

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

Sys Info ID: V1 - Investors

Contact Information	
Investor #:	79506
Deal Type:	CREF C (01) ▼
Name:	Freddie K deal (CME) 1/CREFC
Address Line 1:	Primary Serviced
Address Line 2:	
Program ID:	CREFC-CMBS (F1) ▼
Transaction ID:	TRA79506
IRP:	YES (Y) ▼
Seller/Service #:	
RPB Report ID#:	

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
<u>Remittance Information</u>
Accounting Information
P&I Advance Information
<u>3rd Parties</u>
Advancing Information
IOA Information
ARA/ASER Information
<u>Fees</u>
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:

Business Calendar Code: Business Calendar Option:

Cutoff Information

Next Cutoff Base Date:

Next Cutoff Date:

Last Cutoff Base Date:

Last Cutoff Date:

Cutoff Freq Method:

Cutoff Frequency:

Balance Due Last Cutoff:

Consider Unpd Sched Pmt Delq:

Hold Posting:

Advance Date:

1st Distribution Date:

Start Collection Period:

End Collection Period:

Critical Dates

Recalculation Date:

Prior Recalculation Date:

Determination Date:

Prior Determination Date:

Reporting Date:

Remittance Date:

Distribution Date:

P&I Advance Date:

IRP Supplemental Report Date:

User Date 1:

User Date 2:

Date Calc Parameters:

Remittance Instructions

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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

Date #2

Based on Date #1: ▼

Date to Use: ▼

Based on Date #2: ▼

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

Date for Date #2: ▼ ...

Move Forward or Backward #1: FORWARD(F) ▼

Move Forward or Backward #2: ▼

of Business Days to Move #1: # of Business Days to Move #2:

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

The screenshot shows a dialog box titled "Critical Date Calculation Parameters". It contains the following elements:

- Date Name:** A dropdown menu.
- Calculation Type:** A dropdown menu, highlighted with an orange border.
- Date #1 Section:**
 - Based on Date #1:** A dropdown menu.
 - Date for Date #1:** A dropdown menu with a "... " button.
 - Move Forward or Backward #1:** A dropdown menu.
 - # of Business Days to Move #1:** A text input field.
- Date #2 Section:**
 - Date to Use:** A dropdown menu, highlighted with an orange border.
 - Based on Date #2:** A dropdown menu.
 - Date for Date #2:** A dropdown menu with a "... " button.
 - Move Forward or Backward #2:** A dropdown menu.
 - # of Business Days to Move #2:** A text input field.
- Buttons:** OK, Cancel, Apply, and Help.

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Critical Date Calculation Parameters

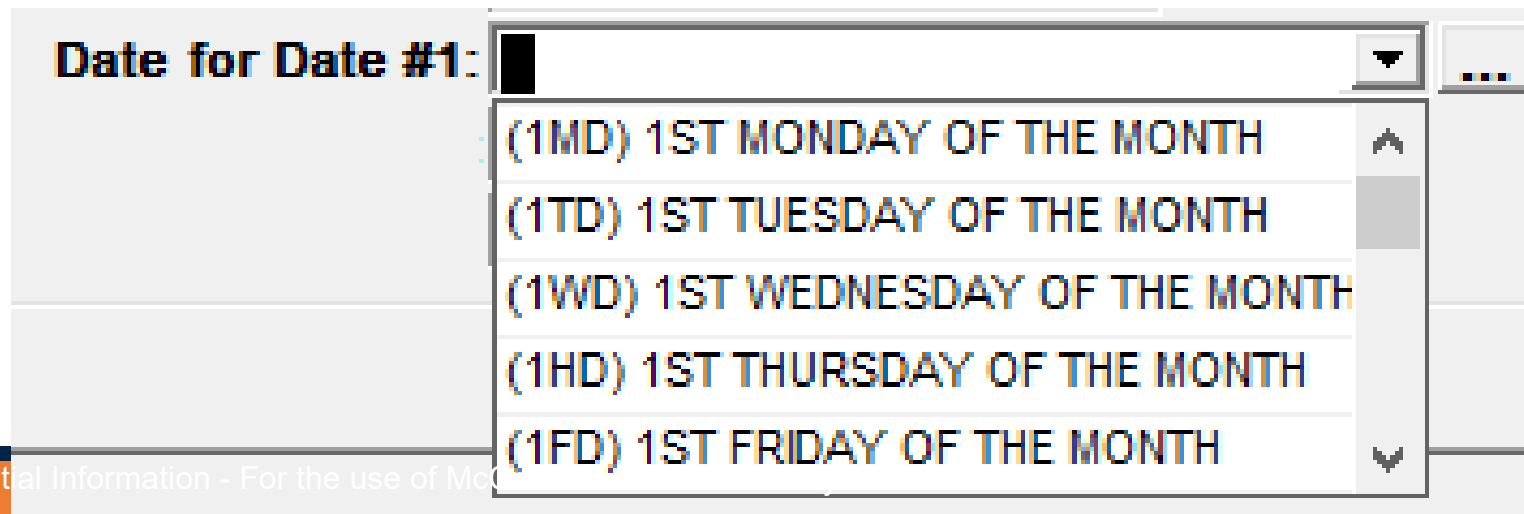
- Based on Date
 - Allows you to select a date record that has already been setup
 - If these 2 dates should always match, simply select the Based On Date
 - For example, Next Cutoff Date is same as Determination Date
 - Additional parameters can be added
 - For example, Next Cutoff Date is 1 day after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

The screenshot shows a configuration window for date calculations. It is divided into two main sections: 'Date #1' and 'Date #2'. In the 'Date #1' section, the 'Date Name' is set to 'NXT CUTOFF (NXCO)' and the 'Calculation Type' is 'SINGLE CALCULATION (S)'. Below this, 'Based on Date #1' is set to '(DTRM)DETERMINATION DA'. The 'Date for Date #1' field is empty. 'Move Forward or Backward #1' is set to 'Forward (F)', and '# of Business Days to Move #1' is set to '1'. In the 'Date #2' section, 'Date to Use' is empty, 'Based on Date #2' is empty, 'Date for Date #2' is empty, 'Move Forward or Backward #2' is empty, and '# of Business Days to Move #2' is empty. Orange boxes highlight the 'Based on Date #1' field, the 'Move Forward or Backward #1' and '# of Business Days to Move #1' fields, and the 'Date Name' and 'Calculation Type' fields.

Field	Value
Date Name	NXT CUTOFF (NXCO)
Calculation Type	SINGLE CALCULATION (S)
Date #1	
Based on Date #1	(DTRM)DETERMINATION DA
Date for Date #1	
Move Forward or Backward #1	Forward (F)
# of Business Days to Move #1	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	

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)



The screenshot shows a user interface element for selecting a date. It features a label "Date for Date #1:" followed by a dropdown menu. The dropdown is currently open, displaying a list of five options, each representing a specific day of the week in the first of the month. The options are: (1MD) 1ST MONDAY OF THE MONTH, (1TD) 1ST TUESDAY OF THE MONTH, (1WD) 1ST WEDNESDAY OF THE MONTH, (1HD) 1ST THURSDAY OF THE MONTH, and (1FD) 1ST FRIDAY OF THE MONTH. The dropdown has a scroll bar on the right side, and the text is displayed in a blue, monospace-style font.

Date for Date #1: [Dropdown Menu]

- (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

The screenshot shows a software dialog box titled "Critical Date Calculation Parameters". It contains two main sections for "Date #1" and "Date #2".

Date #1 Section:

- Date Name:** DSTRBUTION (DSTB) (dropdown)
- Calculation Type:** SINGLE CALCULATION (S) (dropdown)
- Based on Date #1:** (empty dropdown)
- Date for Date #1:** (C25) CALENDAR DATE 25 (dropdown) with an ellipsis button (...)
- Move Forward or Backward #1:** FORWARD(F) (dropdown)
- # of Business Days to Move #1:** (empty text box)

Date #2 Section:

- Date to Use:** (empty dropdown)
- Based on Date #2:** (empty dropdown)
- Date for Date #2:** (empty dropdown) with an ellipsis button (...)
- Move Forward or Backward #2:** (empty dropdown)
- # of Business Days to Move #2:** (empty text box)

At the bottom right are four buttons: OK, Cancel, Apply, and Help.

At the bottom left, there is a status bar with the text: "Ready Confidential Information - For the use of McCracken Customers only."

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/Address
<input type="checkbox"/>	603		603 Jensen Associated	1877 Camp Road	Tampa, FL 33612			
<input type="checkbox"/>	604		604 Mellington Loan Servicing	ATTN: Special Servicing	2323 Beecher St	Butte City, CA 95920		
<input type="checkbox"/>	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:

Formatted Name/Address
Mellington Loan Servicing
ATTN: Special Servicing Dept.
2323 Beecher St
Butte City, CA 95920

Tax ID #: 0
Language: ENGLISH (E)
Telephone #:
Fax #:
Email:
Address Type:

Relationship:
Start Date: 00/00/0000
End Date: 00/00/0000
End Reason:
Tax Report Req:
Contact:

+ Name Roles
+ Name Contact
+ Company Cont
+ Wiring Instructi
+ PPIE/PPIS

Role Type	Sub-Role Type	Inactive
SPCAL SRVR (SPCS)		<input type="checkbox"/>

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 Reporting - Investor Rollup

Fee Description	Accrue On	Rate	Interest Basis Code	Compounding	Flat Fee \$	Greater of Two	Remit to	Advance	IOA	Index	Margin
MAST SRV (M)	SCHD BAL	0000000000	360/ACT LY (B6)	N/A (N)	0	NO (N)		(N)NO	NO (N)		0
SPCIAL SRV (S)	SCHD BAL	0000000000	360/ACT LY (B6)	N/A (N)	0	NO (N)	3RD PARTY	(Y)YES	YES (Y)		0
TRUST (TRS)	SCHD BAL	.1100000000	360/ACT LY (B6)	N/A (N)	0	NO (N)	INVESTOR	(Y)YES	YES (Y)		0
WORK OUT (V)	PRIN INT (PI)	0000000000		N/A (N)	0	NO (N)	INVESTOR	(N)NO	NO (N)		0

Fee Description: SPCIAL SRV (SPC) Accrue On: SCHD BAL (SCHB) Margin: .00000000000000
Source: STRIP OUT (2) Interest Basis Code: 360/ACT LY (B66) Advance: YES (Y)
Flat Fee \$: .00 Compounding: N/A (N) IOA: YES (Y)
Rate: .25000000000000 Index: Active: NO (N)
Greater of Two: NO (N) Remit To: 3RD PARTY CREFC Report: (2)REPORTED IN FEE RATE/S

Plank Capital Associates

OK Cancel Apply Help

Ready

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	4.250000000000	.000000000000

Next Payment Due Date: 08/01/2019 Principal Balance: 8,043,565.94 Interest Rate %: 4.250000000000

Investor Master

Investor Remittance

- Investor Master
- Dates
- Report/Balances
- Contra
- Remit/Processing
- Investor DBNR
- Valuation Analysis
- Advancing Information
- IOA Information
- ARA/ASER Information
- ARA/Asr 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	.055000000000	NO (N)	SCHD BAL (S)	360/ACT LY (B6)	N/A (N)
SPECIAL SRV (SPC)	STRIP OUT (2)	.00	.250000000000	NO (N)	SCHD BAL (S)	360/ACT LY (B6)	N/A (N)
TRUST (TRS)	STRIP OUT (2)	.00	.005110000000	NO (N)	SCHD BAL (S)	360/ACT LY (B6)	N/A (N)
WORK OUT (WFC)	STRIP OUT (2)	.00	.250000000000	NO (N)	PRIN INT (PIPI)		N/A (N)

Fee Description:
Source:
Flat Fee \$:
Rate:
Greater of the Two:

Accrue On:
Interest Basis:
Compounding:
Index:
Remit To:

Margin:
Advance:
IOA:
Active:
CREFC Report:

Plank Capital Associates

Investor Remittance (IREM) Fees

Remittance Information

Investor: 76027 IRP DEAL S Program ID: F1 CREFC-CMBS Investor Group Number: 76027
Billing Date: 11/01/2019 Trans. Type: 02 PMT REC'D Trans. Sequence: 1
Sub-Trans Type:
Cash Trans. Date: 00/00/0000 Reversal/Rtn Type: Reversal/Rtn Date: 00/00/0000

Remittance Amounts

	Amount Due	Amount Credited	Scheduled Balances
Principal:	32,796.47	.00	Beginning: 8,044,948.98
Interest:	29,442.28	.00	Ending: 7,912,152.51
Escrow 1:	2,633.87	.00	
Escrow 2:	8,239.38	.00	
Escrow 3:	.00	.00	
Escrow 4:	.00	.00	
Escrow 5:	.00	.00	
Tiered Service Fee:	.00	.00	
Late Charge:	.00	.00	

Payment Status: Date Prin. Remit: 00/00/0000 Service Fee Rate %: .00000000000000
Payment Due Date: 00/00/0000 Date Interest Remit: 00/00/0000 Service Fee Amt: .00
Prin. Bal After Tran: 8,012,152.51 Interest From Date: 10/01/2019 S/F Override Amt: .00
Misc Amt Type: NONE (000) Interest To Date: 10/31/2019 Sub Servicer Fee: .00
Misc Amount: .00 Net Interest Remit: .00 Ground Rent S/F: .00
Interest Rate %: 4.25000000000000 Inv Net Yield %: 4.25000000000000 Servicer Late Chg: .00
Interest Adj (+ or -): .00 Excess Yield Amt: .00
Inv Daily Accrual: YES (Y) Loan Level E/Y Calc: YES (Y)
End of Period Adj.: .00 Loan Level E/Y Remit:
Manual Interest Adj.: .00 Inv for Excess Yield: 0

OK Cancel Apply Help

Ready

Investor Reporting - Fees & Other Amounts Effecting Net Interest

Transaction Code	Record Seq#	Transaction ID	Fee Code	Fee Sequence#	Other Code	Other Code Sequence#	Amount	To Be Collected (Y/N)	Amount Collected
02	1	SR47501	MAST SRV (M)	1		0	381.02	YES (Y)	0
02	1	SR47501	SUB SRV FE	1		0	1024.90	NO (N)	0
02	1	SR47501	TRUST (TRS)	1		0	35.40	YES (Y)	0

Transaction Code: 02 Fee code: SUB SRV FE (SUB) Amount: 1024.90
Record Seq#: 1 Fee Sequence#: 1 To Be Collected (Y/N): NO (N)
Transaction ID: SR47501 Other Code: Amount Collected: 0
Other Code Sequence#: 0 Remitted (Y/N):

OK Help

Ready

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



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

Loan Information

Loan Number

200000002

Investor

Commercial Investor 501 (501)

Investor Loan

692009

Fiscal Year End

00/00

Related Loans

RELATED LOANS [R]

Client Relations Mgr

RYLOWICZ SUSAN [SR]

Processor Code

SUSAN JONES [500]

Loan Type

B NOTE [B]

Original Loan Date

06/23/1997

Load Added Date

07/24/2003

Product Line

CMBS [CMB]

Product Line Detail 1

Product Line Detail 2

Source Code

MFS MORTGAGE [999]

Hold Code

Collateral ID

38

Property Name

Charter Oak Apartments (1)

Property Address

9785 Monica Lane Hartford, IL

Property Desc 1

COMMERCIAL [20]

Property Desc 2

View Detail

Property Maintenance

CMBS Property Type

MULTIFAMILY [MF]

Back

Validate

Save

Delete

Status:

IN PROGRES

08/18/2016

Currently viewing statement # 6: 01/01/2011 - 12/31/2011 - ANNUAL - PERIODIC STATEMENT - CREFC Commercial

Compare

OSAR

Generate & Send To Network

Export to Excel

Date sent to investor:

Export to CSV

OSAR & Export to Excel

Valuation

Edit

Loan Level Comments:

Form Type:

CREFC Commercial

Purpose:

PERIODIC STATEMENT

Income

Borrower Statement Line Item	Amount	Adjustment	Adjusted Amount	Map To Account	Adjustm
Base Rent	16,960,000.00	0.00	16,960,000.00	Base Rent	
Base Rent 3	100,000.00	0.00	100,000.00	Base Rent	
rent 2	10,000.00	0.00	10,000.00	Base Rent	
FASB 13 Straight Line Lease Income	10,000.00	-10,000.00	0.00	Eliminate	
Base Rent	6,000.00	0.00	6,000.00	Base Rent	
Gain on Sale	1,000.00	0.00	1,000.00	Other Income	
EGI (Effective Gross Income)	17,087,000.00	-10,000.00	17,077,000.00		

End Date:

12/31/2011

No. of months:

12.0

Debt Svc Note(s) A:

169,599.72

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:

Number of Mos. Covered
 Period Ended
 Statement Ending Date
 Gross Potential Rent (3)
 Less: Vacancy Loss

OR

Base Rent (3)
 Expense Reimbursement
 Percentage Rent
 Parking Income
 Other Income

	12	12	12		(predng yr to base)	(predng yr to 2nd predng)
At Contribution Information	3rd Preceding	2nd Preceding	Preceding Yr.	TTM/YTD	2014-U/W Variance	2014-2013 Variance
	12/31/2012	12/31/2013	12/31/2014			
\$0.00	\$0.00	\$0.00	\$0.00			
\$0.00	\$0.00	\$0.00	\$0.00			
\$8,500,000.00	\$8,627,500.00	\$8,670,000.00	\$9,000,000.00		5.88%	3.81%
\$655,000.00	\$664,825.00	\$668,100.00	\$700,000.00		6.87%	4.77%
\$152,500.00	\$154,787.50	\$155,550.00	\$150,000.00		-1.64%	-3.57%
\$104,000.00	\$105,560.00	\$106,080.00	\$120,000.00		15.38%	13.12%
\$4,653,500.00	\$4,723,302.50	\$4,746,570.00	\$4,750,000.00		2.07%	0.07%
\$14,065,000.00	\$14,275,975.00	\$14,346,300.00	\$14,720,000.00	\$0.00	4.66%	2.60%

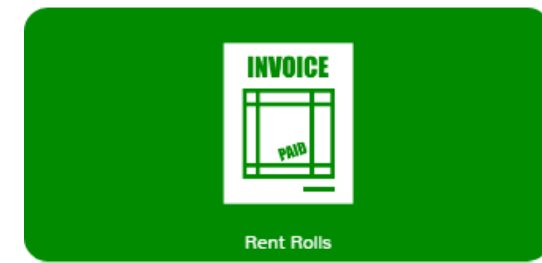
(3) Use either Gross Potential (with Vacancy Loss) or Base Rents; use negative \$amt for Vacancy Loss

OPERATING EXPENSES:

Real Estate Taxes
 Property Insurance
 Utilities

\$5,500.00	\$5,582.50	\$5,610.00	\$6,000.00		9.09%	6.95%
\$7,000.00	\$7,105.00	\$7,140.00	\$7,500.00		7.14%	5.04%
\$4,000.00	\$4,060.00	\$4,080.00	\$4,500.00		12.50%	10.20%

Rent Rolls Widget



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	<input type="text"/>	Analysis By	AHOGGE	Most Recent Note	<input type="text"/>
As of Date	12/31/2013	Full/Partial	<input type="text"/>	Analysis Date	01/29/2014	<input type="text"/>
Occupancy %	87,000	Occupancy Date	12/31/2013	Occupancy Type	PHYSICAL	<input type="text"/>

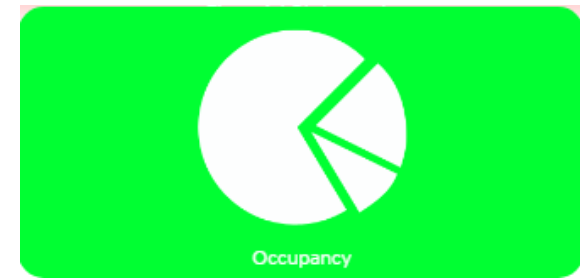
Rent Roll Comments

Watchlist Comments

Lease Expirations in Rolling Year

Lease Expirations in Rolling Months	% of Rentable Sq Feet Expiring
PCT SQ FEET EXP 1-12 MONTHS	0.00000000000000
PCT SQ FEET EXP 13-24 MONTHS	0.00000000000000
PCT SQ FEET EXP 25-36 MONTHS	0.00000000000000
PCT SQ FEET EXP 37-48 MONTHS	0.00000000000000
PCT SQ FEET EXP 49+ MONTHS	0.00000000000000

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 1 (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]	

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?:	<input type="checkbox"/>	OK to Pay?:	<input type="checkbox"/>	Ordered?:	<input checked="" type="checkbox"/>
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?:	<input type="checkbox"/>	Investor Due Date:	
Lender Submission Instructions:					

Repairs Capital Improvements

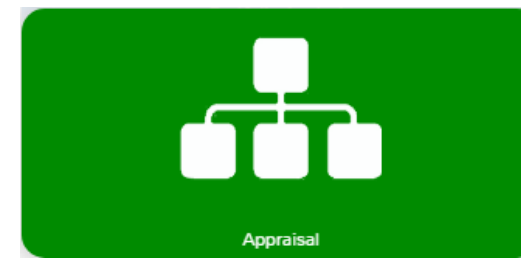
Deferred Maintenance

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
For the use of McGraw-Hill Construction							

Appraisals Widget



Appraisal Detail

Loan Information

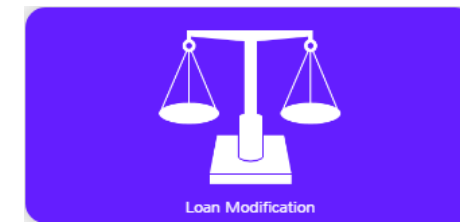
Loan Number	750033755	Investor	IRP Master Serviced (750)	Investor Loan	33755750	Fiscal Year End	00/00	Related Loans
Customer Short Name	Brentwood							
Servicer	HOGGE, AMY [AH]	Processor Code		Loan Type	CONVENTIONAL (PURCHASED) [P]	Original Loan Date	04/01/2014	Loan Added Date 04/19/2014
Product Line		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	<div></div>				

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

Loan Modification Widget



Loan # 150075113 New Modification

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		100.00000000000000		0	1490596.06	CONVEN (PURCH

Loan # 150075113 New Modification

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		100.00000000000000		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	C

Loan Modification/Forbearance
Modification Booking Date

Corrected Mortgage Loan
Last Setup Change Date

Reporting Translation Table Widget



Reporting Translation Table

Reporting Translation Table

Select PINFO Table **RESERVE TYPE [2V]**

Full Description

REMEDATION ESCROW [RM]	REMEDATION ESCROW
REPLACEMENT RESERVE G [RR]	REPLACEMENT RESERVE
RR TENANT IMPROVEMENT [RT]	TENANT RESERVE
COMPLETION RESERVE [CM]	REPAIR RESERVE
DEBT SERVICE [DS]	DEBT SERVICE RESERVE
EXCESS RENT FUNDS TO BORROWER [RN]	OTHER
ROLLOVER RESERVE [RO]	OTHER
SUBORDINATE NOTE ESCROW [SE]	OTHER
PRINCIPAL RESERVE FUND [PR]	

Save Reset

Reporting Translation Table

Select PINFO Table **RESERVE TYPE [2V]**

Full Description	Translation Description
REMEDATION ESCROW [RM]	ENVIRONMENTAL RESERVE
REPLACEMENT RESERVE G [RR]	REPLACEMENT RESERVE
RR TENANT IMPROVEMENT [RT]	TENANT RESERVE
COMPLETION RESERVE [CM]	REPLACEMENT RESERVE [1]
DEBT SERVICE [DS]	GROUND RENTS RESERVE [10]
EXCESS RENT FUNDS TO BORROWER [RN]	LEASING RESERVE [11]
ROLLOVER RESERVE [RO]	LETTER OF CREDIT (LOC) [12]
SUBORDINATE NOTE ESCROW [SE]	OTHER [13]
PRINCIPAL RESERVE FUND [PR]	FF&E RESERVE [2]
	REPAIR RESERVE [3]
	TENANT RESERVE [4]
	ENVIRONMENTAL RESERVE [5]
	CAPITAL IMPROVEMENT RESERVE [6]
	SEASONALITY RESERVE [7]
	DEFERRED MAINTENANCE RESERVE [8]
	DEBT SERVICE RESERVE [9]

Save Reset

Master 2 Maintenance Widget



Loan:	750033755
Current LTV:	3.7273
Guarantee Amount:	0.00
Fiscal Year End (mmdd):	00
Stmnt Reporting Frequency:	
Primary Prod Line:	
Prod Line Detail 1:	
Prod Line Detail 2:	
Is Refinance Allowed?:	
Asset Manager:	
LSAT Loan:	<input type="radio"/> Yes <input checked="" type="radio"/> No
DNP - Do Not Process:	<input type="radio"/> Yes <input checked="" type="radio"/> No
DNS - Do Not Spread:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Watchlist - Internal:	<input checked="" type="radio"/> Yes <input type="radio"/> No
Watchlist - External:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Metro Area Cap Rate Table:	0.00000000000000
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:	0.00000000000000
Original Payment Rate/AL:	0.00000000000000
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:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Addl. Financing Indicator:	WHOLE LOAN NO ADDTL FINANCI
Deal Name:	
Loan Identifier:	
Ginne Mae Pool Construction Reporting Indicator:	<input type="radio"/> Yes <input checked="" type="radio"/> 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:	
<div>Submit Cancel</div>	

Confidential Information Cracken Customers only.

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:

Role:

Transaction ID:

Securitization Date:

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

Watch List Widget

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] [11] Failure to Submit Financial Statements



New Watchlist Entry

Loan Number

750033755

Selected Property

Shelburne Place 1

Type

INTERNAL WATCHLIST

Notification Date

Enter Date...

Date Removed

Enter Date...

	Manual Override	Type	Code	Guideline	Active	Removed Date
<input type="checkbox"/>	<input type="checkbox"/>	Credit	1A	Delinquent P&I Payment		
<input type="checkbox"/>	<input type="checkbox"/>	Credit	1B	Delinquent Taxes		
<input type="checkbox"/>	<input type="checkbox"/>	Informational	1C	Delinquent or Forced Placed Insurance		
<input type="checkbox"/>	<input type="checkbox"/>	Credit	1D	Outstanding Servicing Advances (Taxes, Insurance, PPA, Other) (L38 and/or L39)		
<input type="checkbox"/>	<input type="checkbox"/>	Credit	1E	Fixed Rate Loan DSCR (refer to implementation guidelines on how to apply)		
<input type="checkbox"/>	<input type="checkbox"/>	Informational	1F	Fixed Rate Loan DSCR (refer to implementation guidelines on how to apply)		
<input type="checkbox"/>	<input type="checkbox"/>	Credit	1G	Floating Rate Loan DSCR (refer to implementation guidelines on how to apply)		
<input type="checkbox"/>	<input type="checkbox"/>	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		
<input type="checkbox"/>	<input type="checkbox"/>	Informational	1I	Failure to Submit Financial Statements		
<input type="checkbox"/>	<input type="checkbox"/>	Informational	2A	Required Repair, Remediation or O&M Plan Deficiency but not Completed by Due Date		

Save

Activate Watchlist Items

- Rules Engine
 - See Documentation for details
- Manual Selection

Collateral Widget



Property Details

Property Description
(001) Shelburne Place I 4401-4405 Shelburne Street FRANKLIN TN

No. of Properties 2

OkApplyCancelNewDeleteOptions

Property

Collateral Type	COMMERCIAL REAL ESTATE (CRE)	Property Status	UNCHANGED SINCE CONTRIBUTIO	Eff Date of Status Change	
Collateral ID	98	Loan Allocation %	50	Defeated 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

STRATEGY CS - Investors => 100085430 [USD] - Grandview

Investor Module **Special Servicer Transfer**

File Edit Tools Additional Window Help

Investor Reporting - Special Servicer Transfer

Loan Number	Reason for Transfer	Transfer to Special Date	Transfer Return Date	Delete Transfer Date	Principal Balance at Transfer
100085430		07/02/2019	00/00/0000	00/00/0000	11,782,399.09

Loan Number: 100085430 Reason for Transfer:

Transfer to Special Date: 07/02/2019 Delete Transfer Date: 00/00/0000

Transfer Return Date: 00/00/0000 Principal Balance at Transfer: 11,782,399.09

Comments:

OK Cancel Apply Help

Ready

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

The screenshot displays a software interface titled "Remittance Instructions". It contains several sections of input fields and dropdown menus. The "Next Remittance Base Date" is set to 12/31/2050, and the "Last Remittance Base Date" is 11/30/2050. The "Remit Freq Method" is set to "MONTHLY (M)". The "Remit Freq" is 0001. The "Weekly Remittance Day" is 0. The "Minimum \$ to Remit" is empty. The "P&I Test #" is empty. The "Payoff Formula" is empty. The "Int Basis for Loan Adv" is empty. The "Remittance Instruction" is empty. The "Dep Gross Cust" is set to "NO (N)". The "Remit Gross P&I" is set to "NO (N)". The "Remit Net P&I" is set to "YES (Y)". The "Contingent Int" is set to "NO (N)". The "Escrow 1" through "Escrow 5" are all set to "NO (N)". The "Suspense Escrow" is set to "NO (N)". The "Late Charge" is set to "NO (N)". The "Gross Gr Rent" is set to "NO (N)". The "Net Ground Rent" is set to "NO (N)". The "Print Check" is set to "NO (N)". The "Print Remittance" is set to "YES (Y)". The "Allow Excess Yld" is set to "YES (Y)". The "Guaran or Non-Guaran" is empty. The "Remittance File Type" dropdown menu is open, showing options: "FORMAT 01 (01)", "FORMAT 03 (03)", "FORMAT 04 (04)", "FORMAT 05 (05)", "FORMAT 06 (06)", and "FREDDIE Q (07)". The "Late Charge Information" section shows "Percent Due Servicer" as 100.000000000000 and "Initial Amount to Servicer" as empty. The "Max Am" and "Amt tied to Print Bal" are also empty.

Remittance Instructions					
Next Remittance Base Date:	12/31/2050	Dep Gross Cust:	NO (N)	Suspense Escrow:	NO (N)
Next Remittance Date:	12/31/2050	Remit Gross P&I:	NO (N)	Late Charge:	NO (N)
Last Remittance Base Date:	11/30/2050	Remit Net P&I:	YES (Y)	Gross Gr Rent:	NO (N)
Last Remittance Date:	11/30/2050	Contingent Int:	NO (N)	Net Ground Rent:	NO (N)
Remit Freq Method:	MONTHLY (M)	Escrow 1:	NO (N)	Print Check:	NO (N)
Remit Freq:	0001	Escrow 2:	NO (N)	Print Remittance:	YES (Y)
Weekly Remittance Day:	0	Escrow 3:	NO (N)	Allow Excess Yld:	YES (Y)
Minimum \$ to Remit:		Escrow 4:	NO (N)	Guaran or Non-Guaran:	
P&I Test #:		Escrow 5:	NO (N)		
Payoff Formula:		Remittance File Type:	FORMAT 01 (01)		
Int Basis for Loan Adv:			FORMAT 03 (03)		
Remittance Instruction:			FORMAT 04 (04)		
			FORMAT 05 (05)		
			FORMAT 06 (06)		
			FREDDIE Q (07)		
Late Charge Information					
Percent Due Servicer:	100.000000000000	Max Am			
Initial Amount to Servicer:		Amt tied to Print Bal:			

Investor Reporting Package Widget



Investor Reporting Package

Select Reports

- ☐ Comparative Financial Status
- ☐ Remittance Servicer Format 1
- ☐ Remittance Servicer Format 2
- ☐ Remittance Servicer Format 3
- ☐ Remittance Servicer Format 4
- ☐ Remittance Servicer Format 5
- ☐ Remittance Servicer Format 6
- ☐ Auto Detect Remittance Format
- ☐ Financial
- ☐ Historical Loan Modification
- ☐ Delinquent Loan Status
- ☐ Loan Level Reserve LOC
- ☐ Loan Periodic Update
- ☐ Loan Setup
- ☐ Property
- ☐ Freddie Q Remit
- ☐ Special Servicer Loan
- ☐ Special Servicer Property
- ☐ Servicer Watchlist

Select AllDeselect All

Settings

☒ Day-End

☐ On-Demand

☒ Include Usability Fields

☐ Exclude Usability Fields

☐ By Determination Date

☒ By Investor

☐ Investor List

Investor

Determination Date

Beginning of Determination Month

End of Determination Month

Prior Determination Date +1 Day

Create Spreadsheet

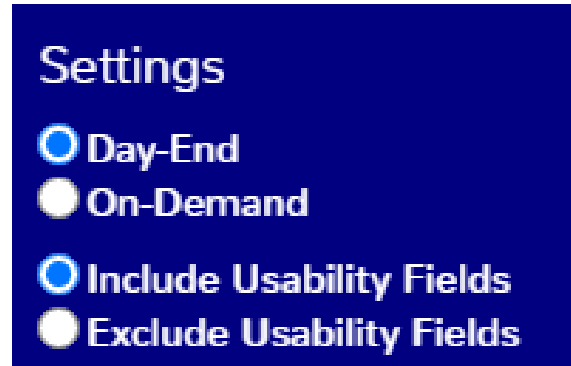
Create and Send CSV Without Adjustment

Upload Report With Adjustment

Disclaimer

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



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

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

☐ By Determination Date
☒ By Investor
☐ Investor List

Investor

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
[79506] Freddie K deal (CME) 1/CREFC

☐ By Determination Date
☐ By Investor
☒ Investor List

Determination Date

Beginning of Determination Month

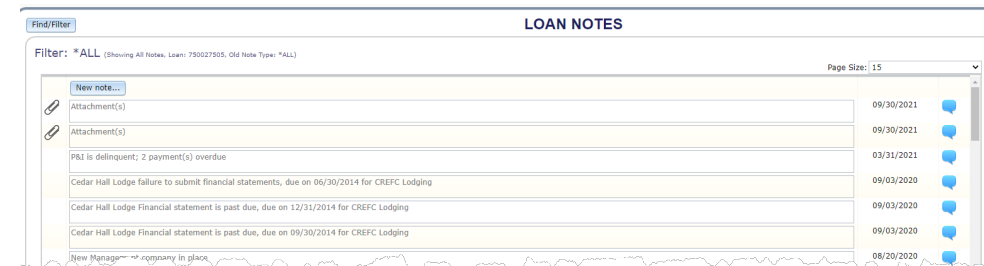
End of Determination Month

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**



	A	B	C	D	E	F	G	H	I	J	K	L	M	
1	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
2	TRA79506	79506	750079110ABC	75679110	20191217	64143182.38	63080379.69	20190901	0	0.0500000000000000	20340501	0.0027065000000000		0
3	TRA79506	79506	115	75679115	20191217	40396530.84	40220495.00	20191101	0	0.0375000000000000	20340501	0.0027065000000000		0
4	TRA79506	79505	855	75679855	20191217	4085574.09	4068270.58	20191101	0	0.0412500000000000	20340501	0.0027065000000000		0
5	TRA79506	79506	910	75679910	20191217	44181573.70	43986097.87	20190801	0	0.0355000000000000	20340501	0.0027065000000000		0
6	TRA79506	79506	917	75679917	20191217	18634706.21	18555783.20	20190801	0	0.0412500000000000	20340501	0.0027065000000000		0
7	TRA79506	79506	962	75679962	20191217	12383650.81	12336620.30	20191101	0	0.0552500000000000	20340501	0.0027065000000000		0
8	TRA79506	79505	780	79679780	20191217	15013676.06	14950089.10	20191101	0	0.0412500000000000	20340501	0.0027065000000000		0
9	TRA79506	79505	805	79679805	20191217	4128760.93	4111274.51	20191101	0	0.0412500000000000	20340501	0.0027065000000000		0
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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