



# MIAC

Analytical Solutions for the Financial Industry

OPEN BOX TECHNOLOGY

**\$292.91 Million Servicing Offering**

Offering R1-1024

**Bid Date: 10/17/2024**

**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 \$292.91 million Fannie Mae, Freddie Mac, and Ginnie Mae mortgage servicing rights portfolio. The portfolio is being offered by a mortgage company that originates loans with a concentration in California. 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*

- \$343,383 Average Loan Size
- 42.44% FNMA
- 29.43% GNMA
- 28.14% FHLMC
- Weighted average interest rate of 7.013%
- Weighted average delinquency rate of 2.93%
- Weighted average loan Age of 5 months
- Weighted average FICO of 744

Data contained in this offering is provided by the Seller and is as of 9/30/2024. 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

Dan Libby, Director, ext. 114

Mike Bugbee, Senior Vice President, ext. 303

Gerry Oakes, Senior Vice President, ext. 258

Dawn Pieper, Senior Vice President, ext. 336

Jeffrey Zuckerman, Senior Vice President, ext. 278

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

Patrick Rodriguez, Senior Vice President, 817-271-2219



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Portfolio Summary Information - Total

**TOTAL PORTFOLIO**  
**SUMMARY INFORMATION**

**INVESTOR TYPE by \$UPB:**

FNMA_A/A	51.51%
FHLMC_Gold	28.02%
GNMA_II	20.47%

<b>PRINCIPAL BALANCE:</b>	\$292,905,905
<b>NUMBER OF LOANS:</b>	853

**WEIGHTED AVERAGE:**

INTEREST RATE	7.013%
SERVICE FEE	0.308%
ORIGINAL TERM (MONTHS)	356
REMAINING TERM (MONTHS)	351
AGE	5

**APPROXIMATE AVERAGE (PER LOAN):**

LOAN BALANCE	\$343,383
PRINCIPAL & INTEREST	\$2,332
TAX & INSURANCE	\$471

<b>MONTHLY P&amp;I CONSTANT:</b>	\$1,988,918
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<b>MONTHLY T&amp;I CONSTANT:</b>	\$401,458
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<b>ESTIMATED 12 MTH AVG ESCROW BALANCE:</b>	\$2,054,921
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<b><u>DELINQUENCIES:</u></b>	<b><u># OF</u></b>	<b><u>% OF</u></b>
	<b><u>LOANS</u></b>	<b><u>LOANS</u></b>
30 DAYS	12	1.41%
60 DAYS	5	0.59%
90 DAYS	2	0.23%
<b>SUBTOTAL:</b>	<b>19</b>	<b>2.23%</b>
120 DAYS PLUS / FCL	6	0.70%
<b>TOTAL DELINQUENCIES:</b>		<b>2.93%</b>
<b>FICO</b>		<b>744</b>
<b>NZWAVG Orig LTV</b>		<b>83.83%</b>

**TOTAL PORTFOLIO**  
**GEOGRAPHIC AND TAX & INSURANCE ESCROW ANALYSIS**

<b>State</b>	<b>Loan Count</b>	<b>Loan Count %</b>	<b>Principal Balance (\$)</b>	<b>Principal Balance (%)</b>	<b>T&amp;I Constant (\$)</b>	<b>% Loans Escrowed</b>	<b>Est. Avg 12 Mth. Escrow Balance (\$)</b>	<b>Est. Avg 12 Mth. Escrow Balance (%)</b>
AL	5	0.59%	\$1,310,363	0.45%	\$1,572	100.00%	\$10,090	0.77%
AR	1	0.12%	\$282,061	0.10%	\$459	100.00%	\$2,962	1.05%
AZ	88	10.32%	\$27,162,576	9.27%	\$24,258	93.18%	\$105,934	0.39%
CA	102	11.96%	\$45,012,017	15.37%	\$66,979	88.24%	\$292,578	0.65%
CO	11	1.29%	\$4,834,161	1.65%	\$6,116	100.00%	\$31,905	0.66%
FL	59	6.92%	\$19,173,727	6.55%	\$29,519	96.61%	\$189,820	0.99%
GA	26	3.05%	\$7,068,931	2.41%	\$10,497	100.00%	\$67,862	0.96%
HI	2	0.23%	\$750,068	0.26%	\$410	100.00%	\$1,800	0.24%
IA	9	1.06%	\$2,372,711	0.81%	\$3,344	88.89%	\$14,474	0.61%
ID	13	1.52%	\$5,761,077	1.97%	\$5,322	100.00%	\$23,044	0.40%
IL	77	9.03%	\$21,728,613	7.42%	\$50,245	94.81%	\$219,459	1.01%
IN	30	3.52%	\$5,715,145	1.95%	\$8,822	100.00%	\$38,291	0.67%
KS	1	0.12%	\$111,523	0.04%	\$822	100.00%	\$3,580	3.21%
KY	7	0.82%	\$1,480,230	0.51%	\$2,283	100.00%	\$14,654	0.99%
LA	4	0.47%	\$574,504	0.20%	\$1,105	100.00%	\$7,124	1.24%
MD	1	0.12%	\$58,031	0.02%	\$683	100.00%	\$2,971	5.12%
MI	15	1.76%	\$2,607,054	0.89%	\$5,155	100.00%	\$26,853	1.03%
MN	6	0.70%	\$2,026,473	0.69%	\$3,371	100.00%	\$14,591	0.72%
MO	19	2.23%	\$6,362,528	2.17%	\$8,609	89.47%	\$55,354	0.87%
MS	2	0.23%	\$942,361	0.32%	\$2,311	100.00%	\$14,889	1.58%
MT	2	0.23%	\$1,260,158	0.43%	\$1,274	100.00%	\$4,537	0.36%
NC	3	0.35%	\$908,659	0.31%	\$906	100.00%	\$5,815	0.64%
NJ	2	0.23%	\$1,144,921	0.39%	\$1,467	50.00%	\$5,839	0.51%
NM	3	0.35%	\$1,264,875	0.43%	\$1,567	100.00%	\$6,830	0.54%
NV	8	0.94%	\$2,298,344	0.78%	\$2,883	100.00%	\$8,504	0.37%
OH	17	1.99%	\$4,526,743	1.55%	\$9,562	100.00%	\$41,646	0.92%
OR	45	5.28%	\$17,876,958	6.10%	\$22,868	91.11%	\$125,139	0.70%
SC	11	1.29%	\$3,284,812	1.12%	\$4,831	100.00%	\$31,206	0.95%
SD	1	0.12%	\$260,242	0.09%	\$585	100.00%	\$2,550	0.98%
TN	58	6.80%	\$20,947,584	7.15%	\$20,092	94.83%	\$129,875	0.62%
TX	73	8.56%	\$19,227,580	6.56%	\$34,414	89.04%	\$221,117	1.15%
UT	34	3.99%	\$16,637,200	5.68%	\$12,511	97.06%	\$79,859	0.48%
VA	5	0.59%	\$1,931,335	0.66%	\$953	80.00%	\$4,056	0.21%
WA	100	11.72%	\$43,009,637	14.68%	\$50,845	94.00%	\$219,349	0.51%
WI	12	1.41%	\$2,729,592	0.93%	\$4,550	83.33%	\$29,207	1.07%
WY	1	0.12%	\$263,110	0.09%	\$268	100.00%	\$1,158	0.44%
	<b>853</b>	<b>100%</b>	<b>\$292,905,905</b>	<b>100%</b>	<b>\$401,458</b>	<b>93.79%</b>	<b>\$2,054,921</b>	<b>0.70%</b>



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## Portfolio Summary Information - FNMA

## FNMA PORTFOLIO SUMMARY INFORMATION

**INVESTOR TYPE by \$UPB:**

FNMA A/A 100.00%

**PRINCIPAL BALANCE:** \$150,866,698  
**NUMBER OF LOANS:** 362

**WEIGHTED AVERAGE:**

INTEREST RATE 7.054%  
SERVICE FEE 0.250%  
ORIGINAL TERM (MONTHS) 356  
REMAINING TERM (MONTHS) 351  
AGE 5

**APPROXIMATE AVERAGE (PER LOAN):**

LOAN BALANCE \$416,759  
PRINCIPAL & INTEREST \$2,847  
TAX & INSURANCE \$537

**MONTHLY P&I CONSTANT:** \$1,030,760

**MONTHLY T&I CONSTANT:** \$194,359

**ESTIMATED 12 MTH AVG ESCROW BALANCE:** \$967,099

<b><u>DELINQUENCIES:</u></b>	<b><u># OF</u></b>	<b><u>% OF</u></b>
	<b><u>LOANS</u></b>	<b><u>LOANS</u></b>
30 DAYS	0	0.00%
60 DAYS	0	0.00%
90 DAYS	0	0.00%
<b>SUBTOTAL:</b>	<b>-</b>	<b>0.00%</b>
120 DAYS PLUS / FCL	0	0.00%
<b>TOTAL DELINQUENCIES:</b>		<b>0.00%</b>
<b>FICO</b>		769
<b>NZWAVG Orig LTV</b>		81.05%

**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 (%)
AL	1	0.28%	\$207,434	0.14%	\$304	100.00%	\$1,950	0.94%
AR	1	0.28%	\$282,061	0.19%	\$459	100.00%	\$2,962	1.05%
AZ	38	10.50%	\$13,977,831	9.27%	\$11,091	89.47%	\$48,922	0.35%
CA	70	19.34%	\$33,620,740	22.29%	\$51,393	88.57%	\$221,897	0.66%
CO	5	1.38%	\$2,269,460	1.50%	\$2,762	100.00%	\$14,525	0.64%
FL	15	4.14%	\$5,179,021	3.43%	\$9,183	100.00%	\$59,041	1.14%
GA	9	2.49%	\$2,511,464	1.66%	\$4,058	100.00%	\$26,119	1.04%
HI	1	0.28%	\$304,791	0.20%	\$270	100.00%	\$1,189	0.39%
IA	3	0.83%	\$874,766	0.58%	\$964	66.67%	\$4,199	0.48%
ID	6	1.66%	\$2,922,431	1.94%	\$2,547	100.00%	\$11,105	0.38%
IL	19	5.25%	\$7,887,793	5.23%	\$14,761	84.21%	\$63,891	0.81%
IN	2	0.55%	\$547,769	0.36%	\$828	100.00%	\$3,615	0.66%
KS	1	0.28%	\$111,523	0.07%	\$822	100.00%	\$3,580	3.21%
MD	1	0.28%	\$58,031	0.04%	\$683	100.00%	\$2,971	5.12%
MI	1	0.28%	\$512,155	0.34%	\$818	100.00%	\$4,302	0.84%
MN	4	1.10%	\$1,445,126	0.96%	\$2,084	100.00%	\$9,104	0.63%
MO	10	2.76%	\$4,017,229	2.66%	\$4,505	80.00%	\$28,924	0.72%
MT	1	0.28%	\$633,271	0.42%	\$763	100.00%	\$2,723	0.43%
NC	1	0.28%	\$87,307	0.06%	\$165	100.00%	\$1,065	1.22%
NJ	2	0.55%	\$1,144,921	0.76%	\$1,467	50.00%	\$5,839	0.51%
NM	1	0.28%	\$569,250	0.38%	\$728	100.00%	\$3,188	0.56%
NV	2	0.55%	\$781,614	0.52%	\$909	100.00%	\$2,657	0.34%
OH	3	0.83%	\$1,086,835	0.72%	\$2,099	100.00%	\$9,129	0.84%
OR	25	6.91%	\$10,505,480	6.96%	\$13,210	96.00%	\$71,437	0.68%
SC	4	1.10%	\$1,027,203	0.68%	\$1,484	100.00%	\$9,553	0.93%
TN	25	6.91%	\$10,891,952	7.22%	\$9,828	92.00%	\$63,173	0.58%
TX	19	5.25%	\$5,497,063	3.64%	\$13,091	94.74%	\$84,105	1.53%
UT	21	5.80%	\$10,331,294	6.85%	\$7,596	95.24%	\$48,557	0.47%
VA	1	0.28%	\$700,000	0.46%	\$0	0.00%	\$0	0.00%
WA	66	18.23%	\$29,706,750	19.69%	\$34,573	93.94%	\$151,504	0.51%
WI	4	1.10%	\$1,174,133	0.78%	\$912	50.00%	\$5,871	0.50%
	362	100%	\$150,866,698	100%	\$194,359	91.44%	\$967,099	0.64%



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## Portfolio Summary Information - FHLMC

## FHLMC PORTFOLIO SUMMARY INFORMATION

**INVESTOR TYPE by \$UPB:**

FHLMC Gold 100.00%

**PRINCIPAL BALANCE:** \$82,078,754  
**NUMBER OF LOANS:** 240

**WEIGHTED AVERAGE:**

INTEREST RATE 6.994%  
SERVICE FEE 0.250%  
ORIGINAL TERM (MONTHS) 353  
REMAINING TERM (MONTHS) 348  
AGE 5

**APPROXIMATE AVERAGE (PER LOAN):**

LOAN BALANCE \$341,995  
PRINCIPAL & INTEREST \$2,326  
TAX & INSURANCE \$460

**MONTHLY P&I CONSTANT:** \$558,284

**MONTHLY T&I CONSTANT:** \$110,360

**ESTIMATED 12 MTH AVG ESCROW BALANCE:** \$563,680

<b><u>DELINQUENCIES:</u></b>	<b><u># OF</u></b>	<b><u>% OF</u></b>
	<b><u>LOANS</u></b>	<b><u>LOANS</u></b>
30 DAYS	1	0.42%
60 DAYS	0	0.00%
90 DAYS	0	0.00%

**SUBTOTAL:** 1 **0.42%**

120 DAYS PLUS / FCL 0 0.00%

**TOTAL DELINQUENCIES:** **0.42%**

**FICO** 758

**NZWAVG Orig LTV** 79.69%

**FHLMC PORTFOLIO**  
**GEOGRAPHIC AND TAX & INSURANCE ESCROW ANALYSIS**

<b>State</b>	<b>Loan Count</b>	<b>Loan Count %</b>	<b>Principal Balance (\$)</b>	<b>Principal Balance (%)</b>	<b>T&amp;I Constant (\$)</b>	<b>% Loans Escrowed</b>	<b>Est. Avg 12 Mth. Escrow Balance (\$)</b>	<b>Est. Avg 12 Mth. Escrow Balance (%)</b>
AL	1	0.42%	\$431,217	0.53%	\$333	100.00%	\$2,156	0.50%
AZ	33	13.75%	\$9,786,812	11.92%	\$9,162	93.94%	\$40,126	0.41%
CA	26	10.83%	\$9,799,733	11.94%	\$13,425	84.62%	\$58,798	0.60%
CO	5	2.08%	\$2,255,335	2.75%	\$3,056	100.00%	\$16,013	0.71%
FL	16	6.67%	\$5,384,061	6.56%	\$7,651	87.50%	\$49,533	0.92%
GA	7	2.92%	\$1,795,253	2.19%	\$2,086	100.00%	\$13,464	0.75%
HI	1	0.42%	\$445,278	0.54%	\$140	100.00%	\$623	0.14%
IA	2	0.83%	\$468,853	0.57%	\$791	100.00%	\$3,423	0.73%
ID	7	2.92%	\$2,838,645	3.46%	\$2,775	100.00%	\$12,206	0.43%
IL	20	8.33%	\$5,820,394	7.09%	\$14,544	95.00%	\$63,442	1.09%
IN	1	0.42%	\$213,321	0.26%	\$391	100.00%	\$1,707	0.80%
KY	2	0.83%	\$608,434	0.74%	\$1,076	100.00%	\$6,936	1.14%
LA	1	0.42%	\$95,873	0.12%	\$360	100.00%	\$2,320	2.42%
MI	2	0.83%	\$346,989	0.42%	\$777	100.00%	\$4,060	1.17%
MN	2	0.83%	\$581,347	0.71%	\$1,287	100.00%	\$5,581	0.96%
MO	4	1.67%	\$1,337,991	1.63%	\$2,137	100.00%	\$13,781	1.03%
MT	1	0.42%	\$626,887	0.76%	\$510	100.00%	\$1,818	0.29%
NM	1	0.42%	\$374,958	0.46%	\$404	100.00%	\$1,762	0.47%
NV	3	1.25%	\$812,011	0.99%	\$1,056	100.00%	\$3,086	0.38%
OH	5	2.08%	\$1,556,987	1.90%	\$3,682	100.00%	\$16,037	1.03%
OR	19	7.92%	\$7,157,526	8.72%	\$9,282	84.21%	\$50,818	0.71%
SC	6	2.50%	\$1,819,069	2.22%	\$2,949	100.00%	\$18,918	1.04%
SD	1	0.42%	\$260,242	0.32%	\$585	100.00%	\$2,550	0.98%
TN	9	3.75%	\$3,537,378	4.31%	\$3,364	88.89%	\$21,578	0.61%
TX	21	8.75%	\$6,009,594	7.32%	\$7,897	66.67%	\$51,082	0.85%
UT	11	4.58%	\$5,139,284	6.26%	\$4,009	100.00%	\$25,696	0.50%
VA	1	0.42%	\$282,980	0.34%	\$378	100.00%	\$1,641	0.58%
WA	29	12.08%	\$11,614,385	14.15%	\$14,602	93.10%	\$63,879	0.55%
WI	3	1.25%	\$677,917	0.83%	\$1,652	100.00%	\$10,643	1.57%
	240	100%	\$82,078,754	100%	\$110,360	90.83%	\$563,680	0.69%



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## Portfolio Summary Information - GNMA

## GNMA PORTFOLIO SUMMARY INFORMATION

**INVESTOR TYPE by \$UPB:**

GNMA\_II 100.00%

**PRINCIPAL BALANCE:** \$59,960,453  
**NUMBER OF LOANS:** 251

**WEIGHTED AVERAGE:**

INTEREST RATE 6.936%  
SERVICE FEE 0.531%  
ORIGINAL TERM (MONTHS) 358  
REMAINING TERM (MONTHS) 353  
AGE 4

**APPROXIMATE AVERAGE (PER LOAN):**

LOAN BALANCE \$238,886  
PRINCIPAL & INTEREST \$1,593  
TAX & INSURANCE \$385

**MONTHLY P&I CONSTANT:** \$399,874

**MONTHLY T&I CONSTANT:** \$96,739

**ESTIMATED 12 MTH AVG ESCROW BALANCE:** \$523,874

<b><u>DELINQUENCIES:</u></b>	<b><u># OF</u></b>	<b><u>% OF</u></b>
	<b><u>LOANS</u></b>	<b><u>LOANS</u></b>
30 DAYS	11	4.38%
60 DAYS	5	1.99%
90 DAYS	2	0.80%
<b>SUBTOTAL:</b>	<b>18</b>	<b>7.17%</b>
120 DAYS PLUS / FCL	6	2.39%
<b>TOTAL DELINQUENCIES:</b>		<b>9.56%</b>
<b>FICO</b>		664
<b>NZWAVG Orig LTV</b>		96.50%

**GNMA PORTFOLIO**  
**GEOGRAPHIC AND TAX & INSURANCE ESCROW ANALYSIS**

<b>State</b>	<b>Loan Count</b>	<b>Loan Count %</b>	<b>Principal Balance (\$)</b>	<b>Principal Balance (%)</b>	<b>T&amp;I Constant (\$)</b>	<b>% Loans Escrowed</b>	<b>Est. Avg 12 Mth. Escrow Balance (\$)</b>	<b>Est. Avg 12 Mth. Escrow Balance (%)</b>
AL	3	1.20%	\$671,713	1.12%	\$934	100.00%	\$6,045	0.90%
AZ	17	6.80%	\$3,397,933	5.67%	\$4,005	100.00%	\$17,329	0.51%
CA	6	2.40%	\$1,591,544	2.65%	\$2,162	100.00%	\$9,390	0.59%
CO	1	0.40%	\$309,365	0.52%	\$298	100.00%	\$1,578	0.51%
FL	28	11.20%	\$8,610,645	14.36%	\$12,685	100.00%	\$81,801	0.95%
GA	10	4.00%	\$2,762,214	4.61%	\$4,353	100.00%	\$27,898	1.01%
IA	4	1.60%	\$1,029,092	1.72%	\$1,589	100.00%	\$6,895	0.67%
IL	38	15.20%	\$8,020,426	13.38%	\$20,940	100.00%	\$91,433	1.14%
IN	27	10.80%	\$4,954,055	8.26%	\$7,603	100.00%	\$33,192	0.67%
KY	5	2.00%	\$871,796	1.45%	\$1,207	100.00%	\$7,759	0.89%
LA	3	1.20%	\$478,631	0.80%	\$745	100.00%	\$4,786	1.00%
MI	12	4.80%	\$1,747,910	2.92%	\$3,560	100.00%	\$18,703	1.07%
MO	5	2.00%	\$1,007,307	1.68%	\$1,966	100.00%	\$12,692	1.26%
MS	2	0.80%	\$942,361	1.57%	\$2,311	100.00%	\$14,889	1.58%
NC	2	0.80%	\$821,352	1.37%	\$742	100.00%	\$4,764	0.58%
NM	1	0.40%	\$320,667	0.53%	\$435	100.00%	\$1,892	0.59%
NV	3	1.20%	\$704,719	1.18%	\$918	100.00%	\$2,678	0.38%
OH	9	3.60%	\$1,882,921	3.14%	\$3,782	100.00%	\$16,381	0.87%
OR	1	0.40%	\$213,952	0.36%	\$376	100.00%	\$2,054	0.96%
SC	1	0.40%	\$438,540	0.73%	\$398	100.00%	\$2,544	0.58%
TN	24	9.60%	\$6,518,255	10.87%	\$6,900	100.00%	\$44,324	0.68%
TX	33	13.20%	\$7,720,924	12.88%	\$13,426	100.00%	\$86,474	1.12%
UT	2	0.80%	\$1,166,622	1.95%	\$906	100.00%	\$5,833	0.50%
VA	3	1.20%	\$948,355	1.58%	\$575	100.00%	\$2,466	0.26%
WA	5	2.00%	\$1,688,502	2.82%	\$1,670	100.00%	\$7,261	0.43%
WI	5	2.00%	\$877,543	1.46%	\$1,985	100.00%	\$12,812	1.46%
	<b>250</b>	<b>100%</b>	<b>\$59,960,453</b>	<b>100%</b>	<b>\$96,739</b>	<b>100.00%</b>	<b>\$523,874</b>	<b>0.88%</b>



# MIAC

Analytical Solutions for the Financial Industry

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## Portfolio Characteristics

# MIAC Offering R1-1024

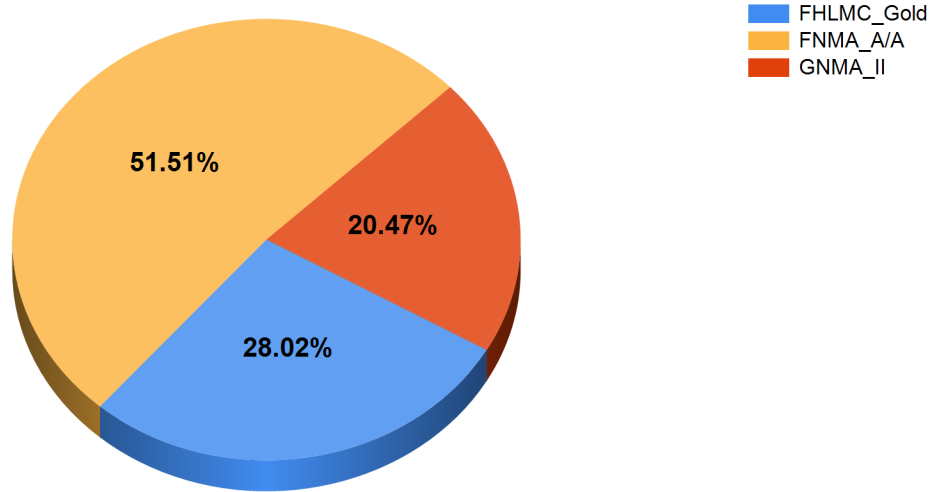
## Summary by Investor

Analysis Description: Summary

Market Time: 9/30/2024

Data As Of: 9/30/2024

Investor by Percentage of UPB



Investor	Loan Count	UPB	% of UPB
FHLMC_Gold	240	82,078,754	28.02%
FNMA_A/A	362	150,866,698	51.51%
GNMA_II	251	59,960,453	20.47%
<b>Total</b>	<b>853</b>	<b>292,905,905</b>	<b>100.00%</b>

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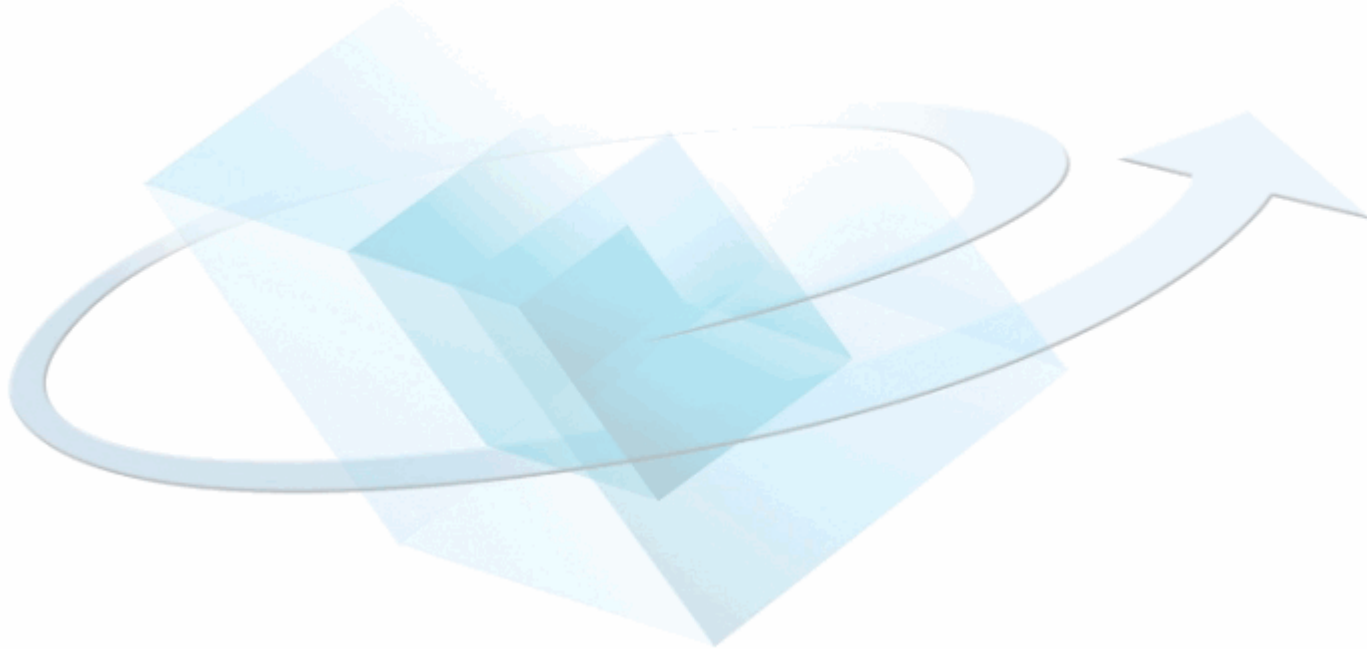
# MIAC Offering R1-1024

## 1110: Summary by Investor

Data As Of: 9/30/2024  
 Last Save Time: 9/30/2024 5:25:28 PM  
 Market Time: 9/30/2024 5:01:07 PM  
 RunID: 1

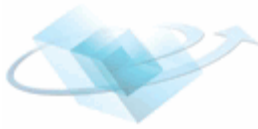
Analysis Description: MIAC Offering R1-1024

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_Gold	82,078,754	240	341,995	6.994	0.250	33	345	348	353	558,284	110,360	0.68	0.42	0.00	0.00	0.00
FNMA_A/A	150,866,698	362	416,759	7.054	0.250	29	349	351	356	1,030,760	194,359	0.64	0.00	0.00	0.00	0.00
GNMA_II	59,960,453	251	238,886	6.936	0.531	5	352	353	358	399,874	96,739	0.88	4.38	1.99	0.80	2.39
<b>Grand Totals</b>	292,905,905	853	343,383	7.013	0.308	25	349	351	356	1,988,918	401,458	0.70	1.41	0.59	0.23	0.70



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:	3/17/2023 12:31:45 AM
Portfolio Name:	MIAC Offering R1-1024	DB Schema Version:	Portfolio: 624 Reports: 110

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# MIAC Offering R1-1024

## 1120: Summary by Investor by Prepayment

Data As Of: 9/30/2024  
 Last Save Time: 9/30/2024 5:25:28 PM  
 Market Time: 9/30/2024 5:01:07 PM  
 RunID: 1

Analysis Description: MIAC Offering R1-1024

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_Gold	CONV15	2,582,650	13	198,665	6.691	0.250	1	177	177	178	23,127	4,655	0.93	0.00	0.00	0.00	0.00
	CONV30	79,496,104	227	350,203	7.004	0.250	34	351	353	359	535,157	105,705	0.68	0.44	0.00	0.00	0.00
<b>Total:</b>	<b>FHLMC_Gold</b>	<b>82,078,754</b>	<b>240</b>	<b>341,995</b>	<b>6.994</b>	<b>0.250</b>	<b>33</b>	<b>345</b>	<b>348</b>	<b>353</b>	<b>558,284</b>	<b>110,360</b>	<b>0.68</b>	<b>0.42</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
FNMA_A/A	CONV15	1,561,386	7	223,055	5.830	0.250	103	172	173	180	13,531	3,023	0.97	0.00	0.00	0.00	0.00
	CONV30	149,305,312	355	420,578	7.067	0.250	28	351	353	358	1,017,229	191,337	0.64	0.00	0.00	0.00	0.00
<b>Total:</b>	<b>FNMA_A/A</b>	<b>150,866,698</b>	<b>362</b>	<b>416,759</b>	<b>7.054</b>	<b>0.250</b>	<b>29</b>	<b>349</b>	<b>351</b>	<b>356</b>	<b>1,030,760</b>	<b>194,359</b>	<b>0.64</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
GNMA_II	GOVT15	170,649	1	170,649	6.250	0.690	9	170	170	180	1,515	230	0.40	0.00	0.00	0.00	0.00
	GOVT30	59,789,804	250	239,159	6.938	0.531	5	352	353	359	398,359	96,509	0.88	4.40	2.00	0.80	2.40
<b>Total:</b>	<b>GNMA_II</b>	<b>59,960,453</b>	<b>251</b>	<b>238,886</b>	<b>6.936</b>	<b>0.531</b>	<b>5</b>	<b>352</b>	<b>353</b>	<b>358</b>	<b>399,874</b>	<b>96,739</b>	<b>0.88</b>	<b>4.38</b>	<b>1.99</b>	<b>0.80</b>	<b>2.39</b>
<b>Grand Totals</b>		<b>292,905,905</b>	<b>853</b>	<b>343,383</b>	<b>7.013</b>	<b>0.308</b>	<b>25</b>	<b>349</b>	<b>351</b>	<b>356</b>	<b>1,988,918</b>	<b>401,458</b>	<b>0.70</b>	<b>1.41</b>	<b>0.59</b>	<b>0.23</b>	<b>0.70</b>

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 R1-1024

Application Name: WinOAS 4.4.3  
 App Build Date: 3/17/2023 12:31:45 AM  
 DB Schema Version: Portfolio: 624 Reports: 110

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# MIAC Offering R1-1024

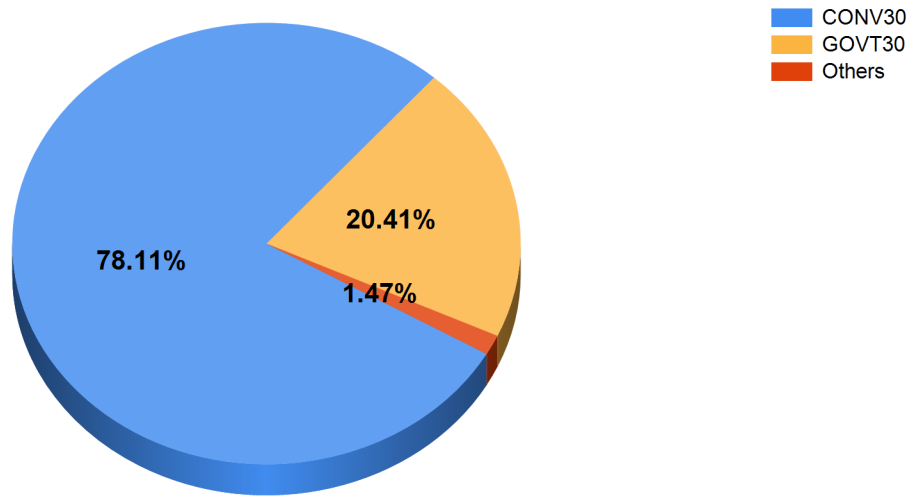
## Summary by Prepay

Market Time: 9/30/2024

Data As Of: 9/30/2024

Analysis Description: Summary

Prepay by Percentage of UPB



Prepay	Loan Count	UPB	% of UPB
CONV15	20	4,144,036	1.41%
CONV30	582	228,801,416	78.11%
GOVT15	1	170,649	0.06%
GOVT30	250	59,789,804	20.41%
<b>Total</b>	<b>853</b>	<b>292,905,905</b>	<b>100.00%</b>

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# MIAC Offering R1-1024

## 1135: Summary by Prepayment

Data As Of: 9/30/2024  
 Last Save Time: 9/30/2024 5:25:28 PM  
 Market Time: 9/30/2024 5:01:07 PM  
 RunID: 1

Analysis Description: MIAC Offering R1-1024

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	4,144,036	20	207,202	6.367	0.250	39	175	175	179	36,658	7,678	0.94	0.00	0.00	0.00	0.00
CONV30	228,801,416	582	393,130	7.045	0.250	30	351	353	358	1,552,386	297,041	0.65	0.17	0.00	0.00	0.00
GOVT15	170,649	1	170,649	6.250	0.690	9	170	170	180	1,515	230	0.40	0.00	0.00	0.00	0.00
GOVT30	59,789,804	250	239,159	6.938	0.531	5	352	353	359	398,359	96,509	0.88	4.40	2.00	0.80	2.40
<b>Grand Totals</b>	292,905,905	853	343,383	7.013	0.308	25	349	351	356	1,988,918	401,458	0.70	1.41	0.59	0.23	0.70



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:	3/17/2023 12:31:45 AM
Portfolio Name:	MIAC Offering R1-1024	DB Schema Version:	Portfolio: 624 Reports: 110

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# MIAC Offering R1-1024

## 1140: Summary by Prepayment by Note Rate

Data As Of: 9/30/2024  
 Last Save Time: 9/30/2024 5:25:28 PM  
 Market Time: 9/30/2024 5:01:07 PM  
 RunID: 1

Analysis Description: MIAC Offering R1-1024

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	234,446	1	234,446	2.375	0.250	42	138	138	180	1,943	1,420	2.64	0.00	0.00	0.00	0.00
	5.50 - 5.99	294,768	1	294,768	5.500	0.250	0	179	179	180	2,419	0	0.00	0.00	0.00	0.00	0.00
	6.00 - 6.49	920,648	5	184,130	6.317	0.250	2	178	178	180	7,991	1,871	1.01	0.00	0.00	0.00	0.00
	6.50 - 6.99	1,856,180	9	206,242	6.624	0.250	82	179	179	180	16,367	3,294	0.99	0.00	0.00	0.00	0.00
	>= 7.00	837,994	4	209,499	7.273	0.250	1	172	173	174	7,939	1,092	0.61	0.00	0.00	0.00	0.00
<b>Total: CONV15</b>		4,144,036	20	207,202	6.367	0.250	39	175	175	179	36,658	7,678	0.94	0.00	0.00	0.00	0.00
CONV30	2.50 - 2.99	1,775,960	4	443,990	2.834	0.250	43	310	316	360	8,088	1,275	0.31	0.00	0.00	0.00	0.00
	4.00 - 4.49	77,776	1	77,776	4.250	0.250	80	144	280	360	692	235	1.31	0.00	0.00	0.00	0.00
	5.50 - 5.99	5,740,102	15	382,673	5.858	0.250	169	333	335	339	35,284	6,080	0.52	0.00	0.00	0.00	0.00
	6.00 - 6.49	16,821,480	52	323,490	6.214	0.250	86	344	344	348	105,604	25,138	0.80	0.00	0.00	0.00	0.00
	6.50 - 6.99	81,506,499	212	384,465	6.735	0.250	33	353	355	359	531,398	104,563	0.64	0.47	0.00	0.00	0.00
>= 7.00	122,879,599	298	412,348	7.482	0.250	14	352	355	360	871,321	159,750	0.65	0.00	0.00	0.00	0.00	
<b>Total: CONV30</b>		228,801,416	582	393,130	7.045	0.250	30	351	353	358	1,552,386	297,041	0.65	0.17	0.00	0.00	0.00
GOVT15	6.00 - 6.49	170,649	1	170,649	6.250	0.690	9	170	170	180	1,515	230	0.40	0.00	0.00	0.00	0.00
<b>Total: GOVT15</b>		170,649	1	170,649	6.250	0.690	9	170	170	180	1,515	230	0.40	0.00	0.00	0.00	0.00
GOVT30	5.50 - 5.99	1,110,207	4	277,552	5.836	0.276	6	353	354	360	6,585	1,476	0.81	0.00	0.00	0.00	0.00
	6.00 - 6.49	7,437,725	26	286,066	6.196	0.483	3	356	357	360	45,707	11,850	0.87	0.00	0.00	0.00	3.85
	6.50 - 6.99	22,161,929	91	243,538	6.704	0.478	4	356	356	360	143,643	32,979	0.84	3.30	3.30	1.10	0.00
	>= 7.00	29,079,944	129	225,426	7.349	0.592	5	349	350	358	202,424	50,204	0.91	6.20	1.55	0.78	3.88
<b>Total: GOVT30</b>		59,789,804	250	239,159	6.938	0.531	5	352	353	359	398,359	96,509	0.88	4.40	2.00	0.80	2.40
<b>Grand Totals</b>		292,905,905	853	343,383	7.013	0.308	25	349	351	356	1,988,918	401,458	0.70	1.41	0.59	0.23	0.70

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:	3/17/2023 12:31:45 AM
Portfolio Name:	MIAC Offering R1-1024	DB Schema Version:	Portfolio: 624 Reports: 110

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# MIAC Offering R1-1024

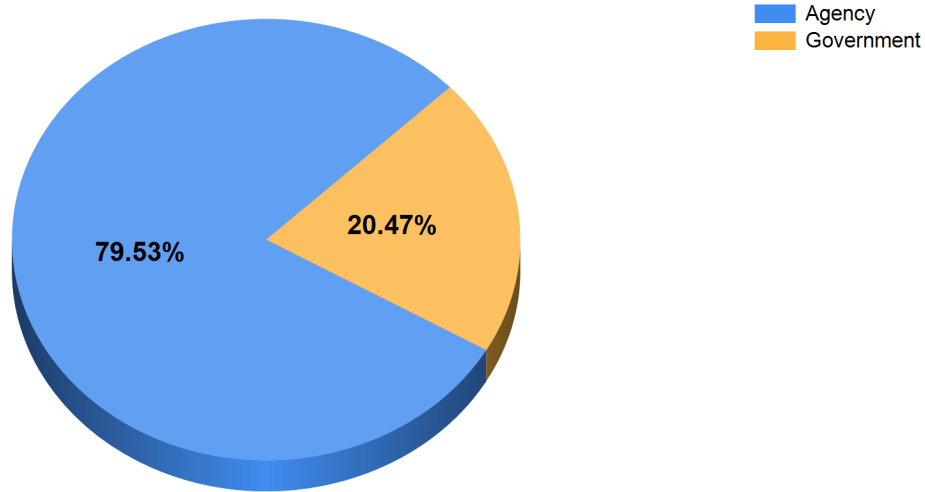
## Summary by Agency Flag

Analysis Description: Summary

Market Time: 9/30/2024

Data As Of: 9/30/2024

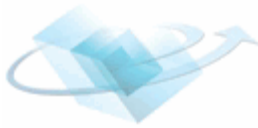
Agency Flag by Percentage of UPB



Agency Flag	Loan Count	UPB	% of UPB
<b>Agency</b>	602	232,945,452	79.53%
<b>Government</b>	251	59,960,453	20.47%
<b>Total</b>	<b>853</b>	<b>292,905,905</b>	<b>100.00%</b>

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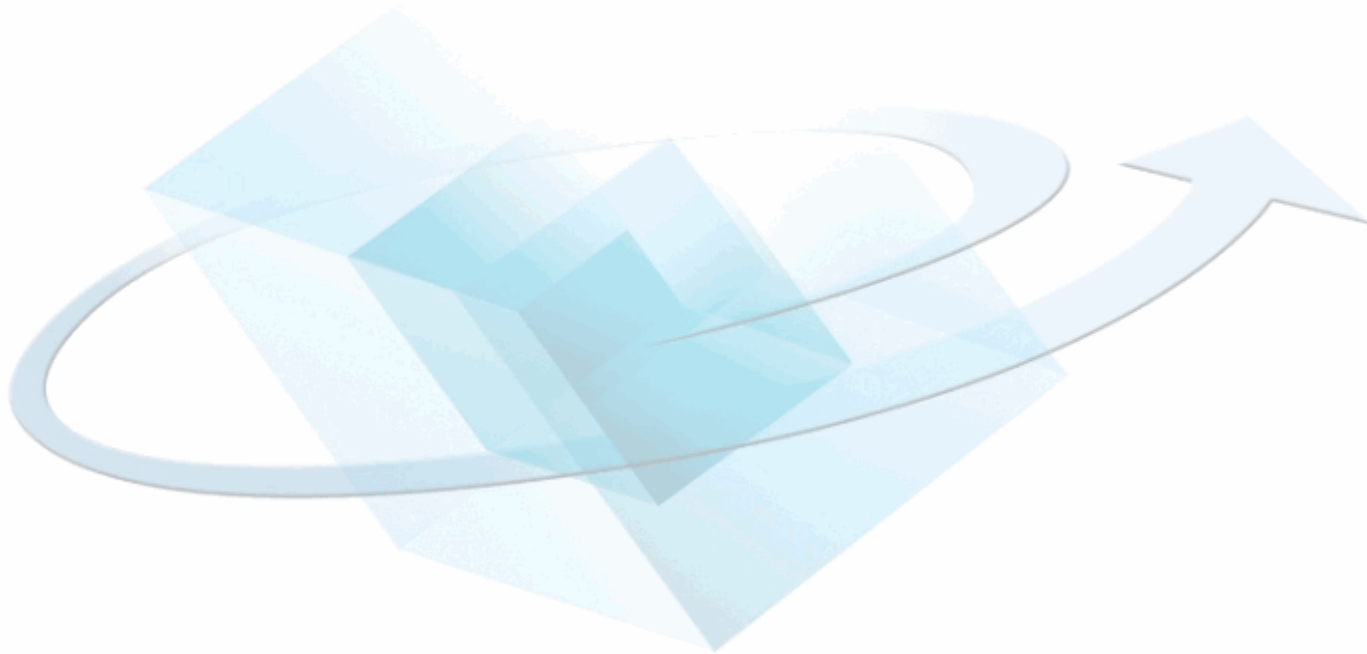
# MIAC Offering R1-1024

## 1180: Summary by Agency Flag

Data As Of: 9/30/2024  
 Last Save Time: 9/30/2024 5:25:28 PM  
 Market Time: 9/30/2024 5:01:07 PM  
 RunID: 1

Analysis Description: MIAC Offering R1-1024

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+
<b>Agency</b>	232,945,452	602	386,953	7.033	0.250	30	348	350	355	1,589,044	304,719	0.66	0.17	0.00	0.00	0.00
<b>Government</b>	59,960,453	251	238,886	6.936	0.531	5	352	353	358	399,874	96,739	0.88	4.38	1.99	0.80	2.39
<b>Grand Totals</b>	292,905,905	853	343,383	7.013	0.308	25	349	351	356	1,988,918	401,458	0.70	1.41	0.59	0.23	0.70



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 R1-1024

Application Name: WinOAS 4.4.3  
 App Build Date: 3/17/2023 12:31:45 AM  
 DB Schema Version: Portfolio: 624 Reports: 110

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Login ID: Nicholas.Manolis

Computer Name: TAZMSRAPP02

Report Print Date/Time: 10/08/2024 11:48.10AM

Page 1 of 1

# MIAC Offering R1-1024

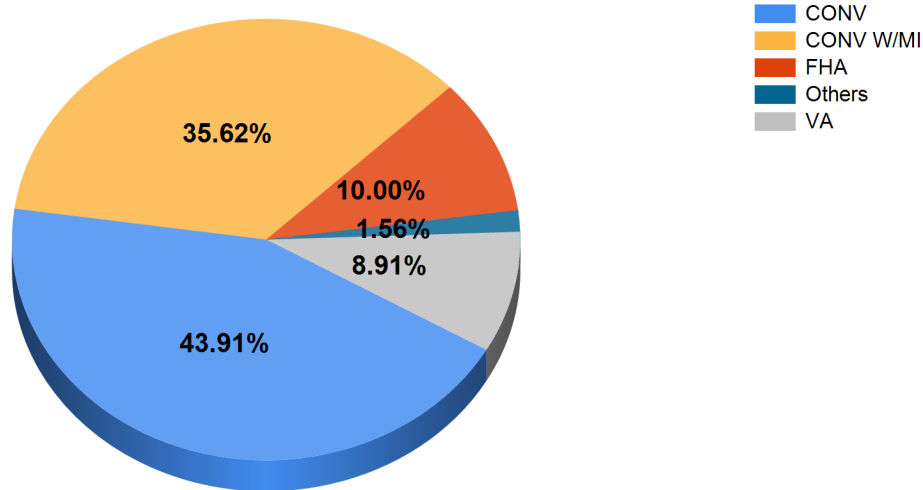
## Summary by Note Type Detail

Analysis Description: Summary

Market Time: 9/30/2024

Data As Of: 9/30/2024

Note Type Detail by Percentage of UPB



Note Type Detail	Loan Count	UPB	% of UPB
203K	2	584,145	0.20%
<b>CONV</b>	350	128,605,215	43.91%
<b>CONV W/MI</b>	252	104,340,237	35.62%
<b>FHA</b>	135	29,298,401	10.00%
<b>USDA</b>	18	3,215,191	1.10%
<b>VA</b>	93	26,092,660	8.91%
<b>VA-IRRL</b>	3	770,056	0.26%
<b>Total</b>	<b>853</b>	<b>292,905,905</b>	<b>100.00%</b>

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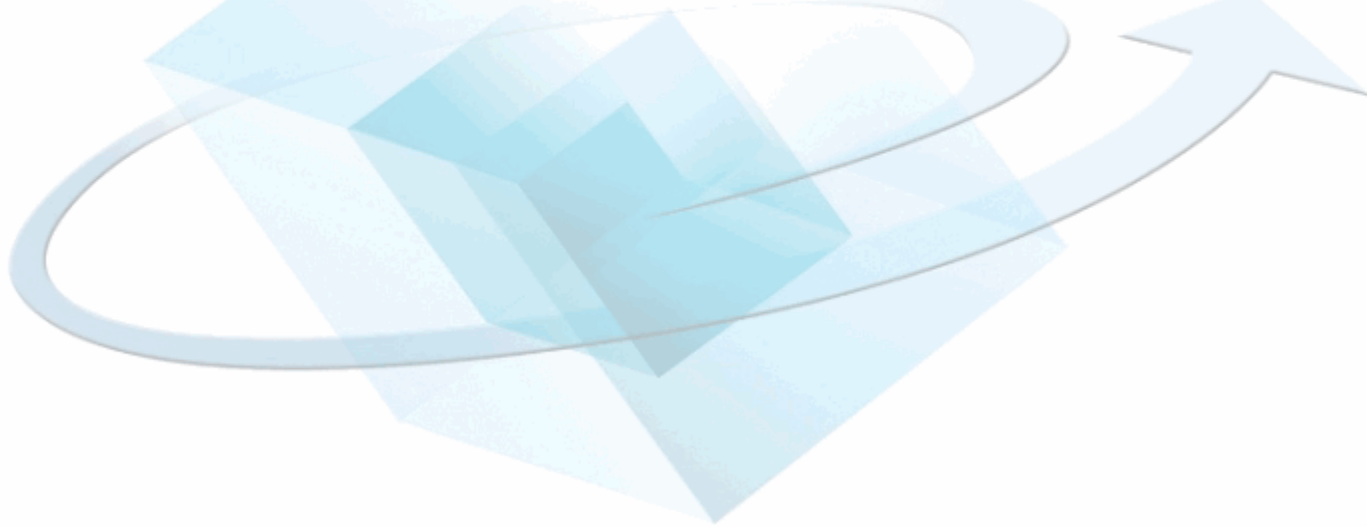
# MIAC Offering R1-1024

## 1185: Summary by Note Type Detail

Data As Of: 9/30/2024  
 Last Save Time: 9/30/2024 5:25:28 PM  
 Market Time: 9/30/2024 5:01:07 PM  
 RunID: 1

Analysis Description: MIAC Offering R1-1024

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+
203K	584,145	2	292,073	6.799	0.690	11	344	349	360	3,865	905	0.67	0.00	0.00	0.00	0.00
CONV	128,605,215	350	367,443	6.971	0.250	31	344	347	352	880,419	161,054	0.62	0.29	0.00	0.00	0.00
CONV W/MI	104,340,237	252	414,049	7.109	0.250	29	352	353	358	708,625	143,666	0.70	0.00	0.00	0.00	0.00
FHA	29,298,401	135	217,025	6.950	0.521	5	350	352	357	196,615	57,216	1.06	3.70	2.96	1.48	2.22
USDA	3,215,191	18	178,622	7.245	0.550	6	354	355	360	22,027	5,422	0.82	5.56	5.56	0.00	5.56
VA	26,092,660	93	280,566	6.904	0.538	4	353	353	360	172,576	32,264	0.69	5.38	0.00	0.00	2.15
VA-IRRL	770,056	3	256,685	6.343	0.472	0	359	359	360	4,791	933	0.53	0.00	0.00	0.00	0.00
<b>Grand Totals</b>	<b>292,905,905</b>	<b>853</b>	<b>343,383</b>	<b>7.013</b>	<b>0.308</b>	<b>25</b>	<b>349</b>	<b>351</b>	<b>356</b>	<b>1,988,918</b>	<b>401,458</b>	<b>0.70</b>	<b>1.41</b>	<b>0.59</b>	<b>0.23</b>	<b>0.70</b>



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: 3/17/2023 12:31:45 AM

Portfolio Name: MIAC Offering R1-1024

DB Schema Version: Portfolio: 624 Reports: 110

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Login ID: Nicholas.Manolis

Computer Name: TAZMSRAPP02

Report Print Date/Time: 10/08/2024 11:48.11AM

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# MIAC

Analytical Solutions for the Financial Industry

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Disclosure Information

**GENERAL INFORMATION:** MIAC Analytics has been exclusively retained to offer this portfolio of \$292.91 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:** FNMA A/A makes up 51.51% of the unpaid principal balance totaling \$150.87 million, FHLMC Gold makes up 28.02% of the unpaid principal balance totaling \$82.08 million, and GNMA II makes up 20.47% of the unpaid principal balance totaling \$59.96 million.

**ORIGINATION:** The Seller advises that 99.41% of the loans in this portfolio were originated on a retail basis.

**LOAN TYPE:** The Seller's database indicates that 43.91% of the unpaid principal balance totaling \$128.60 million are conventional, 35.62% of the unpaid principal balance totaling \$104.34 million are conventional with MI, 10.00% of the unpaid principal balance totaling \$29.30 million are FHA, 8.91% of the unpaid principal balance totaling \$26.09 million are VA, and the remaining 1.56% of the unpaid principal balance totaling \$4.57 million are VA IRRL, 203k, and USDA.

**GEOGRAPHICAL DISTRIBUTION:** The portfolio is concentrated in California, Arizona, and Washington. Loan level Zip codes are available to interested parties.

**OWNER OCCUPANCY:** The Seller's database indicates that 95.87% of the unpaid principal balance totaling \$280.80 billion are owner occupied.

**BANKRUPTCIES & FORECLOSURES:** The Seller's database indicates 6 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 ServiceMac.

**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 9/30/2024. 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.