Strategy CREFC Reporting

Agenda

- Introduction

- Setup Notes

- IRP Supporting Cast

- CREFC IRP 8.0

- Future

These CREFC IRP items are available at Rel 20.…

DATA FILES

- L – Loan Periodic
- P – Property
- S – Loan Setup
- F – Financial
- D – Special Servicer Loan
- DP – Special Servicer Property
- Remittance Files – 7 different versions

REPORTS

- C – Comparative Financial Status
- D – Delinquent Loan Status
- M – Historical Loan Modification; Corrected Loan
- N – NOI Adjustment Worksheet
- O – OSAR
- V – Loan Level Reserve/LOC
- W – Servicer Watchlist

Setup Notes

Investor Vendor File

- Important fields to setup to use the IRP functionality
  - Program ID = F1
  - Transaction ID <> Blank
  - IRP = Yes

Investor Vendor Right Mouse Menu

Not IRP Investor

Payable Information

Bank Accounts

Remittance Information

Accounting Information

Miscellaneous Receivable Types

3rd Parties

Contact Information

Investor Insurance Info

Add

Delete

Change Payee Name...

IRP Investor

Payable Information

Bank Accounts

Remittance Information

Accounting Information

P&I Advance Information

3rd Parties

Advancing Information

IOA Information

ARA/ASER Information

Fees

Balances

Contact Information

Investor Insurance Info

Add

Delete

Change Payee Name...

Remittance Information- Critical Dates

Critical Dates

- Determination Date
  - Prior Determination Date

- Reporting Date

- Remittance Date

- Distribution Date

- P&I Advance Date

- IRP Supplemental Reporting Date

- User Date 1

- User Date 2

- Next Cutoff Date

- Recalculation Date
  - Prior Recalculation Date

Critical Dates

- Setup Dates using parameters

- Dates can be keyed into fields without setting up parameters
  - Dates without any parameters will just roll to the next month

- Mapping Tool can be used to upload dates without setting up calculation parameters

Investor Vendor Remittance Information

Vendor Remittance Information   ✕

Investor: 76027   IRP Deal SR47501   Program ID: F1 RESIDENTIA (F1)

Business Calendars

Use Business Calendar for Cutoff and Remit dates: NO (N)

Business Calendar Code: MFS BUSINE (001)   Business Calendar Option:

Cutoff Information

Next Cutoff Base Date:	08/12/2019
Next Cutoff Date:	08/12/2019
Last Cutoff Base Date:	07/11/2019
Last Cutoff Date:	07/11/2019
Cutoff Freq Method:	MONTHLY (M)
Cutoff Frequency:	0001
Balance Due Last Cutoff:	123,760.41

Consider Unpd Sched Pmt Delq:	NO (N)
Hold Posting:	YES (Y)
Advance Date:	08/27/2019
1st Distribution Date:	00/00/0000
Start Collection Period:	00/00/0000
End Collection Period:	00/00/0000

Critical Dates

Recalculation Date: 08/26/2019	Reporting Date: 08/16/2019	IRP Supplemental Report Date: 00/00/0000
Prior Recalculation Date: 07/25/2019	Remittance Date: 08/26/2019	User Date 1: 00/00/0000
Determination Date: 08/12/2019	Distribution Date: 08/26/2019	User Date 2: 00/00/0000
Prior Determination Date: 07/11/2019	P&I Advance Date: 08/26/2019	Date Calc Parameters ...

Remittance Instructions

Investor Vendor Date Calc

Date Name	Current Date	Calculation Type	Based on Date #1	Date on Date #1	Move Forward or Backward #1	# of Business Days to Move #1	Date to Use
DSTRBUTION	08/26/2019	Single Calculation		CALENDAR DATE 25	Forward		
DTRMNATION	08/12/2019	Single Calculation		CALENDAR DATE 11	Forward		
NXT CUTOFF	08/12/2019	Single Calculation	DTRMNATION				
P&I ADV	08/26/2019	Single Calculation	REMITTANCE				
RECALC DT	08/26/2019	Single Calculation	DSTRBUTION				
REMITTANCE	08/26/2019	Single Calculation		CALENDAR DATE 24	Forward		
REPORTING	08/16/2019	Single Calculation		CALENDAR DATE 16	Forward		

Date Name: DSTRBUTION (DSTB)

Calculation Type: SINGLE CALCULATION (S

Date #1

Based on Date #1:

Date for Date #1: (C25) CALENDAR DATE 25 ...

Move Forward or Backward #1: FORWARD(F)

# of Business Days to Move #1:

Date #2

Date to Use:

Based on Date #2:

Date for Date #2: ...

Move Forward or Backward #2:

# of Business Days to Move #2:

OK   Cancel   Apply   Help

Critical Date Calculation Parameters

- Calculation Types
  - Single Calculation
    - Parameters can only be setup for Date #1
  - Compound Calculation
    - Parameters are setup for both Date #1 and Date #2 to be compared
    - Date to Use field indicates whether to use the 'Earlier' or 'Later' Date
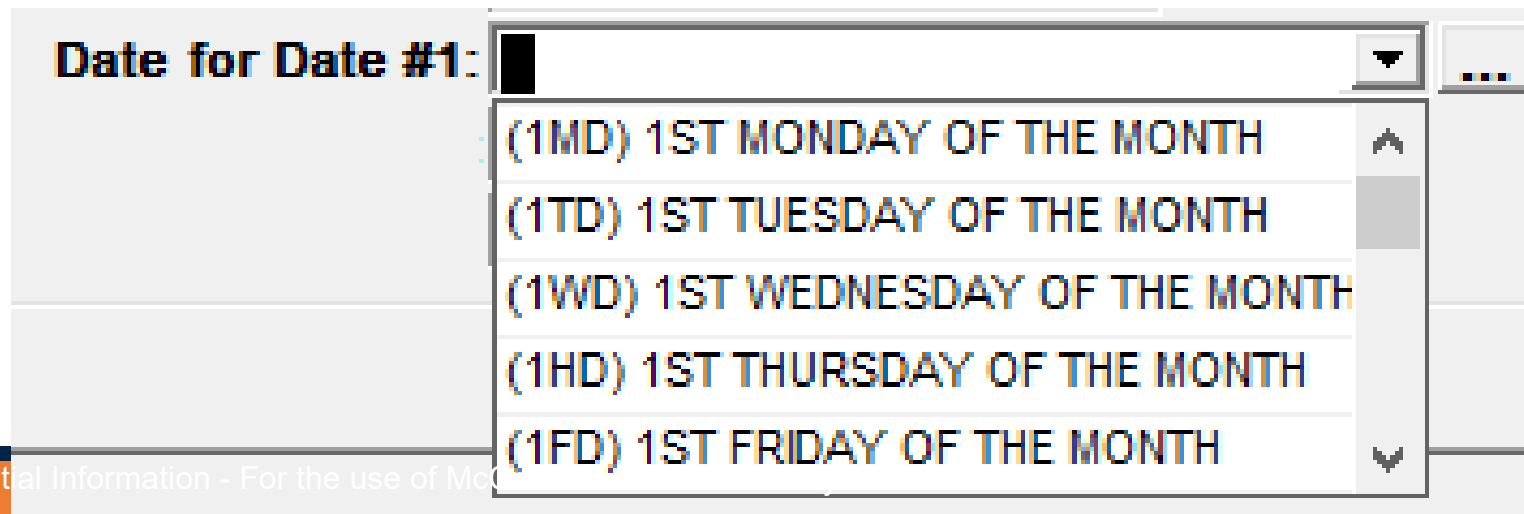
Critical Date Calculation Parameters

- Based on Date
  - Allows you to select a date record that has already been setup
    - If these 2 dates should always match, simply select the Based On Date
      - For example, Next Cutoff Date is same as Determination Date
    - Additional parameters can be added
      - For example, Next Cutoff Date is 1 day after Determination Date

Critical Date Calculation Parameters

- Date for Date #1
  - Available if Based on Date #1 is not being used
  - User can select the type of date that is needed.
    - Specific day of the week (1st Monday of the Month)
    - Specific business day (5th Business day of the Month)
    - Calendar Date (11th)

Date for Date #1:

- (1MD) 1ST MONDAY OF THE MONTH
- (1TD) 1ST TUESDAY OF THE MONTH
- (1WD) 1ST WEDNESDAY OF THE MONTH
- (1HD) 1ST THURSDAY OF THE MONTH
- (1FD) 1ST FRIDAY OF THE MONTH

Code	Category	Description	Default Sort Order
1MD	Day/Week	1ST MONDAY OF THE MONTH	1
1TD	Day/Week	1ST TUESDAY OF THE MONTH	2
1WD	Day/Week	1ST WEDNESDAY OF THE MONTH	3
1HD	Day/Week	1ST THURSDAY OF THE MONTH	4
1FD	Day/Week	1ST FRIDAY OF THE MONTH	5
2MD	Day/Week	2ND MONDAY OF THE MONTH	6
2TD	Day/Week	2ND TUESDAY OF THE MONTH	7
2WD	Day/Week	2ND WEDNESDAY OF THE MONTH	8
2HD	Day/Week	2ND THURSDAY OF THE MONTH	9
2FD	Day/Week	2ND FRIDAY OF THE MONTH	10
3MD	Day/Week	3RD MONDAY OF THE MONTH	11
3TD	Day/Week	3RD TUESDAY OF THE MONTH	12
3WD	Day/Week	3RD WEDNESDAY OF THE MONTH	13
3HD	Day/Week	3RD THURSDAY OF THE MONTH	14
3FD	Day/Week	3RD FRIDAY OF THE MONTH	15
4MD	Day/Week	4TH MONDAY OF THE MONTH	16
4TD	Day/Week	4TH TUESDAY OF THE MONTH	17
4WD	Day/Week	4TH WEDNESDAY OF THE MONTH	18
4HD	Day/Week	4TH THURSDAY OF THE MONTH	19
4FD	Day/Week	4TH FRIDAY OF THE MONTH	20

Code	Category	Description	Default Sort Order
C09	Calendar Dates	CALENDAR DATE 9	29
C10	Calendar Dates	CALENDAR DATE 10	30
C11	Calendar Dates	CALENDAR DATE 11	31
C12	Calendar Dates	CALENDAR DATE 12	32
C13	Calendar Dates	CALENDAR DATE 13	33
C14	Calendar Dates	CALENDAR DATE 14	34
C15	Calendar Dates	CALENDAR DATE 15	35
C16	Calendar Dates	CALENDAR DATE 16	36
C17	Calendar Dates	CALENDAR DATE 17	37
C18	Calendar Dates	CALENDAR DATE 18	38
C19	Calendar Dates	CALENDAR DATE 19	39
C20	Calendar Dates	CALENDAR DATE 20	40
C21	Calendar Dates	CALENDAR DATE 21	41
C22	Calendar Dates	CALENDAR DATE 22	42
C23	Calendar Dates	CALENDAR DATE 23	43
C24	Calendar Dates	CALENDAR DATE 24	44
C25	Calendar Dates	CALENDAR DATE 25	45
C26	Calendar Dates	CALENDAR DATE 26	46
C27	Calendar Dates	CALENDAR DATE 27	47
C28	Calendar Dates	CALENDAR DATE 28	48
C29	Calendar Dates	CALENDAR DATE 29	49
C30	Calendar Dates	CALENDAR DATE 30	50
CEM	Calendar Dates	CALENDAR END OF MONTH	51

Code	Category	Description	Default Sort Order
B01	Business Day	1ST BUSINESS DAY OF MONTH	52
B02	Business Day	2ND BUSINESS DAY OF MONTH	53
B03	Business Day	3RD BUSINESS DAY OF MONTH	54
B04	Business Day	4TH BUSINESS DAY OF MONTH	55
B05	Business Day	5TH BUSINESS DAY OF MONTH	56
B06	Business Day	6TH BUSINESS DAY OF MONTH	57
B07	Business Day	7TH BUSINESS DAY OF MONTH	58
B08	Business Day	8TH BUSINESS DAY OF MONTH	59
B09	Business Day	9TH BUSINESS DAY OF MONTH	60
B10	Business Day	10TH BUSINESS DAY OF MONTH	61
B11	Business Day	11TH BUSINESS DAY OF MONTH	62
B12	Business Day	12TH BUSINESS DAY OF MONTH	63
B13	Business Day	13TH BUSINESS DAY OF MONTH	64
B14	Business Day	14TH BUSINESS DAY OF MONTH	65
B15	Business Day	15TH BUSINESS DAY OF MONTH	66
B16	Business Day	16TH BUSINESS DAY OF MONTH	67
B17	Business Day	17TH BUSINESS DAY OF MONTH	68
B18	Business Day	18TH BUSINESS DAY OF MONTH	69
B19	Business Day	19TH BUSINESS DAY OF MONTH	70

Critical Date Calculation Parameters

- Move Forward or Backward
- # of Business Days to Move

Critical Dates – Recalculation Date

- Recalculation Date cannot be earlier than any other Critical Date

- On the Recalculation Date
  ○ Dates will move
    ◦ Current Determination Date is moved to the Prior Determination Date
    ◦ Current Recalculation Date is moved to the Prior Recalculation Date
  ○ Dates will be recalculated according to parameters provided
    ◦ If no parameters, dates roll to the next month
  ○ Dates will 'trickle down' to the Investor Master level

3ʳᵈ Parties

3rd Party Setup – Investor Vendor

- Similar to Associated Names in Customer Info Tab
  - Create Name/Address record
  - Associate Name/Address ID with the Investor Vendor
  - Optional Info you can add…..
    - Roles
    - Contact Info
    - Company Contacts
    - Wiring Instructions
    - PPIE/PPIS

Investor Reporting

Inactive	Name ID	Linked Name/Address:	Name/Address Line 1	Name/Address Line 2	Name/Address Line 3	Name/Address Line 4	Name/Address Line 5	Name/Add
☐	603	603	Jensen Associated	1877 Camp Road	Tampa, FL 33612			
☐	604	604	Mellington Loan Servicing	ATTN: Special Servicing	2323 Beecher St	Butte City, CA 95920		
☐	605	605	O'Conner & Dexter, LP	ATTN: Betty O'Conner	111 Horton Road	Canyon Lake, TX 78133		

Linked Name/Address: [604] [...]   NameID: 604   ☐ Inactive   Check Payee:

Formated Name/Address

Mellington Loan Servicing

ATTN: Special Servicing Dept.

2323 Beecher St

Butte City, CA 95920

Tax ID #:   0   Relationship: [▼]

Language: ENGLISH (E)   Start Date: [00/00/0000]

Telephone #:   End Date: [00/00/0000]

Fax #:   End Reason: [▼]

Email: Tax Report Req: [▼]

Address Type: Contact:

- ⊞ Name Roles
- ⊞ Name Contact
- ⊞ Company Cont
- ⊞ Wiring Instructi
- ⊞ PPIE/PPIS

Role Type	Sub-Role Type	Inactive	
SPCAL SRVR (SPCS)		☐	

Name Role Detail Information

Role Type: [SPCAL SRVR (SPCS) ▼]   Sub-Role Type: [▼]   Inactive: ☐

[OK]   [Cancel]   [Apply]   [Help]

Ready

Fees

Fees

- Fees can be setup at the Investor Vendor level
  ◦ F1 Investors Only

- Fees will "trickle down" to the Investor Master level, where they can be overridden if needed

- Payable to Investor or a 3rd Party

Investor Vendor Fees

Investor Master Fees

Investor Number	Investor Name	Program ID	Investor Loan Number	Participation %	Current Balance	Net Yield %	Service Fee %	
76027	IRP DEAL SR47501	CREFC-CMBS	7602727505	100.000000000000	8,043,565.94	4.2500000000000	.0000000000000	

Next Payment Due Date: 08/01/2019   Principal Balance: 8,043,565.94   Interest Rate %: 4.2500000000000

Investor Master   **Investor Remittance**

- ⊞ Investor Master
- ⊞ Dates
- ⊞ Report/Balances
- ⊞ Contra
- ⊞ Remit/Processing
- ⊞ Investor DBNR
- ⊞ Valuation Analysis
- ⊞ Advancing Information
- ⊞ IOA Information
- ⊞ ARA/ASER Information
- ⊞ ARA/Aser Amounts
- ⊞ Fee
- ⊞ Balances

Fee Description	Source	Flat Fee $	Rate	Greater of the Two	Accrue On	Interest Basis	Compounding
MAST SRV (MST)	STRIP OUT (2)	.00	.0550000000000	NO (N)	SCHD BAL (S	360/ACT LY (B6	N/A (N)
SPCIAL SRV (SP)	STRIP OUT (2)	.00	.2500000000000	NO (N)	SCHD BAL (S	360/ACT LY (B6	N/A (N)
TRUST (TRS)	STRIP OUT (2)	.00	.0051100000000	NO (N)	SCHD BAL (S	360/ACT LY (B6	N/A (N)
WORK OUT (WFO	STRIP OUT (2)	.00	.2500000000000	NO (N)	PRIN INT (PIPI)		N/A (N)

Fee Description: SPCIAL SRV (SPC)   Accrue On: SCHD BAL (SCHB)   Margin: .0000000000000
Source: STRIP OUT (2)   Interest Basis: 360/ACT LY (B66)   Advance: YES (Y)
Flat Fee $: .00   Compounding: N/A (N)   IOA: YES (Y)
Rate: .2500000000   Index: Active: NO (N)
Greater of the Two: NO (N)   Remit To: 3RD PARTY   CREFC Report: (2)REPORTED IN FEE RATE/S

Plank Capital Associates

Investor Remittance (IREM) Fees

Investor Master – Rate Type Field

- Two options now available for F1 Investor
  - Net Yield
    - Existing method
      - Calculates Interest, Service Fee & Guarantee Fee
  - Investor's Interest
    - New method
      - Must have Allow Excess Yield = Y in Investor Vendor
      - Investor Daily Accrual = Y in Investor Master
      - Multiple Fees can be created using different balances and interest basis codes
      - Fee Amounts are calculated and then subtracted from Investor's Interest to get Net Interest

IRP Supporting Cast

CREFC IRP

- Multiple widgets within Portal utilized with the IRP
  - Financial Statements
  - Rent Roll
  - Occupancy
  - Inspections
  - Appraisal
  - Loan Modification
  - Translation Table
  - Master 2 Maintenance
  - IRP Loan Reporting
  - Watchlist

Financial Statement & Forms

- CREFC Form Types
  - C1 – CREFC Commercial
  - C2 – CREFC Lodging
  - C3 – CREFC Healthcare
  - C4 – CREFC Multifamily

Financial Statements

Income Accounts

Seq	Account Name
10	Gross Potential Rent
20	Less Vacancy Loss
30	Base Rent
40	Expense Reimbursement
50	Percentage Rent
60	Parking Income
70	Other Income
80	Eliminate

Expense Accounts

Seq	Account Name
10	Real Estate Taxes
20	Property Insurance
30	Utilities
40	Repairs and Maintenance
50	Janitorial
60	Management Fees
70	Payroll & Benefits
80	Advertising & Marketing
90	Professional Fees
100	General and Administrative

Capital Accounts

Seq	Account Name
10	Leasing Commissions
20	Tenant Improvements
30	Capital Expenditures
40	Extraordinary Capital Expenditures
50	Eliminate

Financial Statements - Generate OSAR and NOIWS

OSAR Button to Generate

- OSAR
- NOI Worksheet

CREFC Investor Reporting Package - IRP Master Serviced (750)

COMMERCIAL OPERATING STATEMENT ANALYSIS REPORT *(includes Retail/Office/Industrial/Mixed Use/Self Storage)*

As of 12/31/2014   Transaction ID T001GRANT

PROPERTY OVERVIEW FOR LOAN #:	750033755	33755750		Allocated Loan Amount/Percentage	
Property ID	105-1	Paid Thru Date	Debt Outside Trust (1)	$	%
Note A-Scheduled Loan Balance	$ 312,913,697.99	11/01/2019		#############	50.00%
Note B-Scheduled Loan Balance	$ -			$ -	
Note C-Scheduled Loan Balance	$ -			$ -	
Property Name	Shelburne Place I				
Property Type	OFFICE				
Property Address, City, State	4401-4405 Shelburne Street FRANKLIN, TN, TN 37068				
Current Net Rentable SF/Units/Beds/Rooms	5,000	sqft	*Use second box to specify sqft.,units…*		
Year Built/Year Renovated	1988				
Cap Ex Reserve (annually)/per Unit.etc. (2)	$ 2,950.00	Annual	*specify annual/per unit…*		
Statement Ending Date	**Underwriting**	**12/31/2012**	**12/31/2013**	**12/31/2014**	**MM/DD/YY**
Occupancy Rate (physical)	89.00%	92.00%	93.00%		
Occupancy Date	12/31/2010	12/31/2012	12/31/2013		

(1) "X" if debt is outside of the trust, otherwise leave blank
(2) Total $ amount of Capital Reserves required annually by loan documents

INCOME:

		12	12	12		(prcdng yr to base)	(prcdng yr to 2nd prcdng)
Number of Mos. Covered							
Period Ended	**At Contribution**	**3rd Preceding**	**2nd Preceding**	**Preceding Yr.**	**TTM/YTD**	**2014-U/W**	**2014-2013**
Statement Ending Date	**Information**	**12/31/2012**	**12/31/2013**	**12/31/2014**		**Variance**	**Variance**
Gross Potential Rent (3)	$0.00	$0.00	$0.00	$0.00			
Less: Vacancy Loss	$0.00	$0.00	$0.00	$0.00			
OR							
Base Rent (3)	$8,500,000.00	$8,627,500.00	$8,670,000.00	$9,000,000.00		5.88%	3.81%
Expense Reimbursement	$655,000.00	$664,825.00	$668,100.00	$700,000.00		6.87%	4.77%
Percentage Rent	$152,500.00	$154,787.50	$155,550.00	$150,000.00		-1.64%	-3.57%
Parking Income	$104,000.00	$105,560.00	$106,080.00	$120,000.00		15.38%	13.12%
Other Income	$4,653,500.00	$4,723,302.50	$4,746,570.00	$4,750,000.00		2.07%	0.07%
*Effective Gross Income	**$14,065,000.00**	**$14,275,975.00**	**$14,346,300.00**	**$14,720,000.00**	**$0.00**	4.66%	2.60%

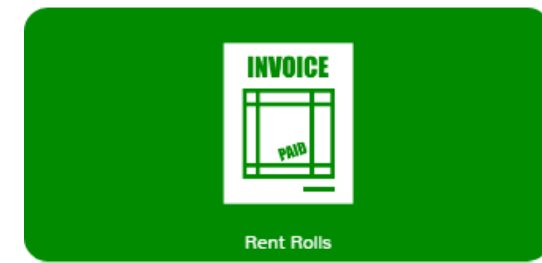(3) Use either Gross Potential (with Vacancy Loss) or Base Rents; use negative $amt for Vacancy Loss

OPERATING EXPENSES:

Real Estate Taxes	$5,500.00	$5,582.50	$5,610.00	$6,000.00		9.09%	6.95%
Property Insurance	$7,000.00	$7,105.00	$7,140.00	$7,500.00		7.14%	5.04%
Utilities	$4,000.00	$4,060.00	$4,080.00	$4,600.00		12.50%	10.29%

C1 Comm NOIWS   **C1 Comm OSAR**

Rent Rolls Widget

Rent Rolls

Rent Roll

Ok   Apply   Delete Rent Roll   Cancel

Loan Information

Loan Number	750033755	Investor	IRP Master Serviced (750)	Investor Loan	33755750	Fiscal Year End	00/00	Related Loans
Customer Short Name	Brentwood							
Client Relations Mgr	HOGGE, AMY [AH]	Processor Code		Loan Type	CONVENTIONAL (PURCHASED) [P]	Original Loan Date	04/01/2014	Load Added Date 04/19/2014
Product Line		Product Line Detail 1		Product Line Detail 2		Source Code		Hold Code
Collateral ID	98	Property Name	Shelburne Place I (1)	Property Address	4401-4405 Shelburne Street FRANKLIN, TN, TN 37068	Property Desc 1	OTHER [99]	Property Desc 2

View Detail   Property Maintenance

CMBS Property Type OFFICE [OF]

Rent Roll

|					
Associated Operating Statement		Received Date		Analysis By	AHOGGE
As of Date	12/31/2013	Full/Partial		Analysis Date	01/29/2014
Occupancy %	87.000	Occupancy Date	12/31/2013	Occupancy Type	PHYSICAL

Most Recent Note

Rent Roll Comments

Watchlist Comments

Lease Expirations in Rolling Year

Lease Expirations in Rolling Months	% of Rentable Sq Feet Expiring
PCT SQ FEET EXP 1-12 MONTHS	0.0000000000000
PCT SQ FEET EXP 13-24 MONTHS	0.0000000000000
PCT SQ FEET EXP 25-36 MONTHS	0.0000000000000
PCT SQ FEET EXP 37-48 MONTHS	0.0000000000000
PCT SQ FEET EXP 49+ MONTHS	0.0000000000000

Occupancy Widget
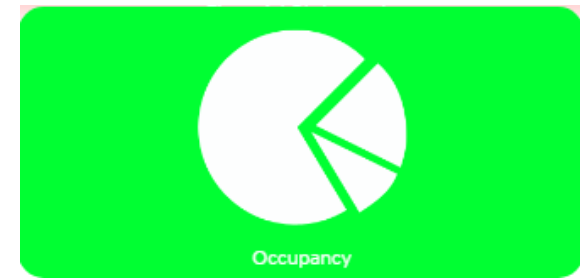
Loan Occupancy Information

Loan Information

Loan Number	750033755	Investor	IRP Master Serviced (750)	Investor Loan	33755750	Fiscal Year End	00/00	Related Loans
	Brentwood						
Servicer	HOGGE, AMY [AH]	Processor Code		Loan Type	CONVENTIONAL (PURCHASED) [P]	Original Loan Date	04/01/2014	Load Added Date	04/19/2014
Product Line		Product Line Detail 1		Product Line Detail 2		Source Code		Hold Code
Collateral ID	98	Property Name	Shelburne Place I (1)	Property Address	4401-4405 Shelburne Street FRANKLIN, TN, TN 37068	Property Desc 1	OTHER [99]	Property Desc 2
[View Detail] [Property Maintenance]						Asset Manager		CMBS Property Type	OFFICE [OF]

Occupancy Information

Property Name	Occupancy Percentage	Occupancy As of Date	Occupancy Type	Occupancy Source	Linked Record
Shelburne Place II	96.000	06/30/2014	PHYSICAL	OPERATING STATEMENT	
Shelburne Place I	96.000	06/30/2014	PHYSICAL	OPERATING STATEMENT	
Shelburne Place II	95.000	03/31/2014	PHYSICAL	OPERATING STATEMENT	
Shelburne Place I	95.000	03/31/2014	PHYSICAL	OPERATING STATEMENT	
Shelburne Place II	85.000	12/31/2013	PHYSICAL	RENT ROLL	
Shelburne Place II	94.000	12/31/2013	PHYSICAL	OPERATING STATEMENT	
Shelburne Place I	87.000	12/31/2013	PHYSICAL	RENT ROLL	
Shelburne Place I	93.000	12/31/2013	PHYSICAL	OPERATING STATEMENT	
Shelburne Place II	80.000	12/31/2012	PHYSICAL	RENT ROLL	
Shelburne Place II	93.000	12/31/2012	PHYSICAL	OPERATING STATEMENT	

Occupancy	96.000	As of Date	06/30/2014	Occupancy Type	PHYSICAL	Occupancy Source	OPERATING STATEMENT	Linked Record	

Inspections Widget

Inspection Details

Save | Delete

Loan Information

Loan Number	750033755	Investor	IRP Master Serviced (750)	Investor Loan	33755750	Fiscal Year End	00/00	Related Loans
Customer Short Name	Brentwood							
Servicer	HOGGE, AMY [AH]	Processor Code		Loan Type	CONVENTIONAL (PURCHASED) [P]	Original Loan Date	04/01/2014	Load Added Date 04/19/2014
Product Line		Product Line Detail 1		Product Line Detail 2		Source Code		Hold Code
Collateral ID	98	Property Name	Shelburne Place I (1)	Property Address	4401-4405 Shelburne Street FRANKLIN, TN, TN 37068	Property Desc 1	OTHER [99]	Property Desc 2
						Asset Manager		CMBS Property Type OFFICE [OF]

View Detail | Property Maintenance

O&M/Management Info

Contact Name: Contact Phone: Contact Email: Required No. of Photos:

Property Description:

O&M Purpose	O&M Descriptions

Notes

Most Recent Note:

Inspection Information

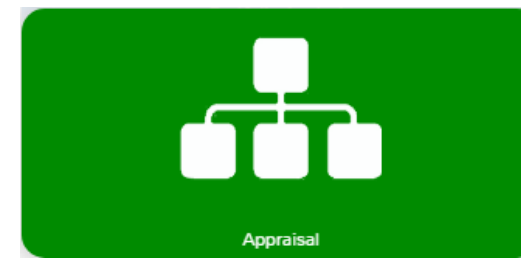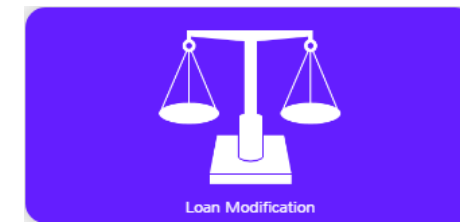|					
Inspection Type:	ANNUAL INSPECTION [AN]	Inspection Form:	ANNUAL INSPECTION [AN]	Inspection Due Date:	07/15/2014
Outsourced?:	☐	OK to Pay?:	☐	Ordered?:	☑
Ordered Date:		Inspector:		Borrower Notification Sent Date:	
Inspection Scheduled Date:	06/28/2014	Inspection Completed Date:	06/28/2014	Inspection Received Date:	
Inspection Approved Date:		Approved By:		Submitted to Investor Date:	
Follow Up Letter Sent Date:		Next Inspector:		Health & Safety Issues:	
Cost:		Invoice:		Inspection Overall Rating:	EXCELLENT [1]
Occupancy From Inspection:		Occupancy As Of Date:		Outsourced QC:	
No. of Units Required:		Completion Repairs?:	☐	Investor Due Date:	
Lender Submission Instructions:					

Repairs | Capital Improvements

Deferred Maintenance

Deferred Maintenance?: ☐   Deferred Letter | Thank you Letter   Add

Describe Condition And Location	Status	Life Safety (Y/N)	Major Deferred (Y/N)	Major Item (Y/N)	Estimated Cost	Estimated Completion Date	Actual Cost

Appraisals Widget

Appraisal

Appraisal Detail

Loan Information

Loan Number	750033755	Investor	IRP Master Serviced (750)	Investor Loan	33755750	Fiscal Year End	00/00	Related Loans		
Customer Short Name	Brentwood									
Servicer	HOGGE, AMY [AH]	Processor Code		Loan Type	CONVENTIONAL (PURCHASED) [P]	Original Loan Date	04/01/2014	Loan Added Date	04/19/2014	
Product Line		Product Line Detail 1		Product Line Detail 2		Source Code		Hold Code		
Collateral ID	98	Property Name	Shelburne Place I (1)	Property Address	4401-4405 Shelburne Street FRANKLIN, TN, TN 37068	Property Desc 1	OTHER [99]	Property Desc 2		

[View Detail]   [Property Maintenance]

Asset Manager

CMBS Property Type   OFFICE [OF]

Appraisal Information

[Ok] [Apply] [Cancel] [Delete]   [Comparable Properties]   [Valuation]

Consolidated	No	Appraisal Date	10/01/2018	Next Appr. Date	10/01/2022	
Purpose	--	Appraiser	--	Method Used	--	
Value of Land	1,000,000.00	Cap Rate %	0	Certified	--	
Value of Building	5,000,000.00	Appr. Fee	0.00	New Appr. Ordered	--	
Value of Business	10,000,000.00	Use For Acct.	--	Notice Type		
Total Value	16,000,000.00	Acct. Adj.	0.00	CMBS Most Recent Value Source	CERTIFIED MAI APPRAISAL (MAI)	

Most Recent Note

RWD   PJNREL20   20   SD: 11/21/2019   09/29/2021

Loan Modification Widget

Investor Name	Role	Transaction ID	Lead Transaction	Percent Owned	Securitization Date	MCA ID	Investors Actual Balance	Loan T
Test Investor 503	PRIMARY/SUB SERVICING	123999		100.000000000000		0	1490596.06	CONVEN (PURCH

Investor Name	Role	Transaction ID	Lead Transaction	Percent Owned	Securitization Date	MCA ID	Investors Actual Balance	Loan T
Test Investor 503	PRIMARY/SUB SERVICING	123999		100.000000000000		0	1490596.06	CONVEN (PURCH

Loan #	Sequence #	Modification Booking Date	Last Setup Change	Modification Code	Most Recent Master Return Date	Date of Last Modification	Balance When Sent to Special Servicer	Ba Da
150075113	0	10/2/2017		MATURITY DATE EXTENSION [1]		5/29/2015	0.00	0

Loan Modification/Forbearance
Modification Booking Date

Corrected Mortgage Loan
Last Setup Change Date

Reporting Translation Table Widget

Master 2 Maintenance Widget

Master 2 Maintenance

Loan:	750033755
Current LTV:	3.7273
Guarantee Amount:	0.00
Fiscal Year End (mmdd):	00
Stmt Reporting Frequency:	
Primary Prod Line:	
Prod Line Detail 1:	
Prod Line Detail 2:	
Is Refinance Allowed?:	
Asset Manager:	
LSAT Loan:	⦿ Yes ⦿ No
DNP - Do Not Process:	⦿ Yes ⦿ No
DNS - Do Not Spread:	⦿ Yes ⦿ No
Watchlist - Internal:	⦿ Yes ⦿ No
Watchlist - External:	⦿ Yes ⦿ No
Metro Area Cap Rate Table:	0.0000000000000
I/O Period (Months):	0
I/O End Date:	
Loan Rank:	0
ID Group:	
Limited Servicer:	
OCC Call Number:	
Watchlist - Internal Rating:	
Watchlist - External Rating:	
Watchlist Comments:	
Square Footage Threshold:	
Max Lease Term:	
Min Lease Term:	
Rental Threshold:	0.00
Universal Loan Identifier:	
Calculation Method	
Insurance Analyst:	

Financial Information Submission Penalties:	
Loan Structure:	
Original Amort Term (MO)/AL:	0
Original Note Rate/AL:	0.0000000000000
Original Payment Rate/AL:	0.0000000000000
Original Term of Loan (MO)/AL:	0
CMBS Payment Type:	
Remaining Amort Term at Contribution (MO)/AL:	0
Remaining Term at Contribution (MO)/AL:	0
Underwriting Indicator:	⦿ Yes ⦿ No
Addl. Financing Indicator:	WHOLE LOAN NO ADDTL FINANCI
Deal Name:	
Loan Identifier:	
Ginne Mae Pool Construction Reporting Indicator:	⦿ Yes ⦿ No
Servicer/Special Comment 1:	
Servicer/Special Comment 2:	
Servicer/Special Comment 3:	
Servicer/Special Comment 4:	
Servicer/Special Comment 5:	
Servicer/Special Comment 6:	
Servicer/Special Comment 7:	

Submit   Cancel

IRP Loan Reporting Widget

- Up to 15 digits
- Primary/SubSrv Loan #
- Master Servicer Loan #
- Special Servicer Loan #

- Sub-Sub Servicer Loan #
- Prior Servicer Loan #
- Trustee Loan #

Reporting Loan Number

○ Strategy Loan # ○ Investor

Investor	Freddie K deal (CME) 1/CREFC [79506]
Role	PRIMARY/SUB SERVICING
Transaction ID	TRA79506
Securitization Date	04/30/2014

Export

Strategy Loan #	Primary Borrower Name	Prospectus Loan #	Primary Servicer Name	Primary/Sub Servicer Loan #	Master Servicer Name	Master Service Loan #
750079110	Blair Associates	75679110	ARES COMMERCIAL MORTGAGE	750079110		0
750079115	Chesterfield & Mercer	75679115	ARES COMMERCIAL MORTGAGE	750079115		0
750079780	Hillbrooke Partnership	79679780	ARES COMMERCIAL MORTGAGE	750079780		0
750079805	Thorton Associates	79679805	ARES COMMERCIAL MORTGAGE	750079805		0
750079855	Glen Trail Associates	75679855	ARES COMMERCIAL MORTGAGE	750079855		0
750079910	Qualitycraft Inc.	75679910	ARES COMMERCIAL MORTGAGE	750079910		0
750079917	Glendale Systems Inc	75679917	ARES COMMERCIAL MORTGAGE	750079917		0
750079962	Trent & Nielsen	75679962	ARES COMMERCIAL MORTGAGE	750079962		0

Save   Reset

Watch List Widget

Watch List

Watchlist Summary Information

Overall Status

Loan Number 750033755	Investor Loan Number 33755750	External Watchlist ☐ Internal Watchlist ☑

Next Watchlist Action Plan Due Date

Watchlist Action Plan Required Y/N No

Special Servicing No

Watchlist Comments

Save

History of External Watchlist (Expand +/-)

○ All Items ● Active ○ Inactive

Date of Notification	Watchlist	Reason on External Watchlist	Date Removed	Days on Watchlist

History of Internal Watchlist or CREFC Watchlist (Expand +/-)

○ All Items ● Active ○ Inactive

Date Added to Watchlist	Watchlist	Reason on Internal Watchlist
08/01/2019	INTERNAL WATCHLIST	[Informational] [1C] Delinquent or Forced Placed Insurance
		[Informational] [1I] Failure to Submit Financial Statements

Activate Watchlist Items
- Rules Engine
  - See Documentation for details
- Manual Selection

New Watchlist Entry

Loan Number 750033755	Selected Property Shelburne Place I	Type INTERNAL WATCHLIST	
Notification Date Enter Date...	Date Removed Enter Date...		

	Manual Override	Type	Code	Guideline	Active	Removed Date
☐	☐	Credit	1A	Delinquent P&I Payment		
☐	☐	Credit	1B	Delinquent Taxes		
☐	☐	Informational	1C	Delinquent or Forced Placed Insurance		
☐	☐	Credit	1D	Outstanding Servicing Advances (Taxes, Insurance, PPA, Other) (L38 and/or L39)		
☐	☐	Credit	1E	Fixed Rate Loan DSCR (refer to implementation guidelines on how to apply)		
☐	☐	Informational	1F	Fixed Rate Loan DSCR (refer to implementation guidelines on how to apply)		
☐	☐	Credit	1G	Floating Rate Loan DSCR (refer to implementation guidelines on how to apply)		
☐	☐	Credit	1H	Defaulted or Matured Senior Lien and/or Mechanics Lien in Excess of 5% of UPB or Defaulted, Matured, or Discovery of Previously Undisclosed, Subordinate Lien Including Mezzanine Debt		
☐	☐	Informational	1I	Failure to Submit Financial Statements		
☐	☐	Informational	2A	Required Repair, Remediation or O&M Plan Deficiency but not Completed by Due Date		

Save

Collateral Widget

Property Details

Property Description
[(001) Shelburne Place I 4401-4405 Shelburne Street FRANKLIN TN ▼]   No. of Properties 2

[Ok] [Apply] [Cancel] [New] [Delete]   [Options ▼]

Property

Collateral Type	COMMERCIAL REAL ESTATE (CRE) ▼	Property Status	UNCHANGED SINCE CONTRIBUTIO ▼	Eff Date of Status Change	
Collateral ID	98 [...]	Loan Allocation %	50	Defeased Date	
Project Name		Allocated Loan Amt	0.00	Client Collateral ID	
Lien Position	-- ▼	Allocated Loan Amt @ Contribution	0.00	Allocated % of Loan @ Contribution	50
		Appraisal Value @ Contribution	0.00	Appraisal Date @ Contribution	
		Number of Units/Beds/Rooms @ Contribution	0	Net Square Ft @ Contribution	0

Special Servicer Transfer

CREFC IRP 8.0

Strategy generates the following at Rel 20…..

DATA FILES

- L – Loan Periodic (PIRPXLPU)
- P – Property (PIRPXPRP)
- S – Loan Setup (PIRPXLS)
- F – Financial (PIRPXFIN)
- D – Special Servicer Loan (PIRPXSSL)
- DP – Special Servicer Property (PIRPXSSP)

REPORTS

- C – Comparative Financial Status (PIRPXCFS)
- D – Delinquent Loan Status (PIRPXLDS)
- M – Historical Loan Modification; Corrected Loan (PIRPXHLM)
- N – NOI Adjustment Worksheet
- O – OSAR
- V – Loan Level Reserve/LOC (PIRPXLLR)
- W – Servicer Watchlist (PIRPXWL)

CREFC IRP Remittance

- Includes payment activity for the period
  ◦ Prior Determination Date plus 1 day TO the Determination Date
- Remittance 01 (PIRPXCR01) – 22 fields
- Remittance 02 (PIRPXCR02) – 46 fields
- Remittance 03 (PIRPXCR03) – 18 fields
- Remittance 04 (PIRPXCR04) – 27 fields
- Remittance 05 (PIRPXCR05) – 44 fields
- Remittance 06 (PIRPXCR06) – 20 fields
- Remittance Freddie Q Deals (PIRPXQR) – 45 fields

Remittance File Type – Investor Vendor

- Select which Remittance File Type to use in the Investor Vendor

Investor Reporting Package Widget

IRP Settings

- Dayend vs On Demand
  - Dayend – as of the most recent Determination Date
  - On Demand – as of the current date

- Usability Fields
  - Include when reviewing reports
    - Fields will help identify loans in Strategy
      - Strategy Loan Number
      - Investor Number
      - Collateral ID
      - Property Sequence #
      - Determination Date
      - Officer Code
  - Exclude for submission of reports
    - Fields are not part of the CREFC definition

Settings
- Day-End
- On-Demand
- Include Usability Fields
- Exclude Usability Fields
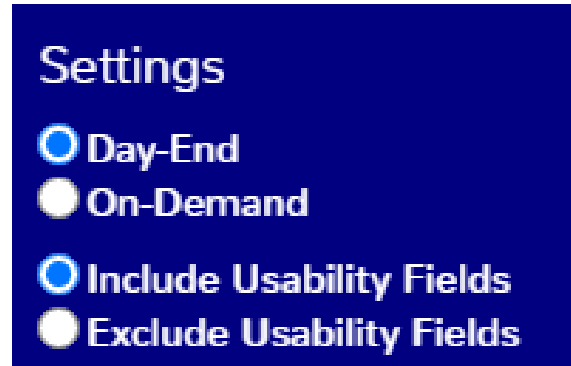
IRP Settings

- ## By Determination Date
  - All investors with the Determination Date will be included on the report(s) selected
  - Separate spreadsheet per report

- ## By Investor
  - Only the investor selected will be included
  - Separate spreadsheet per report

- ## By Investor List
  - Select multiple investors to be included on the report(s)
  - Separate spreadsheet per investor per report

○ By Determination Date
● By Investor
○ Investor List

Determination Date   12/09/2019

[630] IR BANK 2018-IR630
[750] IRP Master Serviced
[77016] IRP Deal 16077CMW

○ By Determination Date
● By Investor
○ Investor List

Investor   [76027] IRP Deal SR47501
Determination Date
Beginning of Determination Month   [630] IR BANK 2018-IR630
                                      [631] IR 2018-IR631
End of Determination Month   [750] IRP Master Serviced
                                      [76027] IRP Deal SR47501
Prior Determination Date +1 Day   [77016] IRP Deal 16077CMW
                                      [78501] Freddie K deal (CME) 1/CREFC
                                      [79505] Freddie K deal (CME) 1/CREFC
                                      [79506] Freddie K deal (CME) 1/CREFC

○ By Determination Date
○ By Investor
● Investor List

Determination Date
Beginning of Determination Month
End of Determination Month
Prior Determination Date +1 Day

☐ [630] IR BANK 2018-IR630
☐ [631] IR 2018-IR631
☐ [750] IRP Master Serviced
☐ [76027] IRP Deal SR47501
☐ [77016] IRP Deal 16077CMW
☐ [78501] Freddie K deal (CME) 1/CREFC
☐ [79505] Freddie K deal (CME) 1/CREFC

IRP Settings

- Create Spreadsheet
  - Creates a zip file of the selected report(s) to open, review and adjust as needed

- Create and Send CSV without Adjustment
  - Saves the files in Notes for historical purposes
  - Creates an email
    - Enter recipient's email address
    - Attach zip file to send to recipient

- Upload Report with Adjustment
  - If you make adjustments to the report, use this option to upload the file and save in Notes for historical purposes

- Complete reporting history available in Notes
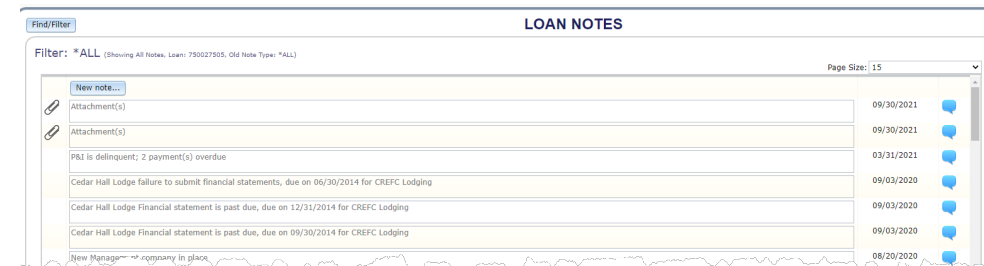
Transaction ID	Group Number	Loan ID	Prospectus Loan ID	Distribution Date	Beginning Scheduled Balance	Ending Scheduled Balance	Paid Through Date	Index Rate	Current Note Rate	Maturity Date	Servicer Trustee Rate	Fee Rate/Strip Rate 1	Fee
TRA79506	79506	750079110ABC	75679110	20191217	64143182.38	63080379.69	20190901	0	0.050000000000000	20340501	0.002706500000000	0	
TRA79506	79506	115	75679115	20191217	40396530.84	40220495.00	20191101	0	0.037500000000000	20340501	0.002706500000000	0	
TRA79506	79505	855	75679855	20191217	4085574.09	4068270.58	20191101	0	0.041250000000000	20340501	0.002706500000000	0	
TRA79506	79506	910	75679910	20191217	44181573.70	43986097.87	20190801	0	0.035500000000000	20340501	0.002706500000000	0	
TRA79506	79506	917	75679917	20191217	18634706.21	18555783.20	20190801	0	0.041250000000000	20340501	0.002706500000000	0	
TRA79506	79506	962	75679962	20191217	12383650.81	12336620.30	20191101	0	0.055250000000000	20340501	0.002706500000000	0	
TRA79506	79505	780	79679780	20191217	15013676.06	14950089.10	20191101	0	0.041250000000000	20340501	0.002706500000000	0	
TRA79506	79505	805	79679805	20191217	4128760.93	4111274.51	20191101	0	0.041250000000000	20340501	0.002706500000000	0	

PIRPXLPU

CREFC IRP Documentation

- Configuration Tips
  - Report Layouts

- Watchlist Setup
  - Details of Rules

Coming Soon (Rel 20A).....

- Reports
  - A – Advance Recovery
  - R – REO Status
  - T – Total Loan

- File
  - A – Schedule AL

- Updates for CREFC 8.2
  - ARM Index Information to support SOFR
    - Change to Loan Periodic Update File
    - ARM Index Translation Table Additions