

Customer Support Tips and Techniques

ANNE EHRLICH, LEO FIRMIN

PAT DEMAIO, RUTH MCNALLY

System Control Parameters

SYSTEM CONTROL PARAMETERS ARE NOT FREQUENTLY CHANGED BUT CONTROL DAILY PROCESSING - A REVIEW OF SOME FIELDS THAT IMPACT YOUR DAY.

Why should we check these?

SETTINGS TO REVIEW WHEN RESULTS ARE NOT AS EXPECTED

System Control

Business parameters of how the system will operate – default rules

System Control is established for each data library, access is controlled in security maintenance

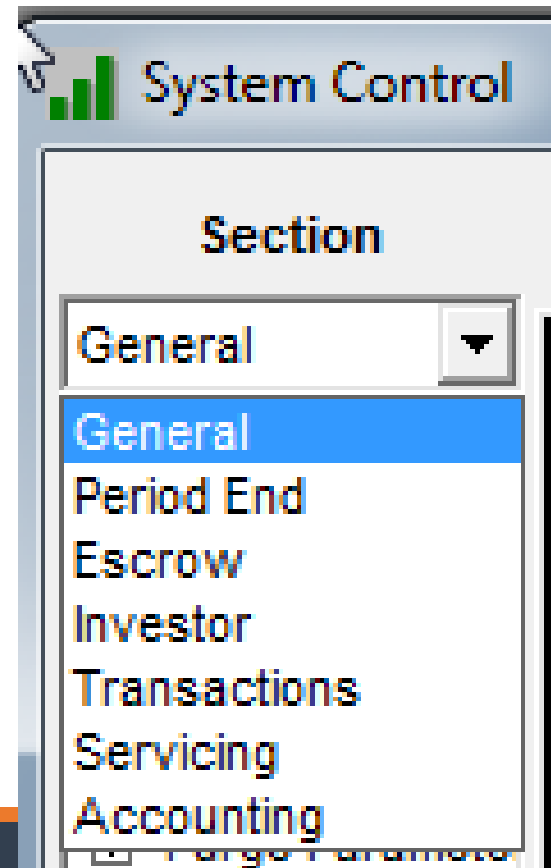
Parameters will not normally change in the system control records

Review a few parameters in system control that could impact processing

- Forbearance processing
- Billing
- Company changes
- SOFR and index changes

System Control

Categorized by Sections – each section can have sub-categories

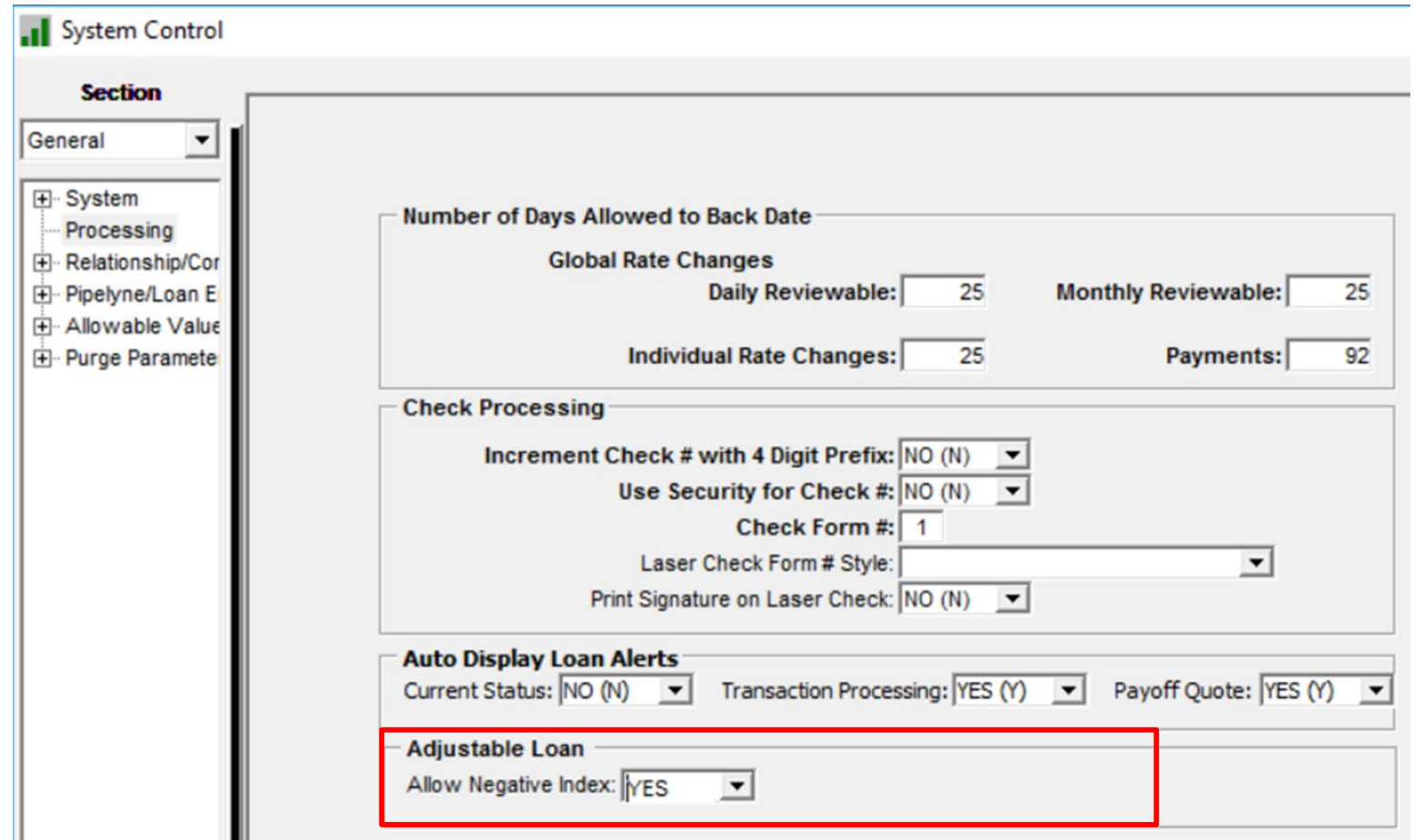


How do I update my allowable values?

My ARM rates and indexes are changing....

- System Control>General>Allowable Values
- Release 19E allows you to enter a negative base index as your low end
 - If the Allow Negative Index value was set as Yes

General Section – Processing window, new parameter to allow negative index rates



System Control

Section

General

- System
- Processing
- Relationship/Cor
- Pipeline/Loan E
- Allowable Value
- Purge Paramete

Number of Days Allowed to Back Date

Global Rate Changes

Daily Reviewable: 25 Monthly Reviewable: 25

Individual Rate Changes: 25 Payments: 92

Check Processing

Increment Check # with 4 Digit Prefix: NO (N)

Use Security for Check #: NO (N)

Check Form #: 1

Laser Check Form # Style:

Print Signature on Laser Check: NO (N)

Auto Display Loan Alerts

Current Status: NO (N) Transaction Processing: YES (Y) Payoff Quote: YES (Y)

Adjustable Loan

Allow Negative Index: YES

General Section – Allowable Values window

The screenshot shows a software window titled 'System Control' with a standard Windows-style title bar (minimize, maximize, close buttons). On the left is a sidebar with a 'Section' dropdown menu set to 'General'. Below the dropdown is a tree view with the following items: System, Processing, Relationship/Cor, Pipeline/Loan E, Allowable Values (highlighted in blue), and Purge Parameters. The main area of the window is divided into two sections: 'Master File Information' and 'Adjustable Loan Information'. Each section contains a table of parameters with input fields for 'Low' and 'High' values.

	Low	High
Interest Rate %:	0.000000000000	18.000000000000
APR %:	0.000000000000	18.000000000000
Late Charge Rate %:	2.000000000000	15.000000000000
Term (Years):	0	42

Interest Rate (Floor) %:	0.100000000000	12.250000000000
Interest Rate (Ceiling) %:	0.100000000000	25.000000000000
Minimum Adj Per Review %:	0.125000000000	4.000000000000
Review Increase Cap %:	0.500000000000	10.000000000000
Review Decrease Cap %:	0.500000000000	10.000000000000
Base Index %:	0.100000000000	15.000000000000
Margin (+ or -) %:	-04.000000000000	06.000000000000
Rounding Factor %:	.000100000000	.750000000000
P&I Increase Cap %:	0.001000000000	99.999000000000
P&I Decrease Cap %:	0.100000000000	99.900000000000
P&I Increase Cap \$:	1	1
P&I Decrease Cap \$:	1	99,999
# of Months for Change Frequency:	1	120

Payment Processing - receivables

- I am processing payments but not all my receivables are showing up....
 - Where do we control recognizing receivable records?
- This setting is helpful when processing forbearance loans that might have many old open receivable records

Transactions Section – Transaction Edits

Payment String - Recognition of Receivables

- This relates only to horizontal or vertical payment processing, this code governs when STRATEGY recognizes the receivable record:
- 1 Receivable is recognized once bill has been printed.
- 2 Receivable is recognized on the payment due date.
- 3 All open receivables are recognized.

Transactions Section – Transaction Edits window

System Control

Section
Transactions

Transaction Edits

Display "Check #" Field When Processing Payment: YES (Y)

Are Check #'s Required: NO (N)

Payment String Recognition of Receivables: Include ALL open receivables (3)

Investor Cash Reporting Code: NO RPT INV (N)

Miscellaneous Vendor as Payee on Loan Advances: NO (N)

Reject Strategy Lock Box Only on Specific Hold Codes: YES (Y)

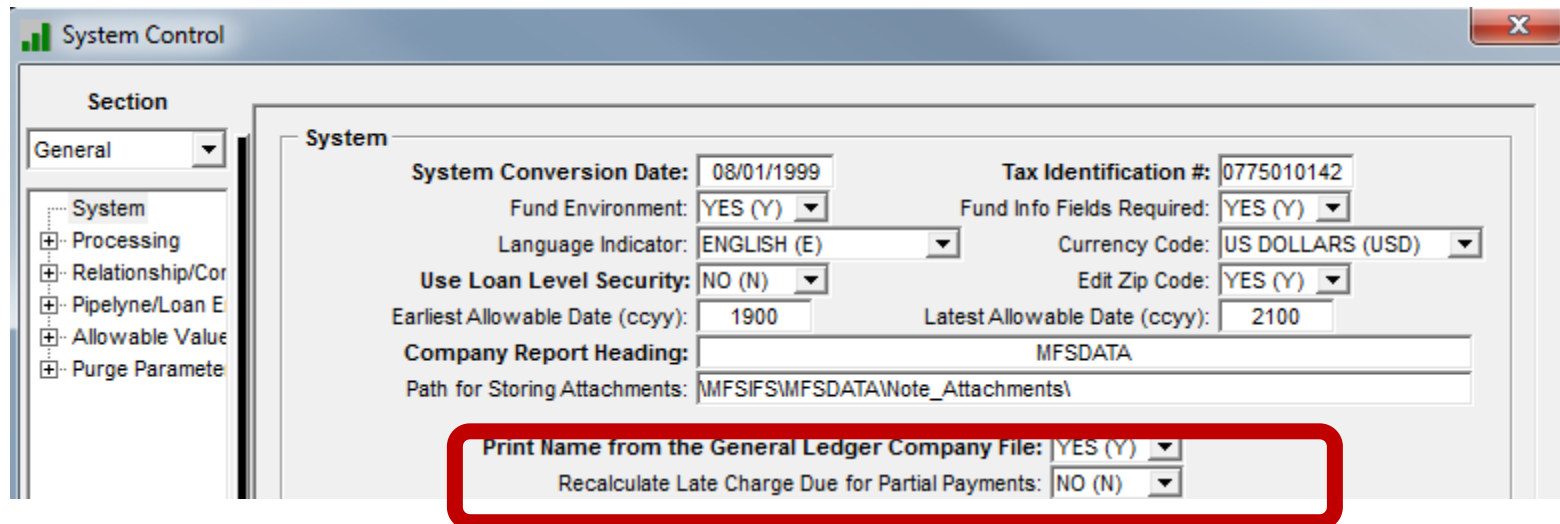
Default for Trans Entry: ALL TRANS (A)

Include ALL open receivables (3)
After the bill has been printed (1)
On the due date (2)
Include ALL open receivables (3)

Recalculate Late Charge Due for Partial Payments

This item controls the recalculation of late charges for partial payments, review this if you have a lot of loans with late charge method % of Full Payment.

With many forbearance agreements, a lot of borrowers are now sending partial payments



The screenshot shows the 'System Control' window with the 'General' section selected. The 'System' tab is active, displaying various configuration fields. A red box highlights the 'Print Name from the General Ledger Company File' and 'Recalculate Late Charge Due for Partial Payments' options at the bottom of the window.

System	
System Conversion Date:	08/01/1999
Fund Environment:	YES (Y)
Language Indicator:	ENGLISH (E)
Use Loan Level Security:	NO (N)
Earliest Allowable Date (ccyy):	1900
Company Report Heading:	MFSDATA
Path for Storing Attachments:	\\MFSIFS\MFSDATA\Note_Attachments\
Tax Identification #:	0775010142
Fund Info Fields Required:	YES (Y)
Currency Code:	US DOLLARS (USD)
Edit Zip Code:	YES (Y)
Latest Allowable Date (ccyy):	2100
Print Name from the General Ledger Company File:	YES (Y)
Recalculate Late Charge Due for Partial Payments:	NO (N)

Transaction Processing -

What transaction window do payment processors use most often?

Change the default window for Transaction Entry.

Transactions Section – Transaction Edits window

Default for Trans Entry

The screenshot shows the 'System Control' window with the 'Transactions' section selected. The 'Transaction Edits' panel is open, displaying various settings. A dropdown menu is open for the 'Default for Trans Entry' field, showing three options: 'ALL TRANS (A)', 'ALL TRANSACTIONS (A)', and 'REGULAR PAYMENT EXPRESS (R)'. The 'ALL TRANS (A)' option is highlighted. The 'Default for Trans Entry' field is also highlighted with a red rectangle.

Section: Transactions

Transaction Edit

Transaction Edits

Display "Check #" Field When Processing Payment: YES (Y)

Are Check #'s Required: NO (N)

Use Principal Curtailment Edit: YES (Y)

Payment String Recognition of Receivables: Include ALL open receivables (3)

Transaction Processing Override of P & I: NO (N)

Investor Cash Reporting Code: NO RPT INV (N)

Miscellaneous Vendor as Payee on Loan Advances: NO (N)

Reject Strategy Lock Box only on Specific Hold Codes: YES (Y)

Default for Trans Entry: ALL TRANS (A)

Billing – Interest Adjustments

Borrowers call because the payment is different from the bill....

Where do I control interest adjustment posting?

Servicing Section – Processing Activities window

Continue Interest Adjustment After Bill Has Printed Y/N

Y = Interest Adjustments will still occur after the bill has printed.

N = Interest Adjustments cannot take place after the bill has printed.

Servicing Section – Processing Activities window

Continue Interest Adjustment after Bill has Printed

The screenshot shows the 'System Control' application window. On the left, the 'Section' dropdown is set to 'Servicing'. Below it, a list of sub-sections includes 'Processing Activities', which is currently selected. The main area of the window displays the 'Processing Activities' configuration. A red rectangular box highlights the 'Continue Interest Adjustment After Bill has Printed' dropdown menu, which is currently set to 'NO (N)'. Other visible settings include 'Capitalize DIAL on Payment Anniversary Date' set to 'YES (Y)', 'Transaction Batch #' set to '02', 'Accrue Odd Days Interest Daily' set to 'NO (N)', 'GST Rate %' set to '0.00000', 'Perform Limited Edits on Property Record' set to 'YES (Y)', 'Prevent Update of Master File Taxes Constants' set to 'NO (N)', and 'Prevent Update of Master File Insurance Constants' set to 'YES (Y)'.

Setting	Value
Capitalize DIAL on Payment Anniversary Date:	YES (Y)
Transaction Batch #:	02
Continue Interest Adjustment After Bill has Printed:	NO (N)
Interest Adjustment on Settlement Method:	YES (Y)
Accrue Odd Days Interest Daily:	NO (N)
GST Rate %:	0.00000
Perform Limited Edits on Property Record:	YES (Y)
Prevent Update of Master File Taxes Constants:	NO (N)
Prevent Update of Master File Insurance Constants:	YES (Y)

Loan Alerts

Bonus Tip –

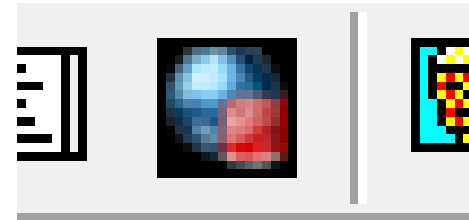
Make sure the alerts are showing as your users are entering modules

Loan Alerts – Additional Info

The system control parameter allows three locations where the system can automatically pop up the Loan Alerts window

- Current Status
- Transaction Processing
- Payoff Quote

Users can always access the Loan Alerts window from the tool bar icon:



Users must have security to Loan Alerts window: Security task/System Wide/Loan Alerts

General Section – Processing window

System Control

Section: **General**

- System
- Processing**
- Relationship/Cor
- Pipeline/Loan E
- Allowable Value
- Purge Paramete

Number of Days Allowed to Back Date

Global Rate Changes

Daily Reviewable: Monthly Reviewable:

Individual Rate Changes: Payments:

Check Processing

Increment Check # with 4 Digit Prefix:

Use Security for Check #:

Check Form #:

Laser Check Form # Style:

Print Signature on Laser Check:

Auto Display Loan Alerts

Current Status: Transaction Processing: Payoff Quote:

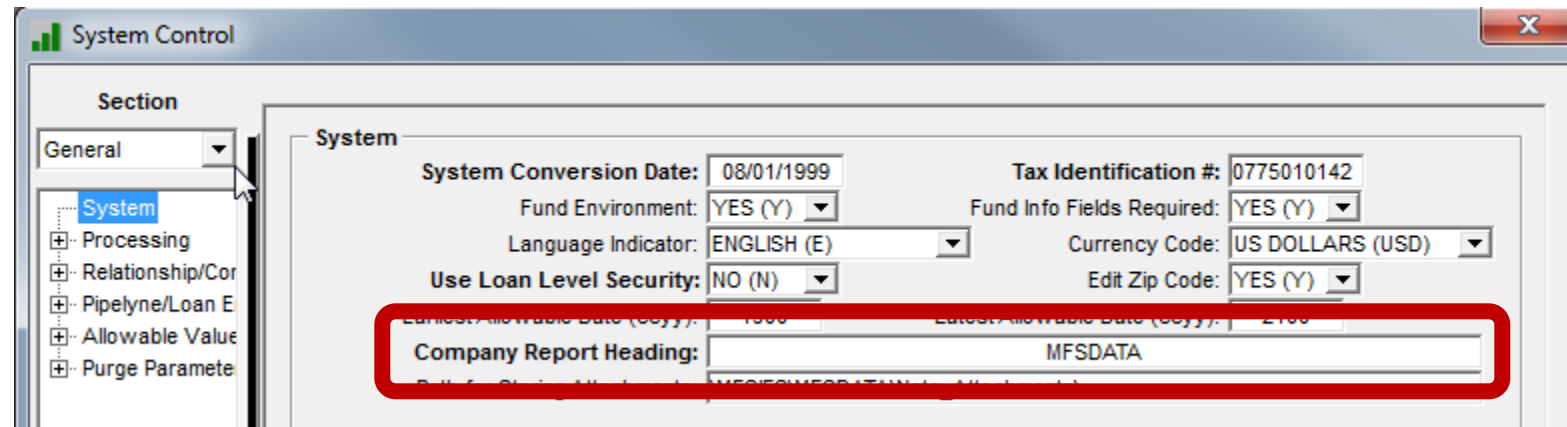
New company name

Our company is changing names....

Where do I update all the report headings?

System Control – Company Name

General Section > System window>Company Report Heading

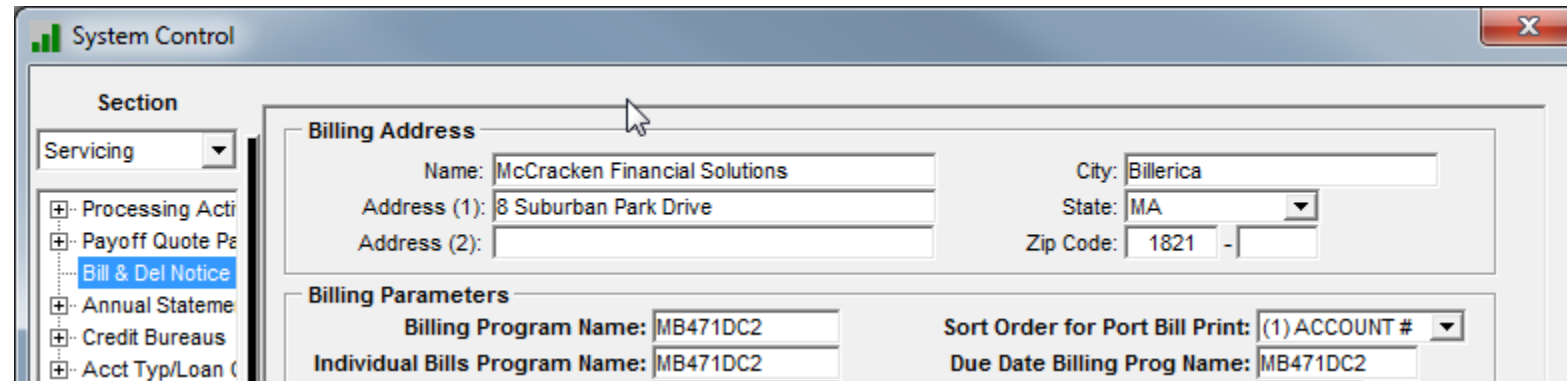


The screenshot shows the 'System Control' window with the 'System' section selected. The 'Company Report Heading' field is highlighted with a red box.

System	
System Conversion Date:	08/01/1999
Fund Environment:	YES (Y)
Language Indicator:	ENGLISH (E)
Use Loan Level Security:	NO (N)
Tax Identification #:	0775010142
Fund Info Fields Required:	YES (Y)
Currency Code:	US DOLLARS (USD)
Edit Zip Code:	YES (Y)
Company Report Heading:	MFSDATA

Addresses on Bills and Notices

Servicing Section > Bill and Del Notice window > Billing Address



The screenshot shows a software window titled "System Control" with a sidebar and a main content area. The sidebar, under the "Section" header, has a dropdown menu set to "Servicing" and a list of expandable items. The "Bill & Del Notice" item is selected and highlighted in blue. The main content area is divided into two sections: "Billing Address" and "Billing Parameters".

Billing Address

Name:	McCracken Financial Solutions	City:	Billerica
Address (1):	8 Suburban Park Drive	State:	MA
Address (2):		Zip Code:	1821 -

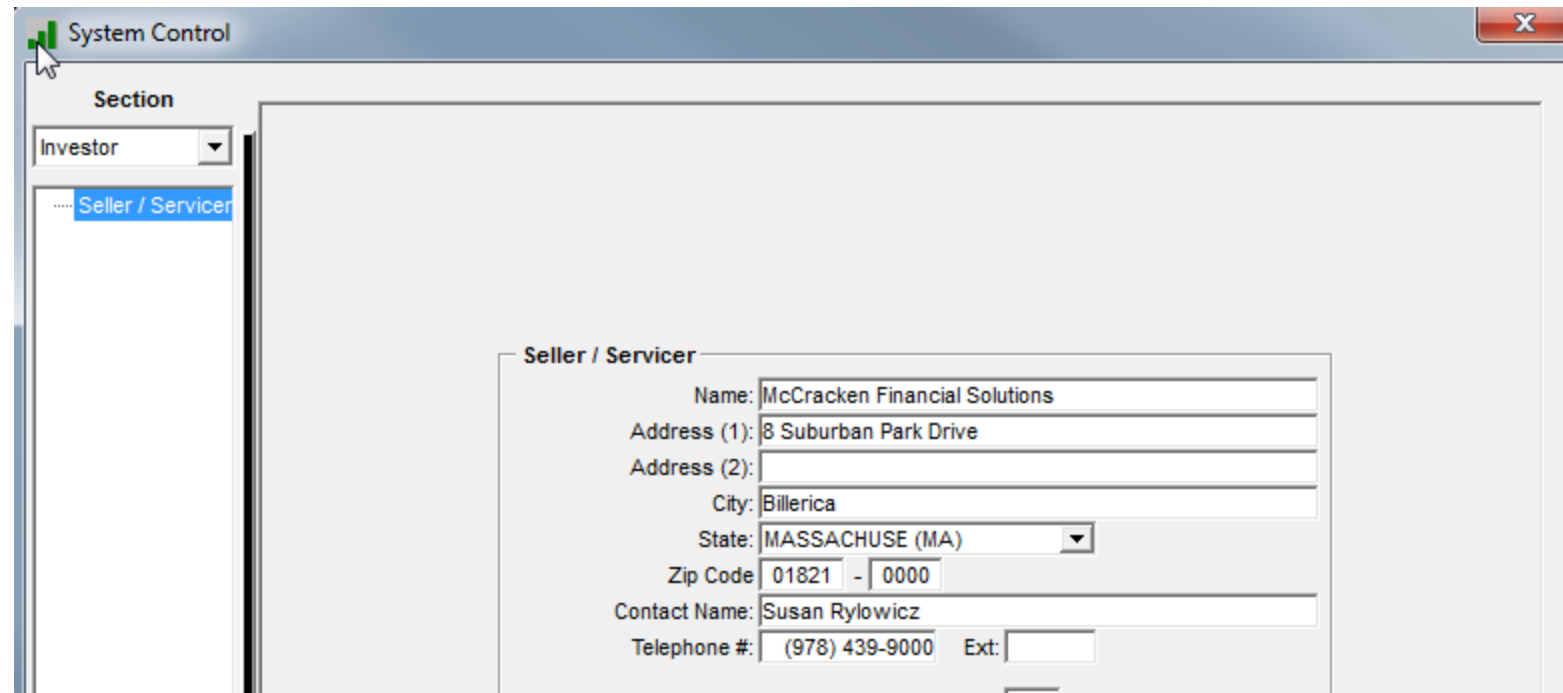
Billing Parameters

Billing Program Name:	MB471DC2	Sort Order for Port Bill Print:	(1) ACCOUNT #
Individual Bills Program Name:	MB471DC2	Due Date Billing Prog Name:	MB471DC2

System Control – Company Name

Investor Section > Seller/Service window

Also review, G/L Company vendor record for company name



The screenshot shows a software window titled "System Control" with a standard Windows-style title bar (minimize, maximize, close buttons). On the left side, there is a "Section" dropdown menu currently set to "Investor". Below it, a list of sections is visible, with "Seller / Service" highlighted in blue. The main area of the window displays a form titled "Seller / Service" with the following fields:

Name:	McCracken Financial Solutions
Address (1):	8 Suburban Park Drive
Address (2):	
City:	Billerica
State:	MASSACHUSETTS (MA)
Zip Code:	01821 - 0000
Contact Name:	Susan Rylowicz
Telephone #:	(978) 439-9000
Ext:	

Dayend or Month end Edit Reports

Dayend or Month end Edit Reports

- MB442 Daily Supervisor Report
- MB504 Daily File Maintenance
- MB442B Daily Interest Adjustment Posting
- MB430 Balance Exception Report - at Month End or On Demand

MB442 Report: Daily Supervisor Messages

- Separates edits by program and type
- Identifies the program that detected the error
- Error type indicates the severity
 - “For info”
 - “Action Req” = high priority
 - “Serious” = high priority

MB442 Report: Daily Supervisor Messages

MB442

ANNE19D Big Dev

FEATURE NO. 001

DAILY SUPERVISOR MESSAGES

RECORD KEY	PROGRAM	ERR#	ERROR MESSAGE
00-000000702282011	MB404	4	No receivable record for amortization of scheduled principal balance.
00-000999902012011	MB404	4	No receivable record for amortization of scheduled principal balance.
05-001000501312012	MB404	4	No receivable record for amortization of scheduled principal balance.

MB442 Report: Daily Supervisor Messages

Sample messages:

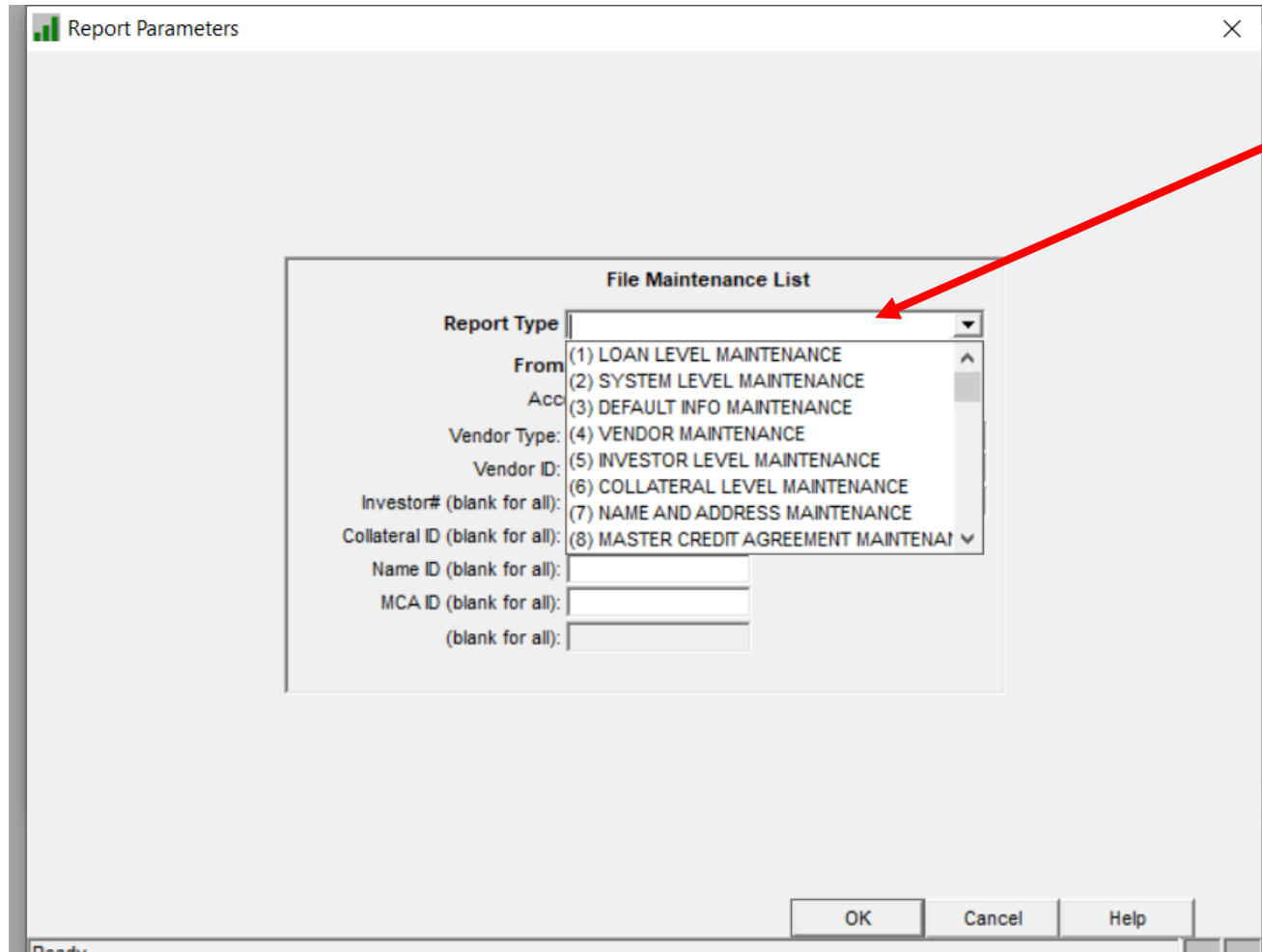
- MB404 The date last accrued is in the future – “For Info”
- MB442A Loan paid off: process a credit G/L interest adjustment – “Action Req”
- MB444M1 Duplicate investor loan number found in file PIMST – “For Info”

MB504 Report: Daily File Maintenance

- Reports file maintenance by users and Strategy programs
- Reports loan level and system wide changes
- Can be run on-demand for a specific date range or type of change

On Demand File Maintenance Report

- Go to: Tools > Reports > Then select: Individual F/M List



The screenshot shows a 'Report Parameters' dialog box. Inside, a 'File Maintenance List' sub-dialog is open. The 'Report Type' dropdown is selected, showing a list of options: (1) LOAN LEVEL MAINTENANCE, (2) SYSTEM LEVEL MAINTENANCE, (3) DEFAULT INFO MAINTENANCE, (4) VENDOR MAINTENANCE, (5) INVESTOR LEVEL MAINTENANCE, (6) COLLATERAL LEVEL MAINTENANCE, (7) NAME AND ADDRESS MAINTENANCE, and (8) MASTER CREDIT AGREEMENT MAINTENANCE. Below the list, there are input fields for 'From', 'Acc', 'Vendor Type', 'Vendor ID', 'Investor# (blank for all)', 'Collateral ID (blank for all)', 'Name ID (blank for all)', 'MCA ID (blank for all)', and '(blank for all)'. At the bottom of the 'Report Parameters' dialog are 'OK', 'Cancel', and 'Help' buttons.

Select your report type

On Demand File Maintenance Report

Report Parameters

File Maintenance List

Report Type: (5) INVESTOR LEVEL MAINTENANCE

From: 09/01/2020 To: 09/30/2020

Account# (blank for all):

Vendor Type:

Vendor ID:

Investor# (blank for all):

Collateral ID (blank for all):

Name ID (blank for all):

MCA ID (blank for all):

(blank for all):

OK Cancel Help

Select the date range

MB442B Report: Daily Interest Adjustment Posting

- Edits all interest adjustments in dayend
- Open adjustments need immediate attention
- Provides an id that processed the adjustment; either a user ID, program name or transaction

MB442B Report: Daily Interest Adjustment Posting

Provides messages such as:

- Record not posted: Adjustment amt is negative
- Record not posted: Receivable interest is satisfied

MB430 Report: Balance Exceptions

- Can add CNMB430 to the Monthend jobstream
- May be run on demand
- Shows balance differences between the Master File and Transaction history for the following items:
Principal, Taxes, Insurance, Other escrow

Create Your own File Maintenance Report

Create Your Own File Maintenance Report

- You can Create own Report to look for specific messages in file maintenance
- Query the File Maintenance History and the Message File

Create Your Own File Maintenance Report

File Selections:

File: PFMHST – File Maintenance History File

File: PMFSMSG- Message File

Joining Files for Your Own File Maintenance Report

FIELD	TEST	FIELD
HMSGN	EQ	RFID
HMSGF	EQ	RFMSGN

Updating Business Calendars

Business Calendars

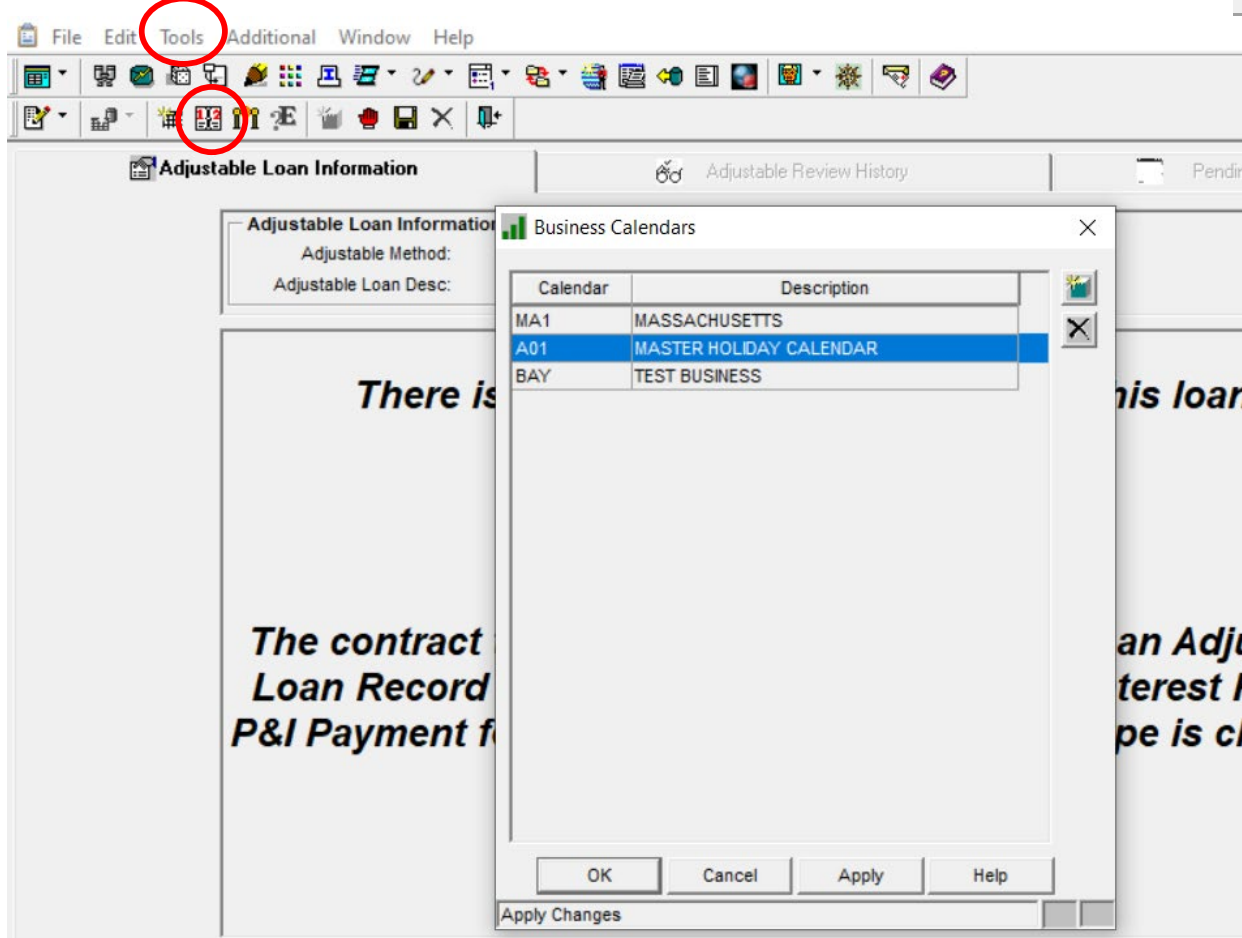
We always state the importance of updating business calendars because the fields are everywhere!

- Late Charges
- ARM reviews and changes
- Calculation of due dates
- Calculation of accruals
- Split components

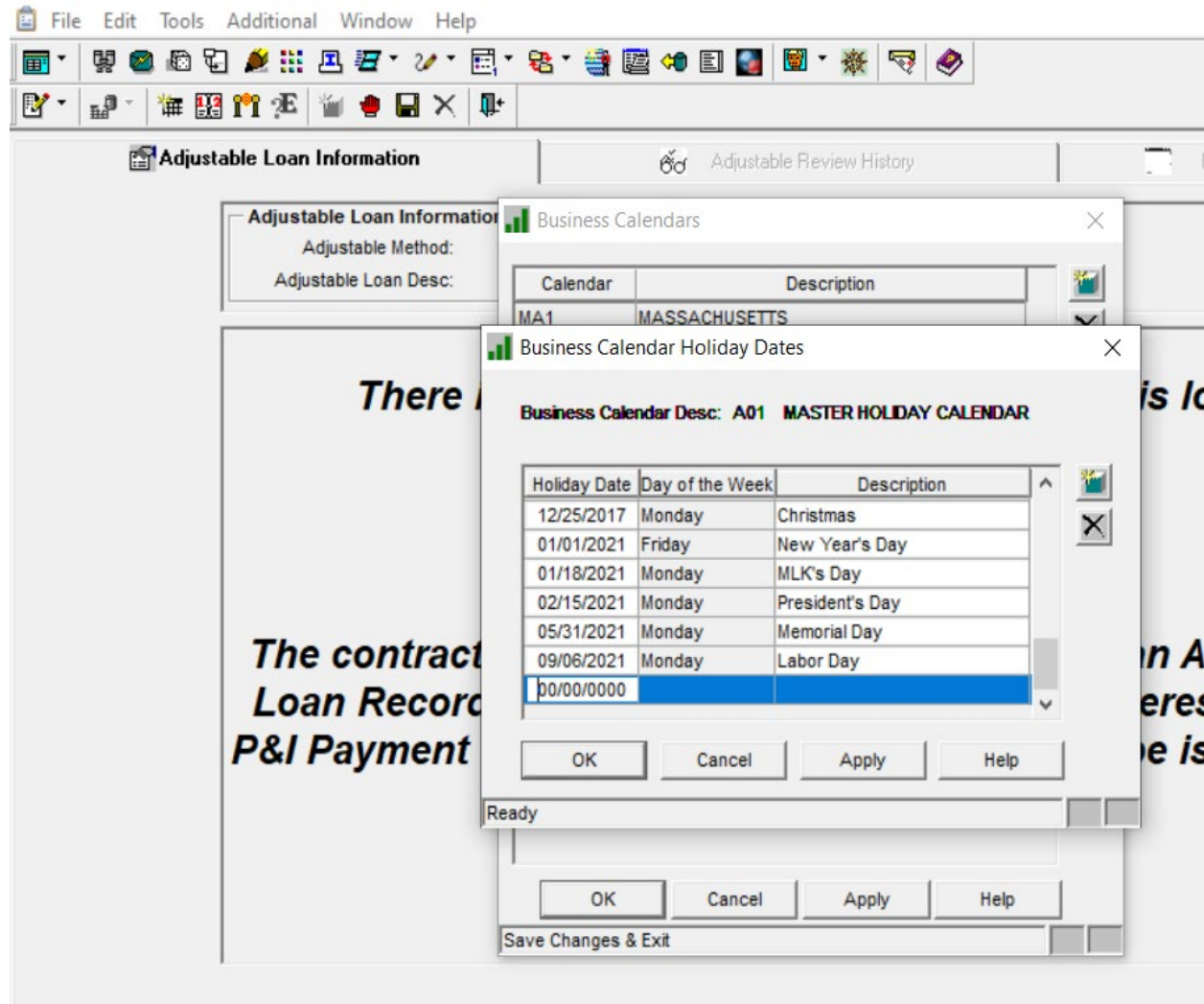
Business Calendars-ARM Module

➤ Adjustable Loan Module

➤ Go to Tools/Business Calendar or Bus. Calendar icon

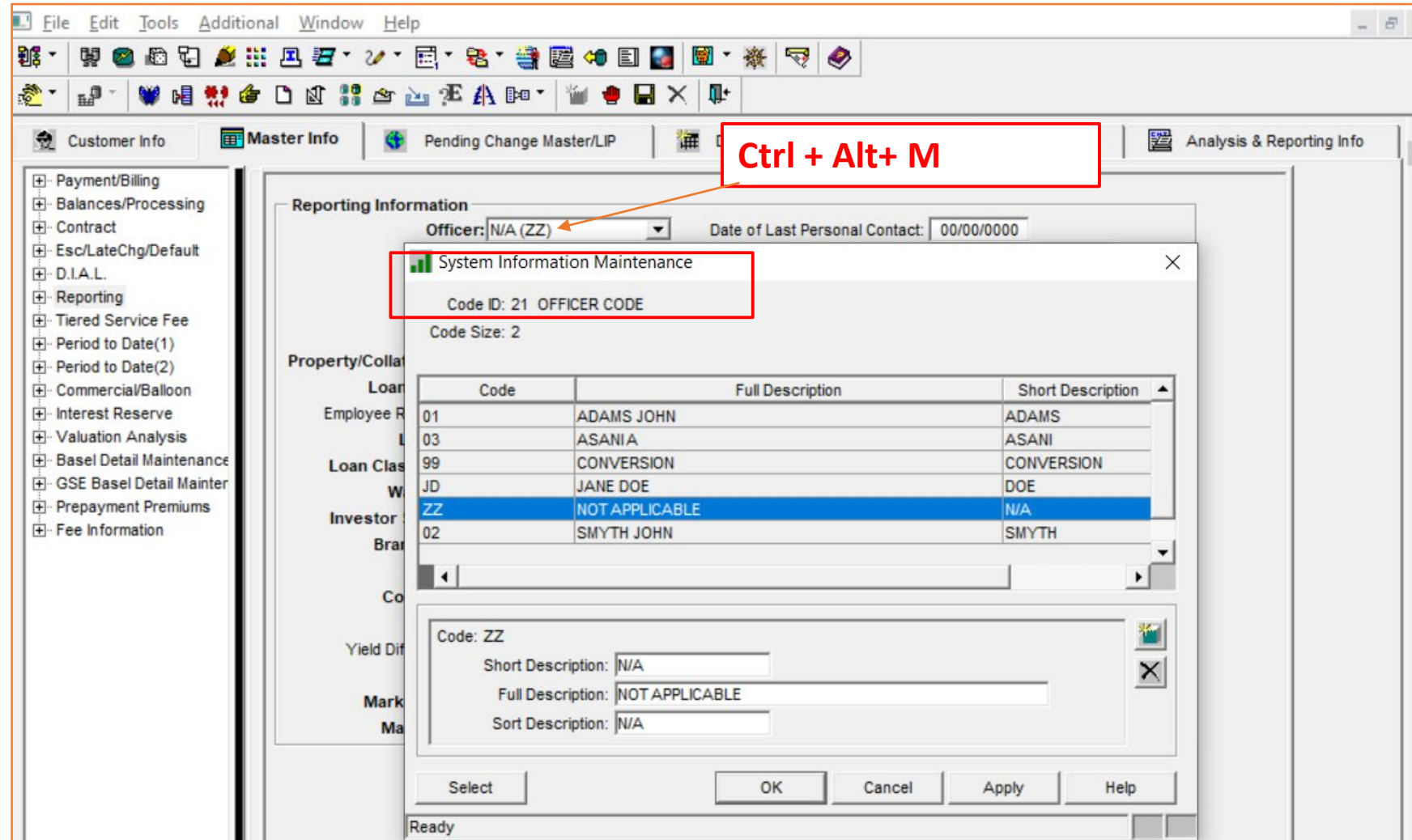


Updating Business Calendars



Ctrl+Alt+M Helpful Hint

Ctrl + Alt + M:



My Loan Stopped Accruing

ANNE EHRLICH

MY LOAN STOPPED ACCRUING

Receivables stopped being built on the due date

Date last accrued is several days ago instead of yesterday

What is wrong??

Where do I start?



Dayend reports

MB442 Supervisor Message report – take notice

- Negative amortization not allowed (please build a recv record, manually).
- No receivable record for amortization of scheduled principal balance.
- Review these reports on the last Starting Date for Next Accrual Period

Check these places

Billing Module/Accrual record

- Starting Date for Next Accrual
- Next Accrual Receivable
- Accrued Through Date

Current status/File maintenance

- Pending Changes
- Any recent file maintenance
- Due date changes

File maintenance

Look for:

- Changing due dates
- Changing Scheduled balance
- Changing P&I payment
- Changing receivable amounts monthly
- Lots of file maintenance with someone trying to correct the loan

Accrual record clues

Accrual	Receivables	Interest Adjustment	Balances & Rates
<div>Interest From: Next Receivable</div> <div>Scheduled Principal Balance: 1,700,000.00</div> <div>Starting Date for Next Accrual Period: 10/01/2020</div> <div>Current Accrual Receivable: 10/01/2020</div> <div>Accrual Start Date: 05/18/2017</div> <div>Accrued Through Date: 09/30/2020</div> <div>Should be 11/1/20</div> <div>Should be Yesterday</div>			

Possible inconsistencies

Your P&I amount on the loan is insufficient to cover the interest calculated in the receivable record

The Due date was changed in some places but not in others creating a disconnect

Loan Administration

Calculate interest due for the month = 14,333.33

P&I constant = 12,500.00

Interest for the period is less than the P&I constant = the loan will stop accruing at the Starting Date for Next Accrual.

On the 10/1/2020 dayend reports:

MB442 Supervisor Message report – take notice

- Negative amortization not allowed (please build a recv record, manually).

Interest Calculation

Every Day During Dayend

- The per diem is added to the Accrual amounts
- The Accrued Interest Current Period is projected out for the # of days in the period
- An interest adjustment is generated if the receivable record does not contain the estimated amount due for the month
- If the interest adjustment cannot be posted to the receivable (for example, if the interest is higher than the P&I payment) an error is listed on the Interest Adjustment report and may be listed on the Supervisor message report based on your System control setting.
- MB442B-1 Interest Adjustment report has this message: Error Message: Non-Neg Am loan with principal going negative with this adjustment; cannot process

Keep These Dates in Sync/Due Date Change

Loan Administration:

Next Payment Due Date without Business Calendar

Due Date for Delinquency

Next Billing Date

Accrual:

Starting Date for Next Accrual Period

Current Accrual Receivable

Due Date Changes

Loan

Administration

Customer Info Master Info Pending Change Master/LIP Deferred

Payment/Billing
Balances/Processing
Contract
Esc/LateChg/Default
D.I.A.L.
Reporting
Tiered Service Fee
Period to Date(1)
Period to Date(2)
Commercial/Balloon
Interest Reserve
Valuation Analysis
Prepayment Premiums
Fee Information

Payment Information

Payment Frequency Indicator: MONTHLY (M)
Bill/Payment Frequency: 1
Payment Type: REG AMORT (P)
Contract Type: FIXED (F)
Business Calendar:
Use Business Cal for Due Date:
Business Calendar Options:
Accrual/Prepayment:
Accrual Follows Bus Cal Due Date:
Next Pmt Due Date w/o Bus Cal: 10/01/2020
Next Payment Due Date: 10/1/2020
Due Date for Delinquency: 10/01/2020
% of Principal (Pmt Type R): .000000000000

Billing

Accrual Receivables Interest Adjustment Balances & Rates

Scheduled Principal Balance: 1,365,612.34

Starting Date for Next Accrual Period: 10/01/2020
Current Accrual Receivable: 10/01/2020
Accrual Start Date: 10/01/2011
Accrued Through Date: 01/20/2012

Dates in Sync (simple loan no business calendar or independent due date)

Due date 10/1/20

Starting date for next Accrual Period 10/1/20

Interest from in 10/1 receivable 9/1-9/30

On 10/1/20 Starting Date Next Accrual Period rolls forward to 11/1/20 and amortizes down if P&I

Starting date for next Accrual Period 11/1/20

Interest from in 11/1 receivable 10/1-10/31

Corrections May Be Needed

Correct Scheduled Balance in the accrual record

Check existing receivables

Build missing receivables/delete unneeded receivables

Get the dates in sync: moving the accrual dates forward if necessary

After these changes and dayend runs, check that the Accrued through date has caught up

Post interest adjustments to correct the Accrual

Call Customer Support with questions

Portfolio Analysis

RUTH MCNALLY

A solid orange horizontal bar spanning the width of the slide, located at the bottom.

- Loans in Strategy can be quickly and easily viewed and compared using the Portfolio Analysis web-based module.
- Portfolio Analysis provides an interactive display where users can view information related to one or more Entity, Investor, Collateral, Tenant, or Loan.
- It allows for the analysis of multiple loans for the same borrower, and it provides a quick way to do portfolio analysis through an export to excel spreadsheet option.

Accessing Portfolio Analysis

Portfolio Analysis

Mapping Tool

Financial Statements

Construction Budget

Notes

Welcome Ruth McNally



Support 3

Powered by McCracken

CONF19DE

Fannie Mae

Freddie Mac

McCracken



Property Distribution



Top Exposures by Property



Delinquent Loans



MSA Concentration



New Loan Closing



Process Manager



Rules Maintenance



Job Functions



Organizational Chart



Reports

Container

Container



Process and Tasks Queue

Master 2 Maintenance

Loan Number not selected




Portal

☒ Lock Portal

Add Widgets

The Portfolio Analysis module will open to the first window, allowing users to search for a Name, Loan, Tax ID, MCA, or Named Relationship.



Search by name, loan, tax id, MCA or named relationship.

Entity search ▼

☐ Top Exposures

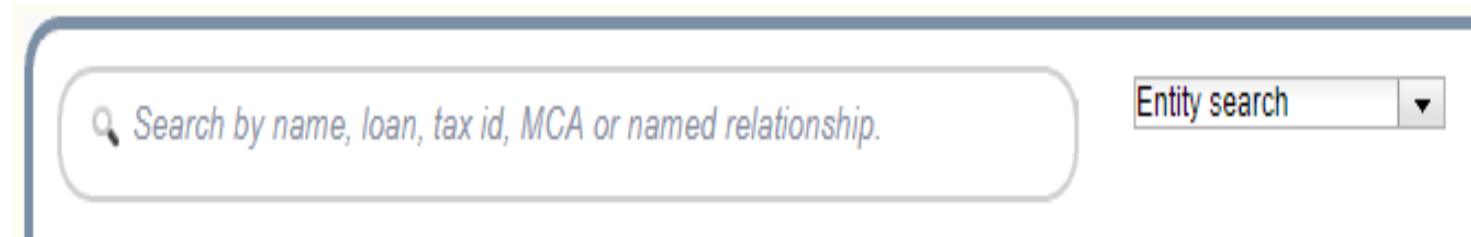
☐ Show Relationships owned by any Group

Search Box

Portfolio Analysis allows users to search for the appropriate record in a variety of ways.

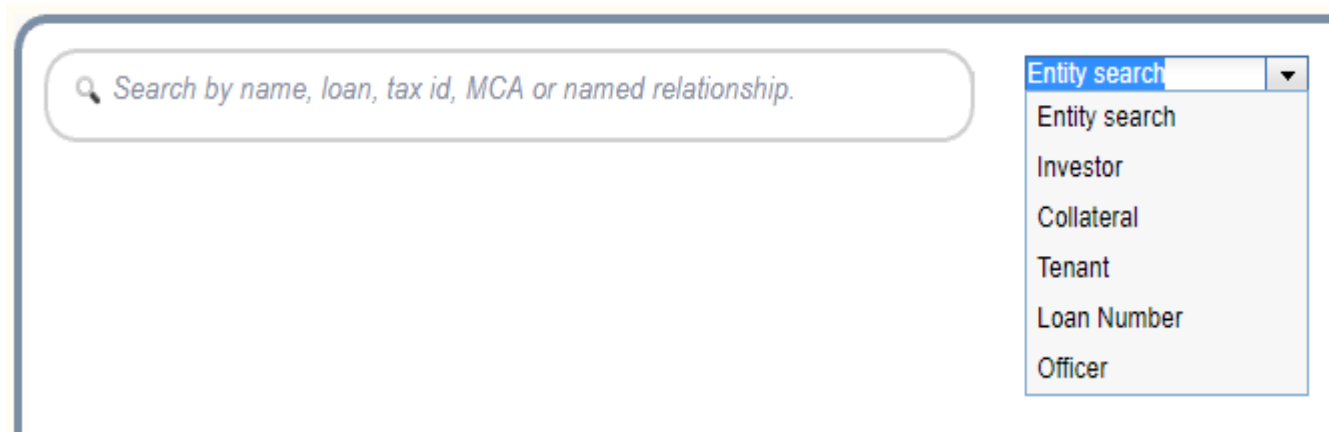
Search Box: For a general search, enter a letter(s) or number(s) in the search box.

Note: The Search Box Dropdown Menu defaults to an Entity Search.

A screenshot of a web application's search interface. It features a large, rounded rectangular search input field with a light gray border. Inside the field, there is a magnifying glass icon followed by the placeholder text "Search by name, loan, tax id, MCA or named relationship." To the right of the input field is a dropdown menu with the text "Entity search" and a downward-pointing arrow icon. The entire search bar is set against a light gray background with a thin blue horizontal line above it.

Entity Search

To perform an **Entity Search**, users enter the first letter or series of letters of an account to find all records that match the criteria entered. Once the information has been entered, click the Search icon.



The image shows a user interface for an "Entity Search" function. On the left, there is a large, light gray search bar with a magnifying glass icon and the placeholder text "Search by name, loan, tax id, MCA or named relationship." To the right of the search bar is a dropdown menu. The dropdown menu is currently open, showing a list of options: "Entity search", "Investor", "Collateral", "Tenant", "Loan Number", and "Officer". The "Entity search" option is highlighted in blue at the top of the list.

In this case, all instances of “am” in the “Name Information” column are listed.

Entity search

☐ Top Exposures

☐ Show Relationships owned by any Group

<input type="checkbox"/> <input type="button" value="m"/>	Type	Name information	Commitment	Current Principal Balance	Available	Tax ID
<input type="checkbox"/> <input type="button" value="m"/>	Name	AMERICA MANAGEMENT CORPORATION				
<input type="checkbox"/> <input type="button" value="m"/>	Name	AMERICA MANAGEMENT CORPORATION	\$56,350,000	\$25,929,924	\$30,000,000	
<input type="checkbox"/> <input type="button" value="m"/>	Name	AMERICA'S REALTY TRUST	\$58,000,000	\$58,000,000		
<input type="checkbox"/> <input type="button" value="m"/>	Name	AMERICAN HOUSING FOUNDATION	\$5,600,000	\$4,396,796		
<input type="checkbox"/> <input type="button" value="m"/>	Name	AMERICAS CUP RESIDENCES	\$7,000,000	\$7,000,000		**_*****
<input type="checkbox"/> <input type="button" value="m"/>	Name	AMERICAS REALTY CORP	\$4,900,000	\$2,984,308	\$500,000	
<input type="checkbox"/> <input type="button" value="m"/>	Name	AMERRICA MANAGEMENT CORPORATION	\$184,620,000	\$96,164,038	\$79,990,000	**_*****
<input type="checkbox"/> <input type="button" value="m"/>	Name	CHAMPIONS VILLAGES, LP	\$1,500,000	\$1,490,596		**_*****
<input type="checkbox"/> <input type="button" value="m"/>	Name	Diamond KK				

Adding a Relationship and Analyzing

From Search box, users can select multiple records and save them as a Relationship.

am

×

Entity search ▾

<input type="checkbox"/> 🔍	Type	Name information
<input type="checkbox"/> 🔍	Name	AMERICA MANAGEMENT CORPORATION
<input type="checkbox"/> 🔍	Name	AMERICA MANAGEMENT CORPORATION
<input type="checkbox"/> 🔍	Name	AMERICA'S REALTY TRUST
<input type="checkbox"/> 🔍	Name	AMERICAN HOUSING FOUNDATION
<input type="checkbox"/> 🔍	Name	AMERICAS CUP RESIDENCES
<input type="checkbox"/> 🔍	Name	AMERICAS REALTY CORP
<input type="checkbox"/> 🔍	Name	AMERRICA MANAGEMENT CORPORATION
<input type="checkbox"/> 🔍	Name	CHAMPIONS VILLAGES, LP
<input type="checkbox"/> 🔍	Name	Diamond KK
<input type="checkbox"/> 🔍	Name	HAMMOND PARK WOODS LTD.

This is accomplished by performing the following steps:

- 1. Click the checkbox to the left of the appropriate records that should be selected in the Summary Grid.

am

<div><div></div><div></div></div>	Type	Name information
<div><input checked="" type="checkbox"/></div>	Name	AMERICA MANAGEMENT CORPORATION
<div><input checked="" type="checkbox"/></div>	Name	AMERICA MANAGEMENT CORPORATION
<div><input type="checkbox"/></div>	Name	AMERICA'S REALTY TRUST
<div><input type="checkbox"/></div>	Name	AMERICAN HOUSING FOUNDATION
<div><input type="checkbox"/></div>	Name	AMERICAS CUP RESIDENCES
<div><input type="checkbox"/></div>	Name	AMERICAS REALTY CORP
<div><input checked="" type="checkbox"/></div>	Name	AMERRICA MANAGEMENT CORPORATION
<div><input type="checkbox"/></div>	Name	CHAMPIONS VILLAGES, LP

2. Enter the Name of the Relationship in the **Rel+** box in the bottom left hand corner of the window.



A screenshot of a database management interface. On the left, there is a label 'Rel+' followed by a text input field containing the text 'America Mgt.'. To the right of the input field are two buttons: 'Clear' and 'View'. Further to the right, the text '0 relationship entities stored.' is displayed, underlined in red.

3. Click the **Rel+** box to add the records to a new Relationship.

A screenshot of a database interface. A horizontal bar contains a button labeled 'Rel+' which is circled in red. To the right of this button is the text 'America Mgt.'. Further right are two buttons labeled 'Clear' and 'View'. To the right of the bar, the text '3 relationship entities stored.' is displayed, underlined.

4. Click the **View** icon to show the records and analyze the Relationship.

Rel+

America Mgt.

Clear

View

3 relationship entities stored.

Details for Selected Relationship

Relationship

America Mgt.

Comment

Creation Date

09/15/2020

End Date

10/01/2030

Total Items:

3

Names:

3

Loans:

0

MCAs:

0

Tranches:

0

Relationships:

0



Analyze

Delete

Save

Type	ID	Name Information	Tax ID	Commitment	Current Principal Balance	Available	Delete
Name	79	AMERICA MANAGEMENT CORPORATION					
Name	89	AMERICA MANAGEMENT CORPORATION		\$56,350,000.00	\$25,929,924.16	\$30,000,000.00	
Name	87	AMERRICA MANAGEMENT CORPORATION	**_*****	\$184,620,000.00	\$96,164,038.29	\$79,990,000.00	

From this window you can:

- Add other entities or items to the Relationship
- Delete the Relationship
- Save the Relationship and Changes

Details for Selected Relationship

Relationship

America Mgt.

Comment

Creation Date

09/15/2020

End Date

10/01/2030

Total Items:

3

Names:

3

Loans:

0

MCAs:

0

Tranches:

0

Relationships:

0

⬅️

AnalyzeDeleteSave

Type	ID	Name Information	Tax ID	Commitment	Current Principal Balance	Available	Delete
Name	79	AMERICA MANAGEMENT CORPORATION					<div>✖</div>
Name	89	AMERICA MANAGEMENT CORPORATION		\$56,350,000.00	\$25,929,924.16	\$30,000,000.00	<div>✖</div>
Name	87	AMERICA MANAGEMENT CORPORATION	**_*****	\$184,620,000.00	\$96,164,038.29	\$79,990,000.00	<div>✖</div>

Additionally, users can analyze the Relationship by clicking the **Analyze** button.

This button shows the Name, Tax ID, Commitment Amount, Current Balance, Available Amount, and Liability Amount for all items in the Relationship.

Details for Selected Relationship

Relationship

America Mgt.

Comment

Creation Date

09/15/2020

End Date

10/01/2030

Total Items: 3

Names: 3

Loans: 0

MCAs: 0

Tranches: 0

Relationships: 0

Analyze

Delete

Save

Type	ID	Name Information	Tax ID	Commitment	Current Principal Balance	Available	Delete
Name	79	AMERICA MANAGEMENT CORPORATION					<div></div>
Name	89	AMERICA MANAGEMENT CORPORATION		\$56,350,000.00	\$25,929,924.16	\$30,000,000.00	<div></div>
Name	87	AMERRICA MANAGEMENT CORPORATION	**_*****	\$184,620,000.00	\$96,164,038.29	\$79,990,000.00	<div></div>

Analyze Selected Relationship

Relationship

America Mgt.

Comment

Creation Date

09/21/2020

End Date

10/01/2030

Total Commitment:

\$241,970,000.00

Total Cur Balance:

\$123,296,382.89

Total Available:

\$109,677,500.00

Total Items: 17

Names: 3

Loans: 12

MCAs: 1

Tranches: 1

Export to Spreadsheet

Show Role Filters

Show Sub-role Filters

Name	Tax ID	Commitment Amount	Current Balance	Available Amount	Liability Amount	Exclude
AMERICA MANAGEMENT CORPORATION		\$1,000,000.00	\$1,202,420.44	\$(312,500.00)		<div></div>
AMERICA MANAGEMENT CORPORATION		\$56,350,000.00	\$25,929,924.16	\$30,000,000.00	\$12,500,000.00	<div></div>
AMERRICA MANAGEMENT CORPORATION	**_*****	\$184,620,000.00	\$96,164,038.29	\$79,990,000.00		<div></div>

The upper right- hand portion of the screen displays the aggregate information for the Relationship, including the Total Items, and Number of Names, Loans, and Credit Agreements.

Analyze Selected Relationship

Relationship

America Mgt.

Comment

Creation Date

09/21/2020

End Date

10/01/2030

Total Commitment:

\$241,970,000.00

Total Cur Balance:

\$123,296,382.89

Total Available:

\$109,677,500.00

Total Items:

17

Names:

3

Loans:


12

MCAs:

1

Tranches:

1



Export to Spreadsheet

Show Role Filters

Show Sub-role Filters

Name	Tax ID	Commitment Amount	Current Balance	Available Amount	Liability Amount	Exclude
AMERICA MANAGEMENT CORPORATION		\$1,000,000.00	\$1,202,420.44	\$(312,500.00)		<input type="checkbox"/>
AMERICA MANAGEMENT CORPORATION		\$56,350,000.00	\$25,929,924.16	\$30,000,000.00	\$12,500,000.00	<input type="checkbox"/>
AMERRICA MANAGEMENT CORPORATION	**_*****	\$184,620,000.00	\$96,164,038.29	\$79,990,000.00		<input type="checkbox"/>

The Filter button allows users to include and exclude records in the analysis based on Roles and Sub-Roles displayed on the Loans.

The Export to Spreadsheet button exports the information to a spreadsheet. Formulas are transferred and remain live.

Analyze Selected Relationship

Relationship

America Mgt.

Comment

Creation Date

09/21/2020

End Date

10/01/2030

Total Commitment:

\$241,970,000.00

Total Cur Balance:

\$123,296,382.89

Total Available:

\$109,677,500.00

Total Items: 17

Names: 3

Loans: 12

MCAs: 1

Tranches: 1

Export to Spreadsheet

Show Role Filters

Show Sub-role Filters

Name	Tax ID	Commitment Amount	Current Balance	Available Amount	Liability Amount	Exclude
AMERICA MANAGEMENT CORPORATION		\$1,000,000.00	\$1,202,420.44	\$(312,500.00)		<input type="checkbox"/>
AMERICA MANAGEMENT CORPORATION		\$56,350,000.00	\$25,929,924.16	\$30,000,000.00	\$12,500,000.00	<input type="checkbox"/>
AMERRICA MANAGEMENT CORPORATION	**_*****	\$184,620,000.00	\$96,164,038.29	\$79,990,000.00		<input type="checkbox"/>

Role Type	Include	Show Balances
BORROWER	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
GNMA RFS ADDITIONAL BORROWER	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
ADVANCING AGENT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Sub-Role Type	Include
---------------	---------

To go back to the previous window, click the Back button.

Details for Selected Relationship

Relationship

America Mgt.

Comment

Creation Date

09/15/2020

End Date

10/01/2030

Total Items:

3

Names:

3

Loans:

0

MCAs:

0

Tranches:

0

Relationships:

0

⬅

Analyze

Delete

Save

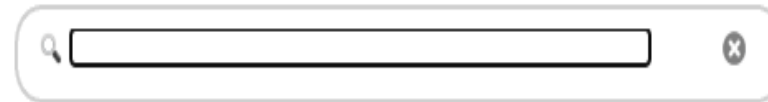
Relationship saved.

5. Click Save.

Type	ID	Name Information	Tax ID	Commitment	Current Principal Balance	Available	Delete
Name	79	AMERICA MANAGEMENT CORPORATION					✖
Name	89	AMERICA MANAGEMENT CORPORATION		\$56,350,000.00	\$25,929,924.16	\$30,000,000.00	✖
Name	87	AMERRICA MANAGEMENT CORPORATION	**_*****	\$184,620,000.00	\$96,164,038.29	\$79,990,000.00	✖

Top Exposures

Users also have the ability to limit the records shown.

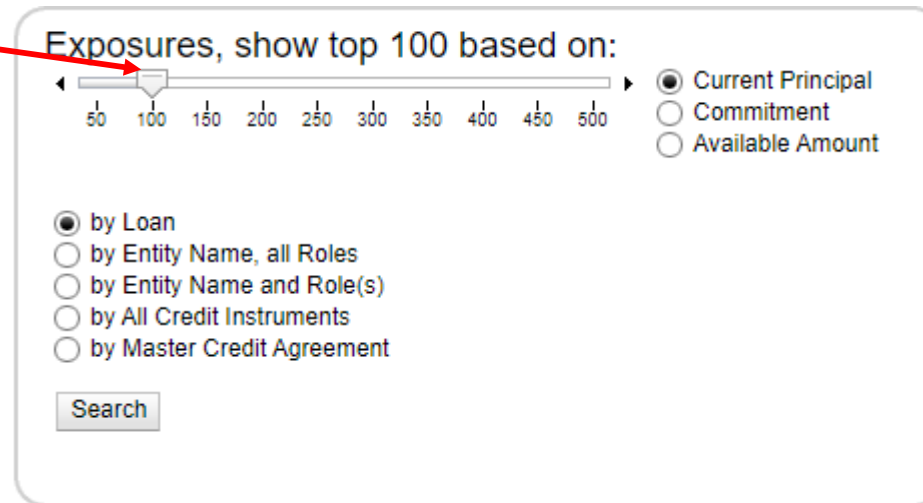


Entity search ▼ ☐ Top Exposures ☒ Show Relationships owned by any Group

These can be accessed by clicking the Top Exposures check box.

The sliding scale at the top of the window allows users to determine how many records to include in the result set that should be shown.

The default setting is 100.



Exposures, show top 100 based on:

50 100 150 200 250 300 350 400 450 500

☒ Current Principal
☐ Commitment
☐ Available Amount

☒ by Loan
☐ by Entity Name, all Roles
☐ by Entity Name and Role(s)
☐ by All Credit Instruments
☐ by Master Credit Agreement

Search

A red arrow points from the text 'The sliding scale at the top of the window' to the slider handle in the interface.

Additionally, users can select what value or balance is analyzed.

This is determined by clicking on of the radio buttons to the right of the Exposures sliding scale.

Exposures, show top 50 based on:

◀ ☒ 50 100 150 200 250 300 350 400 450 500 ▶

☒ Current Principal
☐ Commitment
☐ Available Amount

☒ by Loan
☐ by Entity Name, all Roles
☐ by Entity Name and Role(s)
☐ by All Credit Instruments
☐ by Master Credit Agreement

Finally, this window also allows users to select how to arrange the information.

This is controlled by selecting the appropriate radio button beneath the Exposures sliding scale.

Exposures, show top 50 based on:

◀ ☐ 50 100 150 200 250 300 350 400 450 500 ▶

☒ Current Principal
☐ Commitment
☐ Available Amount

☒ by Loan
☐ by Entity Name, all Roles
☐ by Entity Name and Role(s)
☐ by All Credit Instruments
☐ by Master Credit Agreement

Search

Once the criteria has been entered, click the Search button to show the appropriate results.

The results are shown in the Summary Grid giving users the ability to create a new Relationship or view the records in the Portfolio Analysis Dashboard.

Top 50 Loan exposures based on Current Principal


[Export to Spreadsheet](#)

<input type="checkbox"/>		Type	Name information
<input type="checkbox"/>		Loan	Primary: Verona Downs Apts - # 990008116
<input type="checkbox"/>		Loan	Primary: AMERICA MANAGEMENT CORPORATION - # 447
<input type="checkbox"/>		Loan	Primary: AMERICA'S REALTY TRUST - # 447
<input type="checkbox"/>		Loan	Primary: AMERICA MANAGEMENT CORPORATION - # 445
<input type="checkbox"/>		Loan	Primary: PMC Jersey Management Corporation - # 210000002
<input type="checkbox"/>		Loan	Primary: PMC Jersey Management Corporation - # 15
<input type="checkbox"/>		Loan	Primary: HASKELL ENTERPRISES - # 40
<input type="checkbox"/>		Loan	Primary: FAWN MANAGEMENT CORPORATION - # 107329
<input type="checkbox"/>		Loan	Primary: ABC REALTY CORPORATION - # 30
<input type="checkbox"/>		Loan	Primary: HASKELL ENTERPRISES - # 200000010
<input type="checkbox"/>		Loan	Primary: Ortiz, LLC - # 90000001
<input type="checkbox"/>		Loan	Primary: SHORELANDHILLS APARTMENTS - # 200000005
<input type="checkbox"/>		Loan	Primary: James Lincoln - # 210000004
<input type="checkbox"/>		Loan	Primary: Susan Spelling - # 210000001
<input type="checkbox"/>		Loan	Primary: Beverly Square - # 210000003
<input type="checkbox"/>		Loan	Primary: ROBERT PAULL - # 210000003
<input type="checkbox"/>		Loan	Primary: Conway Cooper Corp - # 200000004
<input type="checkbox"/>		Loan	Primary: ABC AE LLC - # 90000099
<input type="checkbox"/>		Loan	Primary: Opal Management Company - # 200000002
<input type="checkbox"/>		Loan	Primary: BACKTREE PARTNERSHIP AT ROLLING HILLS - # 202020202
<input type="checkbox"/>		Loan	Primary: SHIPS LANDING, L.P. - # 150042400
<input type="checkbox"/>		Loan	Primary: STRATEGIC PROPERTIES LLP - # 150031354
<input type="checkbox"/>		Loan	Primary: AMERICA MANAGEMENT CORPORATION - # 150078595
<input type="checkbox"/>		Loan	Primary: Ortiz, LLC - # 90029663
<input type="checkbox"/>		Loan	Primary: Jannicky Trucking - # 109933
<input type="checkbox"/>		Loan	Primary: Belichick Holdings LLC - # 90002283
<input type="checkbox"/>		Loan	Primary: Celtics Trust - # 90001942
<input type="checkbox"/>		Loan	Primary: MT. OLYMPUS APARTMENTS - # 110682
<input type="checkbox"/>		Loan	Primary: CBS Holdings LLC - # 90002311


 New named relationship.










0 relationship entities stored

Using the Portfolio Analysis Dashboard

To view a single record in the Dashboard, click on the small Magnifying Glass icon associated with the appropriate record.

Top 50 Loan exposures based on Current Principal

 [Export to Spreadsheet](#)










<input type="checkbox"/>		Type	Name information
<input type="checkbox"/>		Loan	Primary: Verona Downs Apts - # 990008116
<input type="checkbox"/>		Loan	Primary: AMERRICA MANAGEMENT CORPORATION - # 447
<input type="checkbox"/>		Loan	Primary: AMERICA'S REALTY TRUST - # 447
<input type="checkbox"/>		Loan	Primary: AMERRICA MANAGEMENT CORPORATION - # 445
<input type="checkbox"/>		Loan	Primary: PMC Jersey Management Corporation - # 210000002
<input type="checkbox"/>		Loan	Primary: PMC Jersey Management Corporation - # 15
<input type="checkbox"/>		Loan	Primary: HASKELL ENTERPRISES - # 40
<input type="checkbox"/>		Loan	Primary: FAWN MANAGEMENT CORPORATION - # 107329

To select all records, use the Large Magnifying Glass icon in the heading row and all items listed in the Summary Grid will open in the Portfolio Analysis Dashboard.


Top 50 Loan exposures based on Current Principal

←

Export to Spreadsheet

<input type="checkbox"/>		Type	Name information
<input type="checkbox"/>		Loan	Primary: Verona Downs Apts - # 990008116
<input type="checkbox"/>		Loan	Primary: AMERRICA MANAGEMENT CORPORATION - # 447
<input type="checkbox"/>		Loan	Primary: AMERICA'S REALTY TRUST - # 447
<input type="checkbox"/>		Loan	Primary: AMERRICA MANAGEMENT CORPORATION - # 445
<input type="checkbox"/>		Loan	Primary: PMC Jersey Management Corporation - # 210000002
<input type="checkbox"/>		Loan	Primary: PMC Jersey Management Corporation - # 15
<input type="checkbox"/>		Loan	Primary: HASKELL ENTERPRISES - # 40
<input type="checkbox"/>		Loan	Primary: FAWN MANAGEMENT CORPORATION - # 107329

Finally, if there are items checked off in the Summary Grid and the large Magnifying Glass icon is clicked, those records that have been selected will open in Portfolio Analysis Dashboard.

Top 50 Loan exposures based on Current Principal		
	Export to Spreadsheet	
<input type="checkbox"/>	Type	Name information
<input type="checkbox"/>	Loan	Primary: Verona Downs Apts - # 990008116
<input checked="" type="checkbox"/>	Loan	Primary: AMERRICA MANAGEMENT CORPORATION - # 447
<input type="checkbox"/>	Loan	Primary: AMERICA'S REALTY TRUST - # 447
<input checked="" type="checkbox"/>	Loan	Primary: AMERRICA MANAGEMENT CORPORATION - # 445
<input type="checkbox"/>	Loan	Primary: PMC Jersey Management Corporation - # 210000002
<input type="checkbox"/>	Loan	Primary: PMC Jersey Management Corporation - # 15
<input type="checkbox"/>	Loan	Primary: HASKELL ENTERPRISES - # 40

This window represents the **Loan and Collateral** information for the record or records selected. Each deck of cards represents different types of information. Clicking on a card farther back in the stack will bring that information to the front of the pile, allowing users to see that information.

December 31, 2009

December 31, 2013

December 31, 2014

December 31, 2016

Total Income: 525,000.00
Total Expense: 25,000.00
NOI: 500,000.00
Total Cash Flow: 500,000.00
Debt Service: 0.00
DSCR: 0.00000

OPERATING STATEMENTS

Notes

1,910,000.00

Date: Aug 06, 1990
Purpose:
Appraiser:

APPRAISALS

Notes

REPLACEMENT RESERVE

Description: Replacement Reserve
Payment Amt: 4,000.00
Reserve Balance: 100,000.00
Reserve Final Maturity Date: 0

RESERVES

Notes

SCHOOL TAX

TAX LIEN

COUNTY TAX

Tax Bill Status: WAITING FOR TAX BILL
Last Bill Type Paid: 2ND HALF
Next Disbursement Date: Dec 10, 2008
Current Tax Constant: 2,000.00

TAXES

Notes

December 31, 2009

December 31, 2013

Annual Rent: 73,797.00
Avg rent per sq ft: 24.55
Avg monthly rent: 3074.88

LEASE/RENT

Notes

AMERRICA MANAGEMENT CORPORATION

AMERRICA MANAGEMENT CORPORATION

Current Principal Balance: 58,000,000.00
Maturity Date: Jul 01, 2043
Loan number: 447

Notes:

LOANS

Applegate Place

Property Type:
Description:
38353 Gross Sq Ft

Notes:

COLLATERAL

HUD

HAZARD

Expiration Date: May 01, 2009
Co.: MFS Insurance Co
Agent: MFS Insurance Co
Effective Date: May 01, 2008
Policy #: FERG 12388

INSURANCE

Notes

Kim Smith

ABC INSPECT

test user 1

Next Inspection Date: Nov 25, 2013
Next Inspection Scheduled: Nov 25, 2013
Inspection Form: ANNUAL INSPECTION
Condition: FAIR OVERALL CONDITION

INSPECTIONS

Notes

There is no Environmental information for this collateral.

ENVIRONMENTAL

AMENDMENTS

Original Filing Date: Jan 20, 2009
Filed Against:
Debtor Name:
Current Filing Date:
Refiling Date:

UCC

Notes

There is no Lien information for this collateral.

LIENS

Process Through Date: Mar 13, 2014

What if?

Portfolio

Documents

Debt Service

Covenants

Investors

Watch List

Rules

Info

Reports

The **Loan** card below displays the Loans that have been selected, while the **Collateral** card shows the Collateral records associated with that Loan card. The cards around the perimeter represent various performance and condition information associated with the Collateral card. Note: The following cards contain multiple tabs: • Loans • Collateral • Taxes • Lease/Rent • Insurance.

December 31, 2009

December 31, 2013

December 31, 2014

December 31, 2016

Total Income: 525,000.00
Total Expense: 25,000.00
NOI: 500,000.00
Total Cash Flow: 500,000.00
Debt Service: 0.00
DSCR: 0.00000

OPERATING STATEMENTS

Notes

1,910,000.00

Date: Aug 06, 1990
Purpose:
Appraiser:

APPRAISALS

Notes

REPLACEMENT RESERVE

Description: Replacement Reserve
Payment Amt: 4,000.00
Reserve Balance: 100,000.00
Reserve Final Maturity Date: 0

RESERVES

Notes

SCHOOL TAX

TAX LIEN

COUNTY TAX

Tax Bill Status: WAITING FOR TAX BILL
Last Bill Type Paid: 2ND HALF
Next Disbursement Date: Dec 10, 2008
Current Tax Constant: 2,000.00

TAXES

Notes

December 31, 2009

December 31, 2013

Annual Rent: 73,797.00
Avg rent per sq ft: 24.55
Avg monthly rent: 3074.88

LEASE/RENT

Notes

AMERICA MANAGEMENT CORPORATION

AMERICA MANAGEMENT CORPORATION

Current Principal Balance: 58,000,000.00
Maturity Date: Jul 01, 2043
Loan number: 447

Notes:

LOANS

Applegate Place

Property Type:
Description:
38353 Gross Sq Ft

Notes:

COLLATERAL

HUD

HAZARD

Expiration Date: May 01, 2009
Co.: MFS Insurance Co
Agent: MFS Insurance Co
Effective Date: May 01, 2008
Policy #: FERG 12388

INSURANCE

Notes

Kim Smith

ABC INSPECT

test user 1

Next Inspection Date: Nov 25, 2013
Next Inspection Scheduled: Nov 25, 2013
Inspection Form: ANNUAL INSPECTION
Condition: FAIR OVERALL CONDITION

INSPECTIONS

Notes

There is no Environmental information for this collateral.

ENVIRONMENTAL

AMENDMENTS

Original Filing Date: Jan 20, 2009
Filed Against:
Debtor Name:
Current Filing Date:
Refiling Date:

UCC

Notes

There is no Lien information for this collateral.

LIENS

Process Through Date: Mar 13, 2014

What if?

Portfolio

Documents

Debt Service

Covenants

Investors

Watch List

Rules

Info

Reports

If a **Loan** card from within the pile is selected, all of the other cards will reset, showing the information for the new Loan. If a Collateral card from beneath the top card is selected, the perimeter cards will reset to show the information relating to that Collateral record.

Operating Statements

December 31, 2008
December 31, 2009
December 31, 2010
December 31, 2011

Total Income: 1,035,800.00
Total Expense: 217,710.00
NOI: 818,090.00
Total Cash Flow: 818,090.00
Debt Service: 132,840.18
DSCR: 6.15845

Appraisals

18,000,000.00
Date: Jan 01, 2003
Purpose:
Appraiser:

Reserves

REPLACEMENT RESERVE
Description: Replacement Reserve
Payment Amt: 2,000.00
Reserve Balance: 77,000.00
Reserve Final Maturity Date: 0

Taxes

COUNTY TAX
Tax Bill Status: WAITING FOR TAX BILL
Last Bill Type Paid: 2ND HALF
Next Disbursement Date: Dec 10, 2008
Current Tax Constant: 1,500.00

Lease/Rent

January 1, 2004
January 1, 2005
January 1, 2014
Annual Rent: 173,797.00
Avg rent per sq ft: 13.36
Avg monthly rent: 4827.69

Loans

AMERICA MANAGEMENT CORPORATION
AMERICA MANAGEMENT CORPORATION
Current Principal Balance: 53,997,026.64
Maturity Date: Jul 01, 2043
Loan number: 445

Collateral

Senior Living Plaza
Senior Living
Property Type: HC
Description: HLT-NURSING HOME
140000 Gross Sq Ft

Insurance

HUD
HAZARD
Expiration Date: Mar 01, 2009
Co.: MFS Insurance Co
Agent: MFS Insurance Co
Effective Date: Mar 01, 2008
Policy #: Ferguson Plaza #SP57890

Inspections

Goodman Marks
UNKNOWN
Borrower Support 4
Asset Manager MGR
MFS Inspections
Next Inspection Date: Dec 23, 2013
Next Inspection Scheduled: Dec 23, 2013
Inspection Form: MULTIFAMILY
Condition: GOOD OVERALL CONDITIO

Environmental

LEAD BASED PAINT
Hazard Risk: MODERATE
Report Date: Jan 01, 2015
Next Report Date: Jan 01, 2017
MFS Environmental Firm

UCC

COUNTY
Original Filing Date: Jan 01, 2015
Filed Against:
Debtor Name:
Current Filing Date: Jan 01, 2015
Refiling Date: Jan 01, 2019

Liens

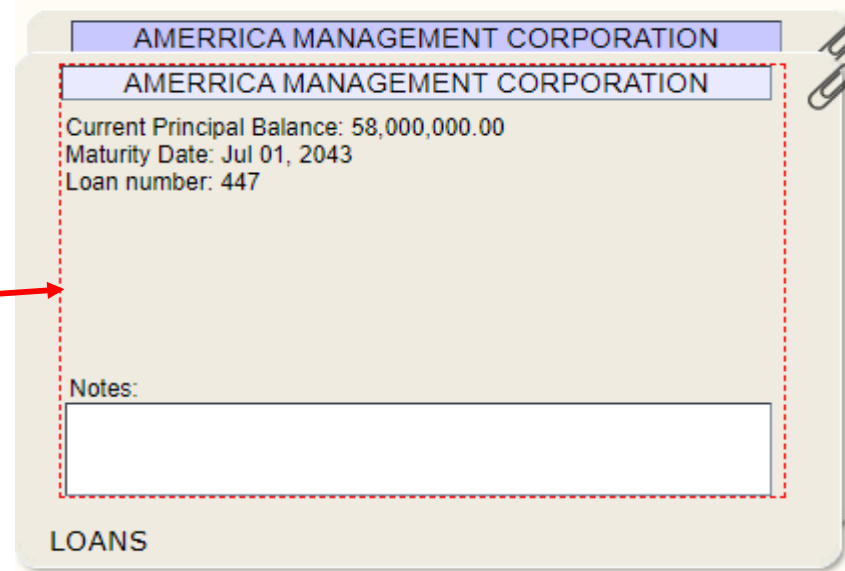
There is no Lien information for this collateral.

Process Through Date: Mar 13, 2014

What if? Portfolio Documents Debt Service Covenants Investors Watch List Rules Info Reports

Highlighting a record

To see additional information about a particular record, hover over the card until a box outlining the summary information with a Red (----) dashed line appears.



Click the card within the box to maximize the card and see additional details about the record.

When a card is maximized the additional information may include additional tabs.

Clicking a tab will change the view to display more detail. The detail view can be closed by clicking in the left margin of the window.

AMERICA MANAGEMENT CORPORATION

Current Principal Balance: 58,000,000.00
Maturity Date: Jul 01, 2043
Loan number: 447

Notes:

Investors: 1
Loan Number: 447
Branch: CONVERSION
Loan Officer: CONVERSION
Next Payment Due Date: Jul 1, 2008
Remaining Term: 22 Year(s) 10 Month(s)
Payment Type: REGULAR AMORTIZING
G/L Matrix: MFS Internal
Loan Class: WAREHOUSE
Loan Type: FHA
Loan Status 1: MFSDATA
Loan Status 2:
Market Value: .00
Property Type: CONVERSION
Risk Rating:

Master Info

Payment-Billing

Risk-Valuation Analysis

Holdbacks

Adjustable Loan Information

Pending Changes

Legal

Loan Terms & Balance Info

Period to Date

Commercial/Balloon

Interest Reserve

Prepayment Premiums/Fees

Contract Info

Orig Prin Bal or LOC: 58,000,000.00
First Payment Due Date: Aug 1, 2008
Original Base Date: Jul 1, 2008
Term of Loan: 35/00
Legal Maturity Date: Jul 1, 2043
Internal Maturity Date:
Contract Type: FIXED RATE
Loan in Process: No
Interest Rate %: 6.000000000000000
Annual Percentage Rate: 6.000000000000000
Balloon: No
Odd Days Interest Method: C
Original Loan to Value Ratio:
Original Loan Date: Jun 20, 2008
Loan Renewal Date:
Origination Points: 0.00
of Days to Stop Accrual:
Accounting Basis Method: ACCRUAL BASIS
Holdback:
Interest Basis: 360 DAYS/30 DAY MOS
Disable Auto Chg of Accounting: Yes

Escrow/Late Charge Info

Assess Late Charge: Yes
Business Calendar:
Use Business Calendar for L/C No
Date:
Late Charge Method: % OF PRINCIPAL & INTEREST DUE
Late Charge Rate or Fee: 2.000000000000000
Days to Delinquent: 17

Balance Information

Date Last Transaction: Jul 2, 2013
Current Principal Balance: 58,000,000.00
Suspense Escrow Balance: 0.00
Negative Amort. Balance: 0.00
Late Charge Due: 55,276.80
Taxes Balance: 20,000.00
Insurance Balance: 10,000.00
Reserves Balance: 100,000.00
Misc. Balance: 0.00

Processing Info

Hold Code #1:
Hold Code #2:
Hold Code #3:
Pre-Auth Transfer:
Payoff Date:
Payment Status: 180 OR MORE DAYS PAST DUE
Loan Status #1: MFSDATA
Loan Status #2:
Lockbox Location Code
G/L Matrix: MFS Internal
G/L Company: MFS EXT Loans
Active Status: Yes

Questions