONV	2,484	545,043,733	66.74%
CONV W/MI	1,160	271,620,968	33.26%
Total	3,644	816,664,701	100.00%

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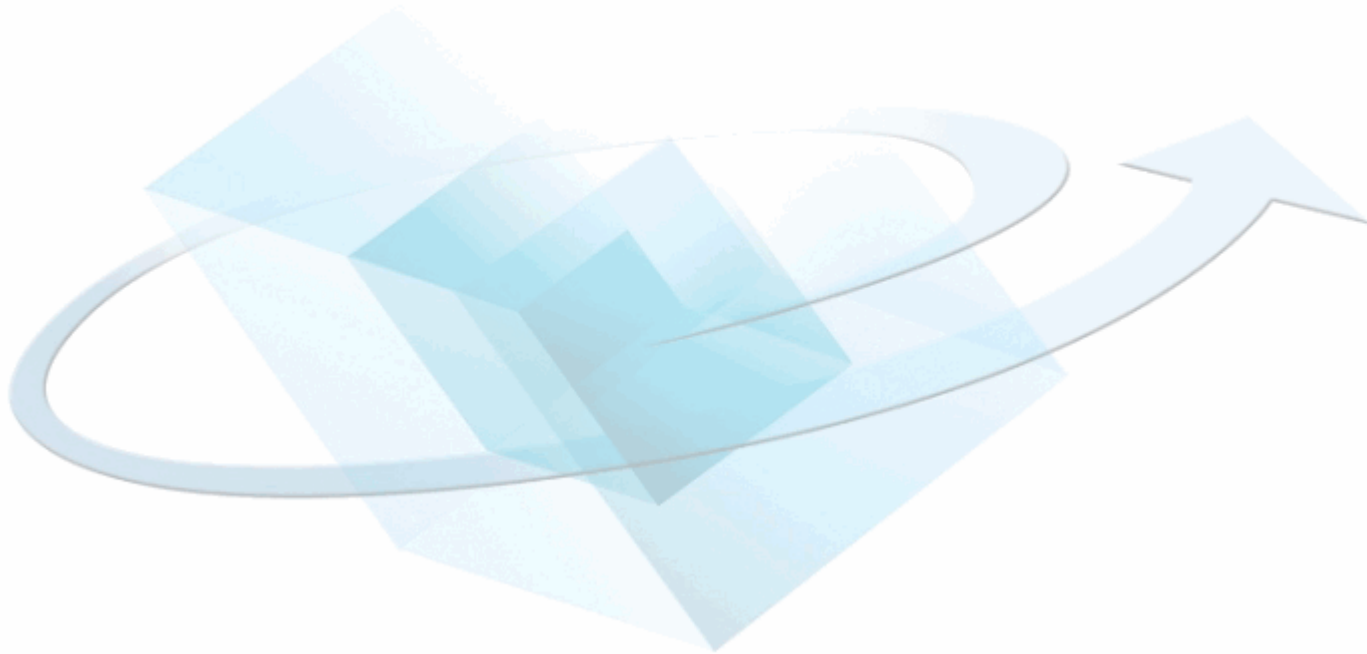
MIAC Offering R1-0622

1185: Summary by Note Type Detail

Data As Of: 5/30/2022
 Last Save Time: 6/3/2022 2:07:20 PM
 Market Time: 5/31/2022 5:01:49 PM
 RunID: 1

Analysis Description: MIAC Offering R1-0622

Note Type	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+
CONV	545,043,733	2,484	219,422	3.023	0.250	18	291	294	312	2,872,010	1,220,591	1.02	0.00	0.00	0.00	0.00
CONV W/MI	271,620,968	1,160	234,156	3.131	0.250	18	333	335	352	1,236,395	689,880	1.16	0.00	0.00	0.00	0.00
Grand Totals	816,664,701	3,644	224,112	3.059	0.250	18	305	307	325	4,108,405	1,910,471	1.07	0.00	0.00	0.00	0.00



Data Date:	Reflects the "as of" date of the data and current principal balance.	Application Name:	WinOAS 4.4.3
Market Time:	Date/time of market yield curve used for the pricing analysis.	App Build Date:	4/28/2022 11:30:38 AM
Portfolio Name:	MIAC Offering R1-0622	DB Schema Version:	Portfolio: 622 Reports: 110

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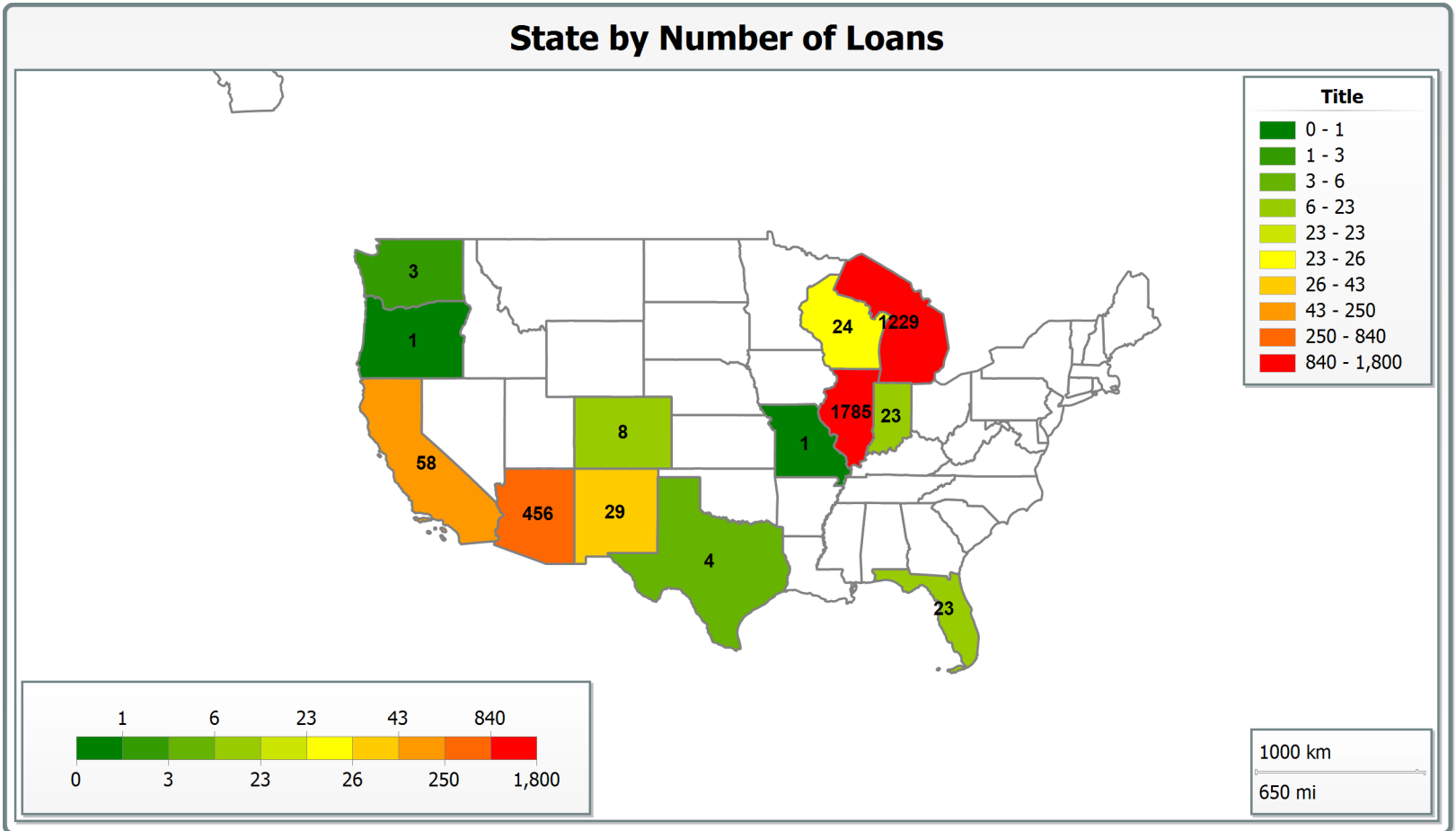
MIAC Offering R1-0622

Summary by State

Market Time: 5/30/2022

Data As Of: 5/30/2022

Analysis Description: Summary



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Analytical Solutions for the Financial Industry

Disclosure Information 

GENERAL INFORMATION: MIAC Analytics has been exclusively retained to offer this portfolio of \$816.66 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: FHLMC_ARC makes up 60.95% of the unpaid principal balance totaling \$497.79 million and FNMA_A/A makes up 39.05% of the unpaid principal balance totaling \$318.87 million.

ORIGINATION: The Seller advises that 100% of the loans in this portfolio were originated on a retail basis.

LOAN TYPE: The Seller's database indicates that 66.74% of the unpaid principal balance totaling \$545.04 million are conventional and 33.26% of the unpaid principal balance totaling \$271.62 million are conventional with MI.

GEOGRAPHICAL DISTRIBUTION: The portfolio has a concentration in Illinois and Minnesota. Loan level Zip codes are available to interested parties.

OWNER OCCUPANCY: The Seller's database indicates that 93.44% of the unpaid principal balance totaling \$763.12 million are owner occupied.

BANKRUPTCIES & FORECLOSURES: The Seller's database indicates 1 loans are 120 or more day's delinquent, in foreclosure or in bankruptcy.

BUYDOWNS/BI-WEEKLY: The Seller's database indicates that there are no Buydown loans and at time of origination, no Bi-Weekly loans.

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 The Money Source (TMS).

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 5/30/2022. 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.