
Release
20

CREFC 8.0 IRP

Configuring Strategy for Reporting



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Revisions:

Date	Pg	Change Summary
5/1/2017	7	Updated description of Watchlist Widget.
5/1/2017	66	Updated information related to Property Condition values.
5/1/2017	68	Added to steps needed to add loan to Internal Watchlist.
1/9/2020	14	Added Tip: Allow Excess Yield set to 'Yes (Y)'
1/9/2020	27	Added / Updated Tips – Rate Type must be "Inv Int (II)", Loan Level Calc for Excess Yield set to 'Yes (Y)', Inv Daily Accrual set to 'Yes (Y)'
1/9/2020	36	Updated Remittance Graphic
1/9/2020	80 106 87 111 90 150 97 169	Updated Notes description for the Loan Number (Loan ID field) – clarified that if the Servicing Role is anything but Master or Blank to use the Master Servicer Loan # from the IRP Loan Reporting widget. This is true for all IRP Reports submitted by the Primary Servicer to the Master. Master Servicing Reports such as the Loan Setup Report or the Special Servicer Reports will also use the Trustee Loan Number.
11/2021	8	Updated IRP Reporting Overview to add new reports
11/2021	19-20	Updated with information related setting values for Last and Next Remittance Dates in the file PINVES for Program ID F1 investors. Updated Remittance screen shot.
11/2021	21	Added information related to Next Cutoff Date
11/2021	25-26	Add Tip and Examples to Date Calculation Parameters section.
11/2021	27	Corrected code values for Calendar Dates (Date for Date #1 or Date #2 fields)
11/2021	28-29	Added section on updating Critical Dates; effects of manual changes.
11/2021	30	Added section for setting up Critical Dates when Advancing is required.
11/2021	32	Reordered table showing important reporting fields on the Investor Master screen. Referenced Strategy field values. Updated description for Rate Type.
11/2021	46	Expanded on fields located in the Financial Statement Master file used in IRP Reports.
11/2021	55	Clarified Mapping Tool Required Reserve fields Existing vs. New records.
11/2021	59	Updated Column heading for Loan Payment Status (Other Reports)
11/2021	85	Updated the Strategy field reference for Occupancy As of Date in the comparative financial file (PIRPXCFS)
11/2021	163	Updated the Notes for Deferred Maintenance in the PIRPXPRP file.
11/2021	169	Updated file layout for Servicer Watchlist (PIRPXWL), included Watchlist Reason & Type.
11/2021	174 188 196 260	Added layouts for Loan Setup, Special Servicer Loan File, Special Servicer Property File, Freddie Q Remittance Format (07)

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CREFC Reporting

IRP Reporting

In Release 17 Update3, McCracken released enhancements to Investor Reporting (referenced as Enhanced IR for remainder of document) to assist with managing securitized loans for CREFC. The enhancements allow users to designate certain investors to be included in the IRP Reports and to capture the additional information for reporting to CREFC.

- Critical Dates were defined and upload capabilities were provided to update the reporting and remittance date values via the Mapping Tool
- Third Party Name, Contact Information and Wiring Instructions were added at the Investor Vendor Level
- Changes allow users to establish loan advancing rules if they apply with the ability to track advancing balances at both the loan, and investor level.
- Enhancement includes the ability to store parameters and track the Appraisal Reduction Amount (ARA) and Appraisal Subordinate Entitlement Reduction (ASER).
- Fees, in addition to servicing and guarantee fees can now be calculated and stripped from the investor's interest.
- Changes allow users to track loans transferring to and from special servicing.
- Enhanced IR Includes information regarding the Property in relation to the deal on the Property tab.

Enhancements to other areas entered the system in subsequent releases through Release 19 to provide necessary information for IRP Reporting.

- Financial Statements, Appraisal, and Inspections offer additional details that conform to CREFC standards via browser based applications
- New Watchlist widget tracks internal Watchlist information for reporting
- Mapping Tool templates were provided for many of the required areas of the system to upload data into the appropriate fields for reporting.

To finalize the IRP Reporting Package to produce the CREFC 8.0 IRP Package and the Freddie Mac K deal reports as well as Remittance reports for Primary and Sub Servicers, the following enhancements are included in Release 19.

- Logic added to calculate the Critical Dates and to automatically roll dates for Investor Reporting
- Loan Modification widget captures loan modifications and corrections
- The Watchlist widget displays all the loans placed on the Watchlist via the Rules Engine or added to the Watchlist manually by a user.
- The IRP Loan Reporting Widget allows you to define the loan numbers for other servicers on the loan for reporting.
- The IRP Translation widget allows you to associate System Information values defined in your library to the required CREFC reporting values.

- The IRP Package widget provides the ability to select the reports to create, review, send the CSV files via email, and automatically upload the files to Notes for a complete reporting audit trail.

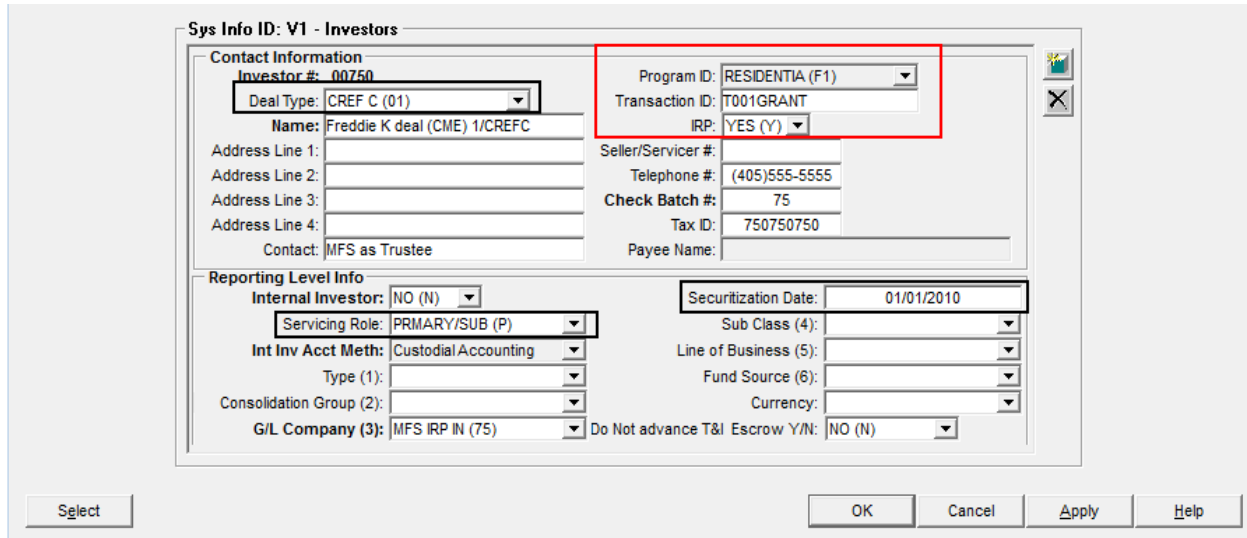
In Release 20, three additional reports were added to the Investor Reporting Package.

The Loan Setup Report – prepared for newly securitized loans by the Master Servicer.

The Special Servicer Loan File – prepared for the Master Servicer by the Special Servicer.

The Special Servicer Property File – prepared for the Master Servicer by the Special Servicer.

Note: For data to be captured in the IRP Package loans must be tied to an Investor in the system with a Program ID of F1, and that investor must also be designated as an IRP Investor to populate the information and reports.



Note: Going forward references regarding an **IRP Investor** refer only to Investors that have a **Program ID of 'F1'** and are designated as **IRP 'Yes (Y)'**.

Strategy generates the following IRP Package Reports and Files – File layouts are provided at the end of this document.

CREFC Defined Data Files

- L – Loan Periodic Updated
- P – Property
- S – Loan Setup
- F – Financial
- D – Special Servicer Loan
- D – Special Servicer Property

CREFC Reports

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

- Remittance Reports in 7 formats provided by Primary and Sub Servicers for reporting to Master Servicers
 - Remittance Report – 01 – 21 fields
 - Remittance Report – 02 – 46 fields
 - Remittance Report – 03 – 17 fields
 - Remittance Report – 04 – 26 fields
 - Remittance Report – 05 – 44 fields
 - Remittance Report – 06 – 19 fields
 - Remittance Report: Freddie Q – 07 -

* Reports are available via the Financial Statement application in the Portal for CREFC Financial Statement templates. McCracken provided these reports in an earlier release and they are not discussed as part of this document.

Configuring Strategy and Confirming Data for IRP Reporting

Entering new deals and loans or converting existing deals and loans in the system for IRP Reporting can be done by entering the data manually or by uploading data using the Mapping Tool. This document walks through the areas of the system that are newer to Strategy and are required to complete the IRP Reporting Package. For each area of the system, the document references the Mapping Tool templates available to upload the information in Strategy.

The data areas that pertain to Enhanced IR include additions to Investor Vendor, Investor Master, Financial Statements, Rent Rolls, Inspections, Appraisals, Rules, Watchlist, and Loan Modifications. Strategy also captures the names and loan numbers for Primary, Sub-Servicers, Special Servicers and Master Servicers.

IRP Reporting Prep Programs

If you are updating existing deals in Strategy to use the IRP Reporting options, after the appropriate data is loaded into the system, and before the first day end runs, programs to prepare the data for IRP reporting are required. This enhancement includes two separate programs intended to run prior to processing to insure that Strategy properly handles added or updated information.

1. Process Open Advance records and process Interest on Advances provided that Interest on Advance is applicable
2. Delete and recreate all open investor remittance records for loans that were adjusted to have a Rate Type set to Investor's Interest (INV INT (II)) and a transaction date less than or equal to the last day of the next month.

Please contact McCracken to schedule a discussion regarding the conversion of existing Strategy Deals and Loans for IRP Reporting. McCracken can help you plan conversion efforts and help with understanding the necessary data points, whether the Pre Programs need to be run, and if so when the best time to run the programs to avoid long processing windows. This booklet does not provide detailed information regarding the Enhanced IR functionality or IRP Reporting and should be used as a reference when working with McCracken representatives.

Note: If you are generating the CREFC Reports, you must add the program CMB492C to your dayend Job Stream. Tools>Periodic Processing>Period End>Job Stream Maintenance – Radio button defaults to Day End.

Configuring Information for CREFC Reporting – Investor Vendor

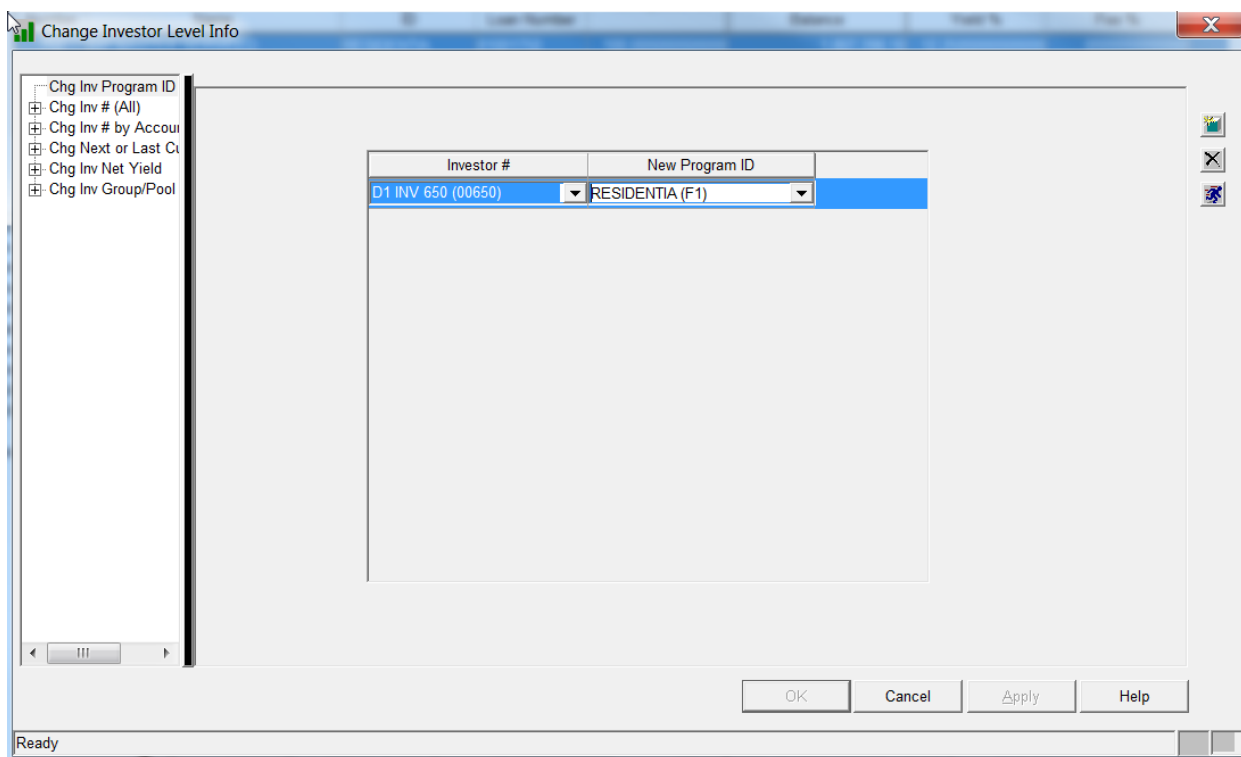
Investor Vendor

In Strategy, the Investor Vendor record maintains the default processing rules for the Investor or Deal. The Investor Vendor information needs to be setup before the Investor Master so that Strategy recognizes the Investor as an IRP Investor and the 'deal level' information defaults down to the Investor Master records for that IRP Investor on the loan. In most cases, unless noted, the information entered for the Investor Vendor, is available for updating at the Investor Master level should there be processing differences for that particular loan.

Once McCracken has activated the Enhanced IR functionality in your library, you are ready to setup new Deals in Strategy by entering new Investors or by updating existing Deals in Strategy to produce the IRP 8.0 files.

Step one of updating existing Deals in Strategy is to change the Program ID to F1 if it is not already set to F1. Select the appropriate investors to change and go to the Investor Processing module. Use the Change Investor Level Information tool available from the Tools menu or Module Specific Toolbar.

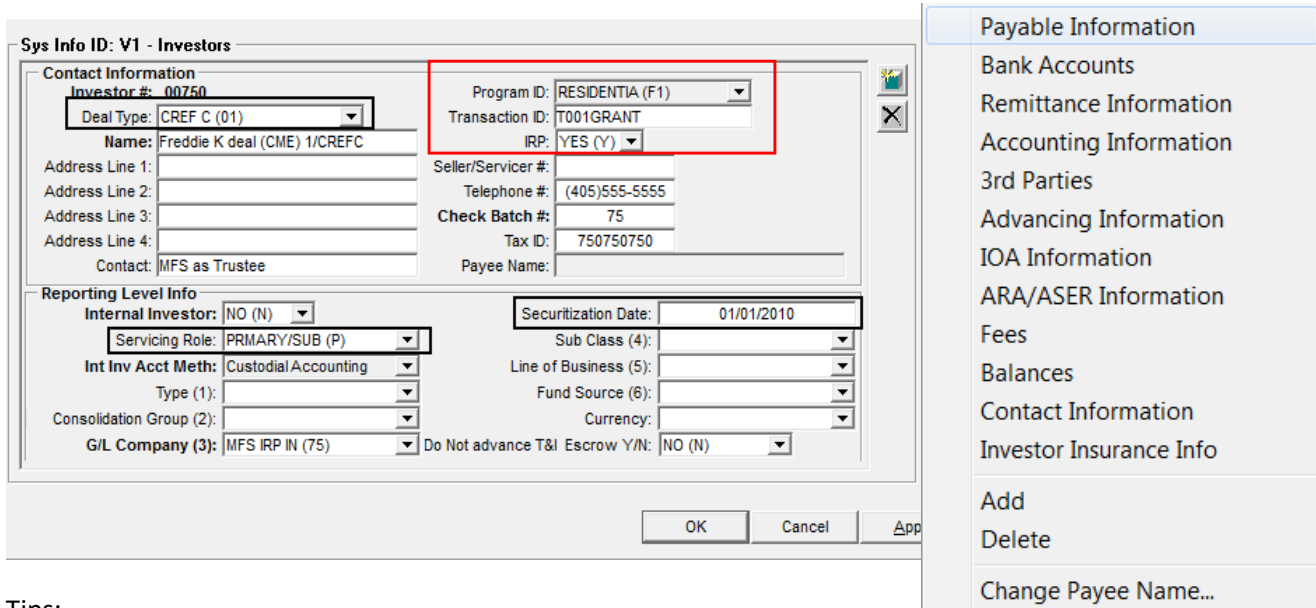
Investor Processing Module > Chg Inv Level Info > Change Inv Program ID.



Vendor Maintenance – Investor Vendor

Once the Program ID is correctly set to F1, go to Investor Maintenance and review and update the information available in the Enhanced IR windows for Investor Vendor. Several right mouse windows specific to the Enhanced IR functionality exist off the Investor Vendor record to support the reporting information needed.

Tools>Maintenance >Vendor Maintenance > Sys Info ID V1 – Investors – the initial Vendor Maintenance screen for Investors



Tips:

The Program ID fields should now display Residential (F1) after changing the Program ID for this Investor through the Investor Processing module. The enter or update the following three (3) fields using the Mapping Tool.

Deal Type	For IRP Reporting Package set the Deal Type to CREFC (01)
Transaction ID	This field will carry the Transaction ID for the deal. It cannot be left blank.
IRP	For certain pertinent fields to display and be available for entry, and information to be shown in IRP Package reports this value must be set to 'Yes (Y)'.

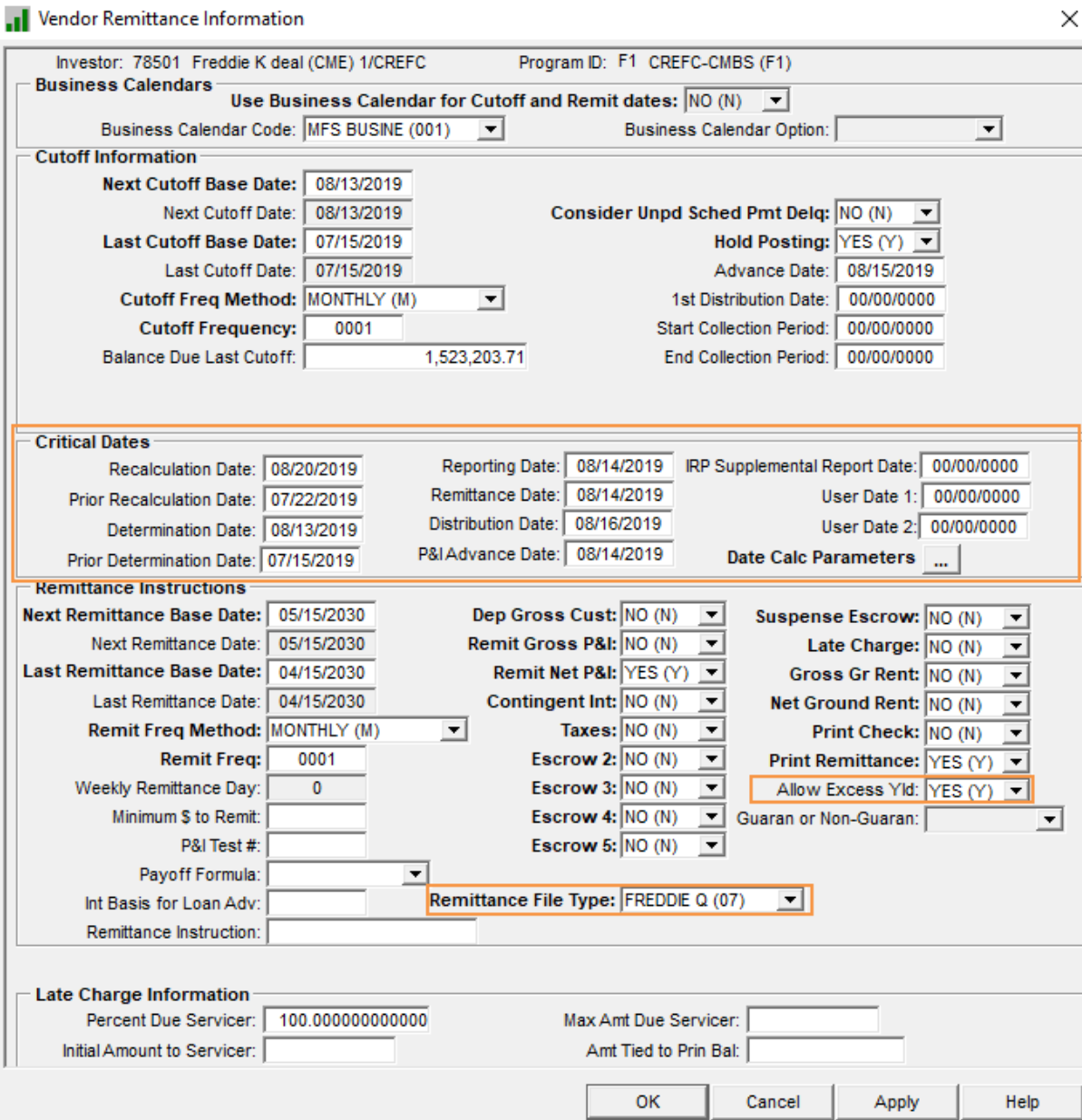
Enter the values for the next two (2) fields.

Servicing Role	The Servicing Role is used by Strategy to populate Loan Numbers in the appropriate reporting fields as viewed in the IRP Loan Reporting widget. For example, a role of Primary/Sub populates the Primary/Sub Servicer Loan # with the Strategy Loan #, a role of Master populates the Master Servicer Loan # with the Strategy Loan #.
Securitization Date	Date deal securitized.

Remember: IRP Investor is an investor that has a Program ID = F1 and IRP Investor = 'Yes (Y)'.

Vendor Remittance Information

Vendor Maintenance> Investor>Vendor Remittance Information - Right mouse option off initial Investor Vendor window.



Investor: 78501 Freddie K deal (CME) 1/CREFC **Program ID:** F1 CREFC-CMBS (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: 08/13/2019 **Next Cutoff Date:** 08/13/2019 **Consider Unpd Sched Pmt Delq:** NO (N)
Last Cutoff Base Date: 07/15/2019 **Last Cutoff Date:** 07/15/2019 **Hold Posting:** YES (Y)
Cutoff Freq Method: MONTHLY (M) **Advance Date:** 08/15/2019
Cutoff Frequency: 0001 **1st Distribution Date:** 00/00/0000
Balance Due Last Cutoff: 1,523,203.71 **Start Collection Period:** 00/00/0000
End Collection Period: 00/00/0000

Critical Dates
Recalculation Date: 08/20/2019 **Reporting Date:** 08/14/2019 **IRP Supplemental Report Date:** 00/00/0000
Prior Recalculation Date: 07/22/2019 **Remittance Date:** 08/14/2019 **User Date 1:** 00/00/0000
Determination Date: 08/13/2019 **Distribution Date:** 08/16/2019 **User Date 2:** 00/00/0000
Prior Determination Date: 07/15/2019 **P&I Advance Date:** 08/14/2019 **Date Calc Parameters** ...

Remittance Instructions
Next Remittance Base Date: 05/15/2030 **Dep Gross Cust:** NO (N) **Suspense Escrow:** NO (N)
Next Remittance Date: 05/15/2030 **Remit Gross P&I:** NO (N) **Late Charge:** NO (N)
Last Remittance Base Date: 04/15/2030 **Remit Net P&I:** YES (Y) **Gross Gr Rent:** NO (N)
Last Remittance Date: 04/15/2030 **Contingent Int:** NO (N) **Net Ground Rent:** NO (N)
Remit Freq Method: MONTHLY (M) **Taxes:** 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:** FREDDIE Q (07)
Int Basis for Loan Adv: **Remittance Instruction:**

Late Charge Information
Percent Due Servicer: 100.000000000000 **Max Amt Due Servicer:**
Initial Amount to Servicer: **Amt Tied to Prin Bal:**

OK Cancel Apply Help

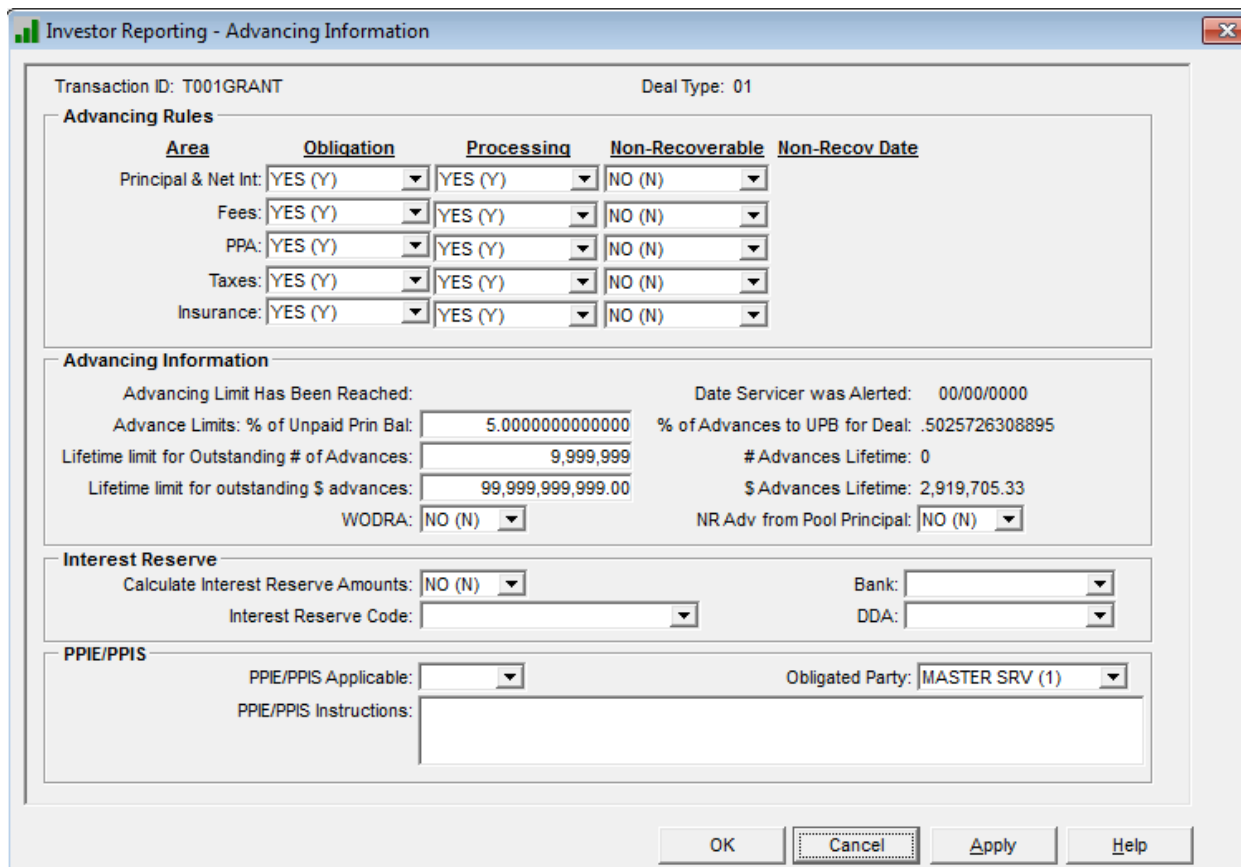
Tips:

Critical Dates	Users can enter Critical Dates manually here including the Next Cutoff Date, or upload the Determination Date, Reporting Date, Remittance Date, Distribution Date, P&I Advance Date and IRP Supplemental Report Dates via the Mapping Tool Template. The Next and Last Cutoff Dates can also be updated for all loans associated with an investor using the Change Investor Level Info feature in the Investor Processing module (Investor Processing>Tools>Change Inv Level Info>Chg Next or Last Cutoff. Functionality at Release 19 and above will allow you to set
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	parameters for calculating and rolling these dates. Date Calc Parameters is only available for IRP Investors. Information regarding the new Date Calculation Parameters appears in detail later in this document. Recalculation Date, Prior Recalculation Date, Prior Determination Date and User Date 1 and User Date 2 must be entered on this screen.
Allow Excess Yld	Allow Excess Yield should be set to Yes (Y).
Remittance File Type	The Remittance File Type field only displays for IRP Investors. It is required and must be <u>manually</u> updated for each Deal. Allows Primary / Sub Servicers to select one of the seven format types provided as part of the IRP Package for transmission to the Master Servicer. On the Determination Date Strategy uses the selected Remittance format to create the Remittance Report as part of the IRP package in dayend. Report formats are shown in the Appendix of this document.

Investor Vendor - Reporting - Advancing Information

Vendor Maintenance > Investor > Advancing Information > Right mouse option off initial Investor Vendor window



Transaction ID: T001GRANT Deal Type: 01

Advancing Rules

Area	Obligation	Processing	Non-Recoverable	Non-Recov Date
Principal & Net Int:	YES (Y)	YES (Y)	NO (N)	
Fees:	YES (Y)	YES (Y)	NO (N)	
PPA:	YES (Y)	YES (Y)	NO (N)	
Taxes:	YES (Y)	YES (Y)	NO (N)	
Insurance:	YES (Y)	YES (Y)	NO (N)	

Advancing Information

Advancing Limit Has Been Reached: _____ Date Servicer was Alerted: 00/00/0000

Advance Limits: % of Unpaid Prin Bal: 5.000000000000 % of Advances to UPB for Deal: .5025726308895

Lifetime limit for Outstanding # of Advances: 9,999,999 # Advances Lifetime: 0

Lifetime limit for outstanding \$ advances: 99,999,999,999.00 \$ Advances Lifetime: 2,919,705.33

WODRA: NO (N) NR Adv from Pool Principal: NO (N)

Interest Reserve

Calculate Interest Reserve Amounts: NO (N) Bank: _____

Interest Reserve Code: _____ DDA: _____

PPIE/PPIS

PPIE/PPIS Applicable: _____ Obligated Party: MASTER SRV (1)

PPIE/PPIS Instructions: _____

OK Cancel Apply Help

Tips:

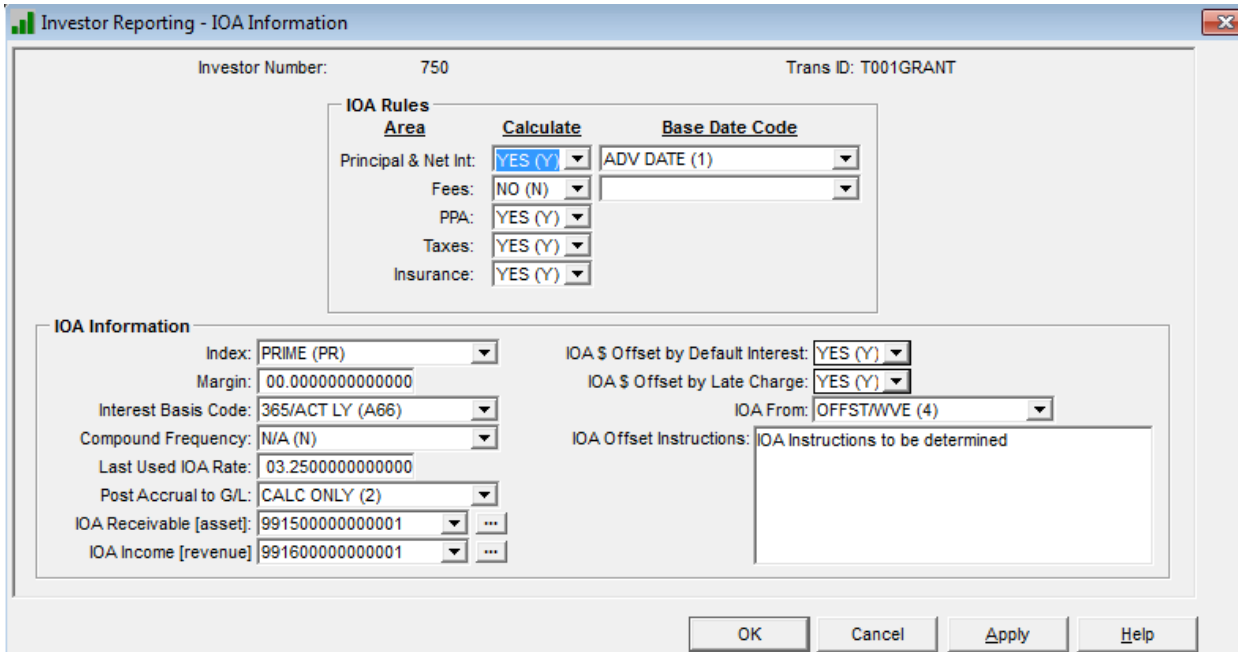
The following information can be entered or updated via the Mapping Tool template Deal/Investor Vendor.

Advancing Rules	Captures the parameters associated with Advancing. If there is no advancing for this deal you can set the values to 'No (N)'
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Advancing Information	If there is no advancing for this deal, leave these fields blank or set to 'No (N)'.
Interest Reserve	Information to calculate interest reserve.
PPIE/PPIS	Indicates whether Prepayment Interest Excess and Shortages are applicable, and captures any instructions that would be applicable.

Investor Vendor - Interest on Advances (IOA)

Vendor Maintenance > Investor > IOA Information > Right mouse option off initial Investor Vendor window



Investor Reporting - IOA Information

Investor Number: 750 Trans ID: T001GRANT

IOA Rules	Area	Calculate	Base Date Code
Principal & Net Int:	YES (Y)	ADV DATE (1)	
Fees:	NO (N)		
PPA:	YES (Y)		
Taxes:	YES (Y)		
Insurance:	YES (Y)		

IOA Information

Index: PRIME (PR) Margin: 00.00000000000000

Interest Basis Code: 365/ACT LY (A66) Compound Frequency: N/A (N)

Last Used IOA Rate: 03.25000000000000 Post Accrual to G/L: CALC ONLY (2)

IOA Receivable [asset]: 991500000000001 IOA Income [revenue]: 991600000000001

IOA \$ Offset by Default Interest: YES (Y) IOA \$ Offset by Late Charge: YES (Y)

IOA From: OFFST/WVE (4)

IOA Offset Instructions: IOA Instructions to be determined

OK Cancel Apply Help

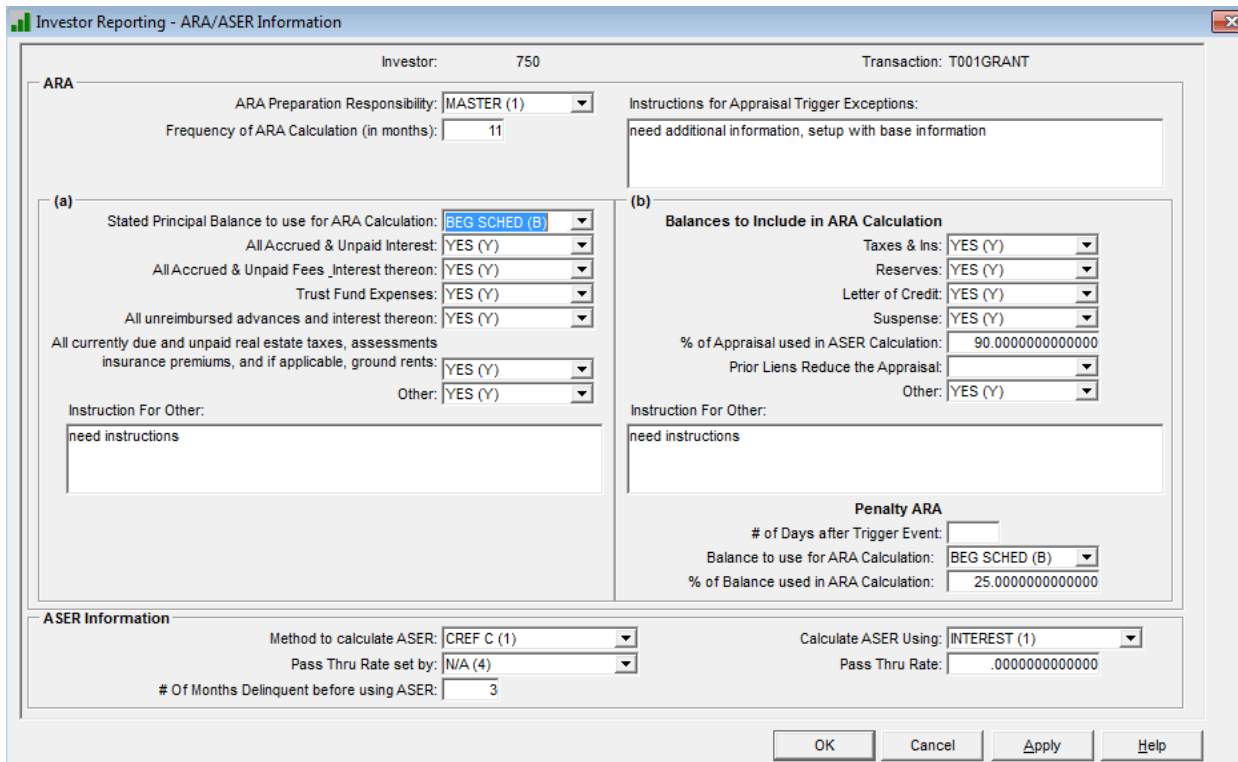
Tips:

The following information can be entered or updated via the Mapping Tool template Deal/Investor Vendor.

IOA Rules	Captures the parameters associated with Interest on Advancing. If there is no advancing for this deal you can set the values to 'No (N)'
IOA Information	If there is no advancing for this deal, leave these fields blank or set to 'No (N)'.

Investor Vendor – Investor Reporting - ARA/ASER Information

Vendor Maintenance > Investor > ARA/ASER Information > Right mouse option off initial Investor Vendor window.



Tips:

The following information can be entered or updated via the Mapping Tool template Deal/Investor Vendor.

ARA	Captures the parameters associated with calculating the Appraisal Reduction Amount. If there is no advancing for this deal you can set the values to 'No (N)'
ASER Information	Captures the parameters associated with calculating the Appraisal Subordinate Entitlement Reduction. If there is no advancing for this deal you can set the values to 'No (N)'

Information for the IRP Investor can be added via the Mapping Tool using the Deal/Investor Vendor template.

Required fields are: Investor Number, *PPA Code (Obligation)*, *Fees Code (Obligation)*, *Insurance Code (Obligation)*, *Principal / Interest Code (Obligation)*, *Taxes Code (Obligation)*, *PPA Code (Processing)*, *Fees Code (Processing)*, *Insurance Code (Processing)*, *Principal / Interest Code (Processing)*, *Taxes Code (Processing)*, Italicized fields apply to Deals where you will be advancing and if not advancing these values can be set to No.

Investor Vendor - Accounting Information

Vendor Maintenance> Investor > Accounting Information - Right mouse option off initial Investor Vendor window

Investor Accounting Information X

Investor: 00100 First National Bank Program ID: D2 COMMERCIAL (D2)

G/L Accounts

P&I Advances: 100100101000000 ...

Corporate Cash: 100100102000000 ...

Disbursement Clear: 100100103000000 ...

Escrow Advances: 100100104000000 ...

Trans Clear Out: 100100105000000 ...

Wire Remittance: 0 ...

G/L Control Accounts

G/L Control #	G/L Company	Excess Yield	Discount Yield	Guaranty Fee	Service Fee Income	Service Fee Expense	Service Fee Liability	Interest A
1	S SOLD L (00000000)	100100106000000	100100107000000	100100108000000	100100109000000	100100110000000	100100111000000	1001001

G/L Control Detail

G/L Control #: 1

G/L Company: MFS SOLD L (00000) ...

Interest Reserve Advance: 100100112000000 ...

Excess Yield: 100100106000000 ...

Discount Yield: 100100107000000 ...

Guaranty Fee: 100100108000000 ...

Service Fee Income: 100100109000000 ...

Service Fee Expense: 100100110000000 ...

Service Fee Liability: 100100111000000 ...

Tips:

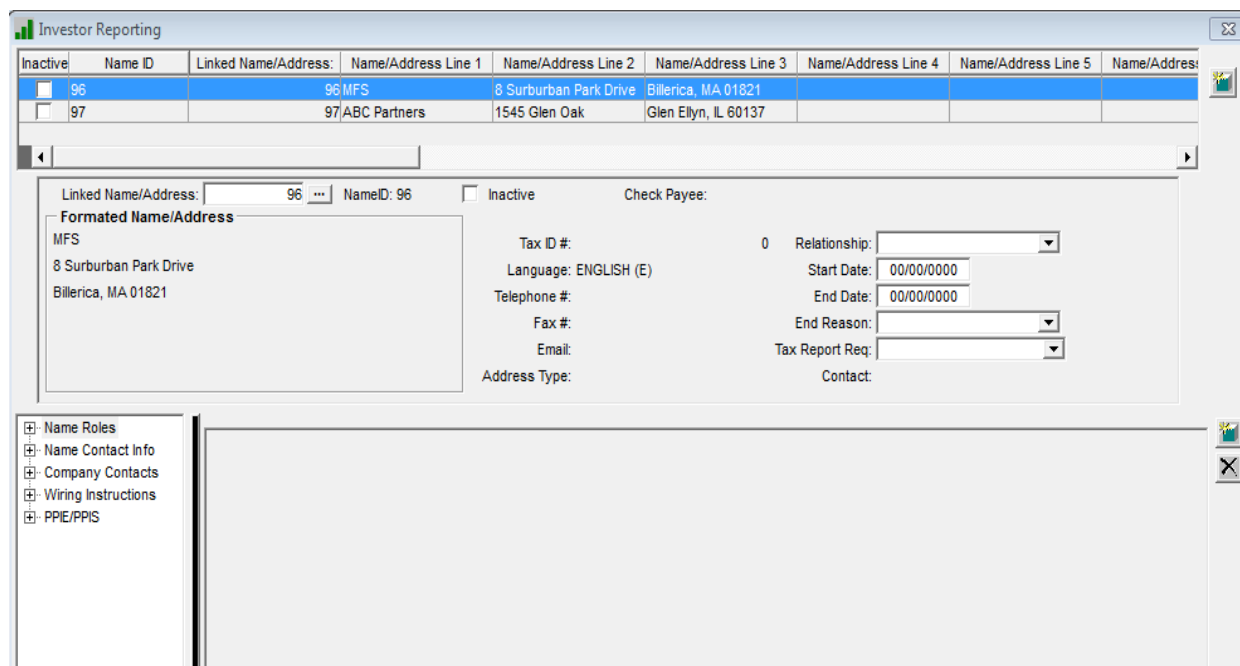
The following information is not required for IRP Reporting, but when creating new Investors, it is good practice to enter and/or review the GL Accounts entered to be sure the account information is correct.

G/L Control Accounts	Enter or review GL Control Accounts
Interest Reserve Advance – G/L	Enter or review information. This field was introduced with the Enhanced IR Functionality in Release 17 Update 3. Only applicable to those Deals where you are responsible for Advancing and you are calculating Interest Reserve Amounts (Interest Basis A60)

Accounting Information for the Deal/Investor can be uploaded via the Investor GL Accounts Template. Investor Number is the only required field.

3rd Party Information

Vendor Maintenance> Investor >3rd Parties – Right Mouse off initial Investor Vendor window



The screenshot shows the 'Investor Reporting' window. At the top is a table with columns: 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, and Name/Address Line 6. Two rows are visible: ID 96 (MFS, 8 Surburban Park Drive, Billerica, MA 01821) and ID 97 (ABC Partners, 1545 Glen Oak, Glen Ellyn, IL 60137). Below the table is a detailed form for Name ID 96. The form includes fields for: Linked Name/Address (96), NameID (96), Inactive checkbox, Check Payee, Formatted Name/Address (MFS, 8 Surburban Park Drive, Billerica, MA 01821), Tax ID # (0), Relationship (dropdown), Language (ENGLISH (E)), Start Date (00/00/0000), End Date (00/00/0000), End Reason (dropdown), Tax Report Req (dropdown), Contact (dropdown), Telephone #, Fax #, Email, and Address Type. On the left side of the form is a tree view with the following items: Name Roles, Name Contact Info, Company Contacts, Wiring Instructions, and PPIE/PPIS.

As part of the Enhanced IR, users can now associate 3rd Parties with the Investor, indicate the Role that they play for this Deal, and include Contact information for easy reference when working with Investors. Instructions on Wiring, and handling Prepayment Interest Excess and Shortages are also available.

This information can be uploaded via the Mapping Tool Templates listed below:

PROLE3RD – Roles for 3rd Party Names

P3RDWIRE – Wiring Instructions

PNAMADD – Name and Address

Investor Vendor – Fees

The Enhanced IR project included the ability to calculate the Investor's net interest by stripping fees from their allotted interest. Enhancements to support the calculation of fees and calculate Investor's Interest is available for IRP Investors (Program ID F1, with IRP = 'Y'). The user may set up fees that apply to a deal at the Investor Vendor level and this information will default down to the Investor Master Level. The user may add fee information at the Investor Master level or change the information that was provided from the Investor Vendor.

NOTE: If the loan has additional fees, beyond the Servicing Fee and Guarantee Fee, the Rate Type for the Deal must be set to Investors Interest.

Vendor Maintenance > Investor > Fees > Right mouse option off initial Investor Vendor window

Investor Reporting - Investor Rollup

Fee Description	Accrue On	Rate	Interest Basis Code	Compounding	Flat Fee \$	Greater of Two	Remit to	Advance	IOA
MAST SRV (MST)	SCHD BAL (SCHB)	0000000000	360/30 (A60)	N/A (N)	0 NO (N)			(N)NO	NO (N)
SPECIAL SRV (SPC)	SCHD BAL (SCHB)	0000000000	360/30 (A60)	N/A (N)	0 NO (N)		3RD PARTY	(Y)YES	NO (N)
TRUST (TRS)	SCHD BAL (SCHB)	3300000000	360/30 (A60)	N/A (N)	0 NO (N)		INVESTOR	(Y)YES	YES (Y)
WORK OUT (WFO)	PRIN INT (PIPI)	0000000000	360/30 (A60)	N/A (N)	0 NO (N)		3RD PARTY	(N)NO	NO (N)

Fee Description:	MAST SRV (MST)	Accrue On:	SCHD BAL (SCHB)	Margin:	.000000000000
Source:	STRIP OUT (2)	Interest Basis Code:	360/30 (A60)	Advance:	NO (N)
Flat Fee \$:	.00	Compounding:	N/A (N)	IOA:	NO (N)
Rate:	.050000000000	Index:		Active:	YES (Y)
Greater of Two:	NO (N)	Remit To:		CREFC Report:	

OK Cancel Apply Help

Upload Investor Vendor Fee Information using the Mapping Tool Template IO Strip Fee Investor Level.

Critical Date Calculations

Critical dates for IRP reporting are included in the Investor Vendor Remittance window. They include the Determination Date, Distribution Date, Remittance Date, Reporting Date, IRP Supplemental Reporting Date and P&I Advance Date. In Release 17 these dates were calculated in a spreadsheet and uploaded into the Investor Vendor file. An enhancement in Release 19 allows users to define the calculations necessary to roll the dates forward monthly.

Rolling the dates may require several calculations and comparisons to arrive at the correct date.

New Dates Added

To assist with the rolling of the dates several dates were added to the system.

- Recalculation Date – this date controls when Strategy cycles all dates forward to the next reporting period.
- Prior Recalculation Date – When Strategy reaches the Recalculation Date, this field populates with the prior period's recalculation date. This date updates monthly, does not require recalculation, and is not available for recalculation in the Date Calc Parameters function.
- Prior Determination Date – When Strategy reaches the Recalculation Date, this field populates with the Determination Date from the prior period. This date updates monthly, does not require recalculation, and is not available for recalculation in the Date Calc Parameters function.
- User Date 1 – Informational Only, additional user date
- User Date 2 – Informational Only, additional user date

The Investor Vendor – Remittance Information window will now display as shown below for Investors that have a Program ID of F1 and IRP Yes.

NOTE: The Critical Dates shown on the Remittance screen for Investors with a Program ID of F1, use the Dates from the Additional Investor Vendor Info file (PPSADIV) rather than the Last and Next Remittance Base Dates, and Last and Next Remittance Dates found in the Investor Vendor file (PINVES). The Remittance Dates in the PINVES file should be set to a date far in the future to insure that the system refers to the same date.

Remittance Field	File/Field	Date
Remittance Date (Critical Dates)	PPSADIV/IVNRDT	08/19/2019
Next Remittance Base Date	PINVES/IVNRBD	12/31/2060
Next Remittance Date	PINVES/IVNRDT	12/31/2060
Last Remittance Base Date	PINVES/IVLRBDT	11/30/2060
Last Remittance Date	PINVES/IVLRDT	11/30/2060

Next Cutoff Date

The Next Cutoff Date is found in the Investor Vendor file and in the Investor Master record at the loan level. While not included in the same area of the screen as the Critical Dates, the Next Cutoff Date remains critical in the processing of CREFC rules. This date can be defined using the Date Parameters using the Determination Date.

Vendor Remittance Information ✕

Investor: 00631 IR 2018-IR631 Program ID: F1 CREFC-CMBS (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: Reporting Date: IRP Supplemental Report Date:
 Prior Recalculation Date: Remittance Date: User Date 1:
 Determination Date: Distribution Date: User Date 2:
 Prior Determination Date: P&I Advance Date: Date Calc Parameters

Remittance Instructions

Next Remittance Base Date:
 Next Remittance Date:
 Last Remittance Base Date:
 Last Remittance Date:
 Remit Freq Method:
 Remit Freq:
 Weekly Remittance Day:
 Minimum \$ to Remit:
 P&I Test #:
 Payoff Formula:
 Int Basis for Loan Adv:
 Remittance Instruction:

Dep Gross Cust:
 Remit Gross P&I:
 Remit Net P&I:
 Contingent Int:
 Taxes:
 Escrow 2:
 Escrow 3:
 Escrow 4:
 Escrow 5:

Suspense Escrow:
 Late Charge:
 Gross Gr Rent:
 Net Ground Rent:
 Print Check:
 Print Remittance:
 Allow Excess Yld:
 Guaran or Non-Guaran:

Remittance File Type:

Late Charge Information

Percent Due Servicer:
 Initial Amount to Servicer:
 Max Amt Due Servicer:
 Amt Tied to Prin Bal:


OK Cancel **Apply** Help

Display Help Topics

Business Calendars

The fields in the Business Calendars section of the Vendor Remittance Information screen will be open and available for entry if the Investor is an IRP Investor. Values in these fields work in conjunction with the parameters for calculating the rolling dates. A valid Business Calendar code must exist to access the Date Calc Parameters window. Date Calculation Parameters.

The Date Calc Parameters ellipsis button appears in the Critical Dates section of the Investor Vendor Remittance Information window only for IRP Investors. Clicking the ellipsis button opens the Investor Vendor Date Calc window where users can view the date calculations for the various Critical Dates for the active IRP Investor.



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	08/14/2019	Single Calculation	REMITTANCE		Forward		
DTRMNATION	08/13/2019	Single Calculation		CALENDAR DATE 13	Forward		
NXT CUTOFF	08/13/2019	Single Calculation	DTRMNATION				
P&I ADV	08/14/2019	Single Calculation	REMITTANCE		Forward		
RECALC DT	08/20/2019	Single Calculation		CALENDAR DATE 20	Forward		
REMITTANCE	08/14/2019	Single Calculation	DTRMNATION		Forward	1	
REPORTING	08/13/2019	Single Calculation	DTRMNATION		Forward		
IRPSPLRPT	08/14/2019	Single Calculation	REMITTANCE		Forward		

Date Name:
Calculation Type:

Date #1

Based on Date #1:
Date for Date #1: ...
Move Forward or Backward #1:
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:

Adding New Date Calculation Records

Clicking 'Add' allows you to define parameters for each of the dates. Strategy allows only one definition per critical date. If you pick a date that already has a definition, the system displays the current settings. An authorized user can either edit the settings or back out without making changes.

Dates available for definition are:

Code	Full Description	Short Description
DSTB	DISTRIBUTION DATE	DSTRBUTION
DTRM	DETERMINATION DATE	DTRMNATION
NXCO	NEXT CUTOFF DATE	NXT CUTOFF
PIAD	P&I ADVANCE DATE	P&I ADV
RCLC	RECALCULATION DATE	RECALC DT
RMTT	REMITTANCE DATE	REMITTANCE
RPRT	REPORTING DATE	REPORTING
SUPP	IRP SUPPLEMENTAL REPORT DATE	IRPSPPLRPT
USR1	ADDITIONAL USER DATE 1	ADDL USER1
USR2	ADDITIONAL USER DATE 2	ADDL USER2

Adding a Date Calc Definition

Select the Date Name that you wish to define.

NOTE: One date calculation may depend on another date, so the order that dates are defined must be considered. If the Remittance Date is four days after the Determination Date, define the Determination Date parameters before attempting to define the Remittance Date parameters.

Once you have selected the Date Calculation to define, select the Calculation Type.

- Single Calculation works with only the parameters for Date #1. The Date #2 parameters will not be available for entry.
- Compound Calculation defines two dates and compares the two, selecting the result that meets the value in the Date to Use field – Earlier Date or Later Date.

Date #1		
Based on Date #1	Select the date that the date being defined will be based on	
Date for Date #1	If Based on Date #1 is blank this field will be available for entry. Allows user to select from a list of values.	Users can select from a list of available options that are either a Day/Week e.g. 3 rd Tuesday of the Month Calendar Date, e.g. Calendar Date 22 Or Business Day, e.g. 4 th Business Day of the Month.

Move Forward or Backward #1	Select the direction to adjust the date 1) from the Date Named in the Based on Date#1 field or 2) from the Day/Week or Calendar Date selected in Date for Date #1.	This field is protected if the user selects Date value that refers to a Business Day of the month (Code value starts with a B)
# of Business Days to Move#1	Enter the number of days to adjust the date named in the Based on Date #1 field, or the selection for Date for Date #1 (the Day/Week, or Calendar Date to the next Business Day in the direction indicated in Move Forward or Backward #1. See Tip:	This field is protected if the user selects Date value that refers to a Business Day of the month (Code value starts with a B)
Date #2	The following fields are only available for entry if the Calculation Type is Compound Calculation	
Date to Use	Select Earlier Date or Later Date to determine whether to select the result of Date #1 or Date #2	
Based on Date #2	Select the date that the date being defined will be based on	
Date for Date #2	If Based on Date #2 is blank this field will be available for entry. Allows user to select from a list of values.	Users can select from a list of available options that are either a Day/Week e.g. 3 rd Tuesday of the Month Calendar Date, e.g. Calendar Date 22 Or Business Day, e.g. 4 th Business Day of the Month.
Move Forward or Backward #2	Select the direction to adjust the date 1) from the Date Named in the Based on Date #2 field or 2) from the Day/Week or Calendar Date selected in Date for Date #2.	This field is protected if the user selects Date value that refers to a Business Day of the month (Code value starts with a B)
# of Business Days to Move #2	Enter the number of days to adjust the Date Named in the Based on Date #2 field, or from the Day/Week, or Calendar Date selected in Date for Date #2 to the next Business Day in the direction indicated in Move Forward or Backward #2 See Tip	This field is protected if the user selects Date value that refers to a Business Day of the month (Code value starts with a B)

Tip: The value entered in # of Business days to Move #1 (or Move #2) is the number of business days added to the next business day defined in the Business Calendar. If left blank=Strategy uses the next business day, if a value is entered (maybe 1), Strategy will use the next business day plus the # of days entered (next business day plus 1).

Dates recalculate in Day End when the Recalculation Date falls within the dates to process Day End.

Examples::

Determination Date on a specific Calendar Day:

Determination Date is always the 11th (regardless of the day of the week). If you select a Calendar Date of 11th of the Month and leave the move forward/backward blank, it will simply roll to the 11th every single month.

Using Business Days and Move Forward or Backward:

Using the Move Forward/Backward option indicates the use of the Business Calendar listed in the Vendor Remittance Instructions. When you use Move Forward or Backward and # of Business Days to Move parameters, non-business days (weekends plus any holidays listed in the Business Calendar selected) are skipped.

If Date #1 is not a business day the calculation backs up to the last business day. It then evaluates the next date, until it finds a business day to count.

Note: If users are uploading dates into these fields now, they can continue to do so. Users also have the option to upload dates for some IRP Investors and calculate dates for others.

List of Available Values for Date for Date #1 and Date for Date #2

Code	Category	Short Description	Long Description	Sort Order
Day/Week				
1MD	Day/Week	1STMONDAY	1ST MONDAY OF THE MONTH	1
1TD	Day/Week	1STTUESDAY	1ST TUESDAY OF THE MONTH	2
1WD	Day/Week	1STWDNSDAY	1ST WEDNESDAY OF THE MONTH	3
1HD	Day/Week	1STTHRSDAY	1ST THURSDAY OF THE MONTH	4
1FD	Day/Week	1STFRIDAY	1ST FRIDAY OF THE MONTH	5
2MD	Day/Week	2NDMONDAY	2ND MONDAY OF THE MONTH	6
2TD	Day/Week	2NDTUESDAY	2ND TUESDAY OF THE MONTH	7
2WD	Day/Week	2NDWDNSDAY	2ND WEDNESDAY OF THE MONTH	8
2HD	Day/Week	2NDTHRSDAY	2ND THURSDAY OF THE MONTH	9
2FD	Day/Week	2NDFRIDAY	2ND FRIDAY OF THE MONTH	10
3MD	Day/Week	3RDMONDAY	3RD MONDAY OF THE MONTH	11
3TD	Day/Week	3RDTUESDAY	3RD TUESDAY OF THE MONTH	12
3WD	Day/Week	3RDTWDNSDAY	3RD WEDNESDAY OF THE MONTH	13
3HD	Day/Week	3RDTHRSDAY	3RD THURSDAY OF THE MONTH	14
3FD	Day/Week	3RDFRIDAY	3RD FRIDAY OF THE MONTH	15
4MD	Day/Week	4THMONDAY	4TH MONDAY OF THE MONTH	16
4TD	Day/Week	4HTTUESDAY	4TH TUESDAY OF THE MONTH	17
4WD	Day/Week	4HTWDNSDAY	4TH WEDNESDAY OF THE MONTH	18

Code	Category	Short Description	Long Description	Sort Order
4HD	Day/Week	4THTHRSDAY	4TH THURSDAY OF THE MONTH	19
4FD	Day/Week	4THFRIDAY	4TH FRIDAY OF THE MONTH	20
Calendar Dates				
C01	Calendar Dates	CALDATE 01	CALENDAR DATE 1	21
C02	Calendar Dates	CALDATE 02	CALENDAR DATE 2	22
C03	Calendar Dates	CALDATE 03	CALENDAR DATE 3	23
C04	Calendar Dates	CALDATE 04	CALENDAR DATE 4	24
C05	Calendar Dates	CALDATE 05	CALENDAR DATE 5	25
C06	Calendar Dates	CALDATE 06	CALENDAR DATE 6	26
C07	Calendar Dates	CALDATE 07	CALENDAR DATE 7	27
C08	Calendar Dates	CALDATE 08	CALENDAR DATE 8	28
C09	Calendar Dates	CALDATE 09	CALENDAR DATE 9	29
C10	Calendar Dates	CALDATE 10	CALENDAR DATE 10	30
C11	Calendar Dates	CALDATE 11	CALENDAR DATE 11	31
C12	Calendar Dates	CALDATE 12	CALENDAR DATE 12	32
C13	Calendar Dates	CALDATE 13	CALENDAR DATE 13	33
C14	Calendar Dates	CALDATE 14	CALENDAR DATE 14	34
C15	Calendar Dates	CALDATE 15	CALENDAR DATE 15	35
C16	Calendar Dates	CALDATE 16	CALENDAR DATE 16	36
C17	Calendar Dates	CALDATE 17	CALENDAR DATE 17	37
C18	Calendar Dates	CALDATE 18	CALENDAR DATE 18	38
C19	Calendar Dates	CALDATE 19	CALENDAR DATE 19	39
C20	Calendar Dates	CALDATE 20	CALENDAR DATE 20	40
C21	Calendar Dates	CALDATE 21	CALENDAR DATE 21	41
C22	Calendar Dates	CALDATE 22	CALENDAR DATE 22	42
C23	Calendar Dates	CALDATE 23	CALENDAR DATE 23	43
C25	Calendar Dates	CALDATE 24	CALENDAR DATE 24	44
C25	Calendar Dates	CALDATE 25	CALENDAR DATE 25	45
C26	Calendar Dates	CALDATE 26	CALENDAR DATE 26	46
C27	Calendar Dates	CALDATE 27	CALENDAR DATE 27	47
C28	Calendar Dates	CALDATE 28	CALENDAR DATE 28	48
C29	Calendar Dates	CALDATE 29	CALENDAR DATE 29	49
C30	Calendar Dates	CALDATE 30	CALENDAR DATE 30	50
CEM	Calendar Dates	CEO MONTH	CALENDAR END OF MONTH	51
Business Days				
B01	Business Day	BD 1 ST	1ST BUSINESS DAY OF MONTH	52
B02	Business Day	BD 2ND	2ND BUSINESS DAY OF MONTH	53
B02	Business Day	BD 2ND	2ND BUSINESS DAY OF MONTH	53

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

Recalculation of Critical Dates

Critical Dates are recalculated on the Recalculation Date. This includes the Recalculation Date, Prior Recalculation Date, Determination Date, Next Cutoff Date, Prior Determination Date, Reporting Date, Remittance Date, Distribution Date, P&I Advance date, IRP Supplemental Report Date, and User Dates 1&2.

On the Recalculation Date, and upon exit from the Investor Vendor Date Calc window, the recalculated Critical Dates will “trickle down” from the Investor Vendor record to the Investor Master records that have the same value Investor Vendor date prior to the change. For example: If the Determination Date before recalculation was 7/15/2019 and the new Determination Date is now 8/13/2019, any investor master records for this investor that have a Determination Date of 7/15/2019 will be updated with the recalculated 8/13/2019 date. This is true for any of the Critical Dates found in the center of the Investor Vendor, Vendor Remittance Information window.

Critical Dates		
Recalculation Date:	08/20/2019	Reporting Date: 08/14/2019
Prior Recalculation Date:	07/22/2019	IRP Supplemental Report Date: 00/00/0000
Determination Date:	08/13/2019	User Date 1: 00/00/0000
Prior Determination Date:	07/15/2019	User Date 2: 00/00/0000
	P&I Advance Date: 08/14/2019	Date Calc Parameters ...

Updating Critical Dates

Changes made manually to the Critical Dates on the Vendor Maintenance Remittance screen (e.g., Determination Date) will also automatically display on the Investor Vendor Date Calc window in the Current Date column. The dates in the Current Date column generally reflect the associated dates in the Investor Vendor file or the Additional Info file for the

dates listed as Critical Dates. (PINVES - Next Cutoff Date/Next Cutoff Base Date) (PPSADIV – Determination/Distribution, Reporting, etc.). However, a manual change to the critical Date on the Investor Vendor Remittance screen change is not moved to the file that is used to recalculate the Critical Dates (PIRPXRCD).

The Recalculate Critical Dates file contains the information found on the Vendor Date Calc window for each F1 investor. Each Critical Date has a four character definition, and 'The Date' calculated based on the parameters set for that particular Critical Date. The dates in the Recalculate Critical Dates file are not moved to the PPSADIV or PINVES file until the Recalculation Date, unless a parameter change is made to the recalculation definition that causes a date to recalculate. Upon hitting Apply, the calculated date will update the Current Date columns, The Date field in the Recalculate Critical Dates file, and the values in the Investor Vendor Additional Info file.

To ensure that your Critical Dates continue to roll appropriately, when correcting a Critical Date, be sure to review the Investor Vendor Date Calculations and adjust parameters to apply the correct date. The updated parameters will be appropriately updated in both the PIRPXRCD, PPSADIV, and/or PINVES files and will be used to calculate dates going forward. Changing the Critical Date itself on the Investor Vendor Remittance screen, will only effect the current reporting period unless the date calculation parameters are corrected and applied.

Next Cutoff Date – Rolling Forward

The Next Cutoff Date will not Roll until the Recalculation Date

Next Cutoff Date must be defined for recalculation based on the Determination Date (Single Calculation, DTRMNATION) via the new Investor Vendor Date Calc window, the Next Cutoff Date and the Next Cutoff Base Date are updated at the Investor Vendor level and at the Investor Master level during dayend on the Recalculation Date.

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	08/16/2019	Single Calculation	REMITTANCE		Forward	2	
DTRMNATION	08/13/2019	Single Calculation		CALENDAR DATE 13	Forward		
NXT CUTOFF	08/13/2019	Single Calculation	DTRMNATION				
P&I ADV	08/14/2019	Single Calculation	DTRMNATION		Forward	1	
RECALC DT	08/20/2019	Single Calculation		CALENDAR DATE 20	Forward		
REMITTANCE	08/14/2019	Single Calculation	DTRMNATION		Forward	1	
REPORTING	08/14/2019	Single Calculation	DTRMNATION		Forward	1	

Date Name: **NXT CUTOFF (NXCO)**
Calculation Type: **SINGLE CALCULATION (?)**

Date #1
Based on Date #1: **(DTRM) DETERMINATION DA**
Date for Date #1: ...
Move Forward or Backward #1:
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:

NOTE: At this time, any changes made to the Next Cutoff Date in the Investor Vendor after the Recalculation Date DO NOT update the Investor Master record.

Critical Dates when Advance Processing = Yes

When Advance Processing is set to 'Yes' in the Investor Master>Advancing Information (PPSAIM/KGCPP, KGCPFEE, KGPROPPA, KGCP TAX, and/or KGCPINS)

the following is true.

- Set the Determination Date and Cutoff Date to be the same. -
 - Strategy creates a preliminary temporary advance record on the Determination Date during day end. This record may include projected amounts for the advance when it relates to Principal and Interest, or Fees stripped from interest because those advance transactions will not happen prior to the Reporting Date and payments may be received. Advancing records can be viewed under Investor Processing Module>Tools>Agency Reporting>Investor Reporting>Advances.
 - Strategy will recreate a preliminary temporary advance records for this every day until the Report date then the permanent Advance records will be built.

- Reporting Date- The Reporting Date is the deadline for funds received, the advance is now required as of the reporting date. On the dayend of the Report Date, Strategy creates permanent advancing records for reporting purposes. The permanent records contain the data reflecting payment activity, as well as IOA and non-recovery status if applicable, and the system creates an Advance Tracking record (PPSAFMTR).
- Set the P&I Advance Date and the Remittance Date parameters to configure as the same date.-
 - Strategy will remit, and completing the Advance Date and Actual Advance Amount in the Advance record. If funds are received after the Reporting Date, but prior to the Remittance Date, the Advance record will reflect the Actual Advance, Amounts Recovered, and Date Recovered.

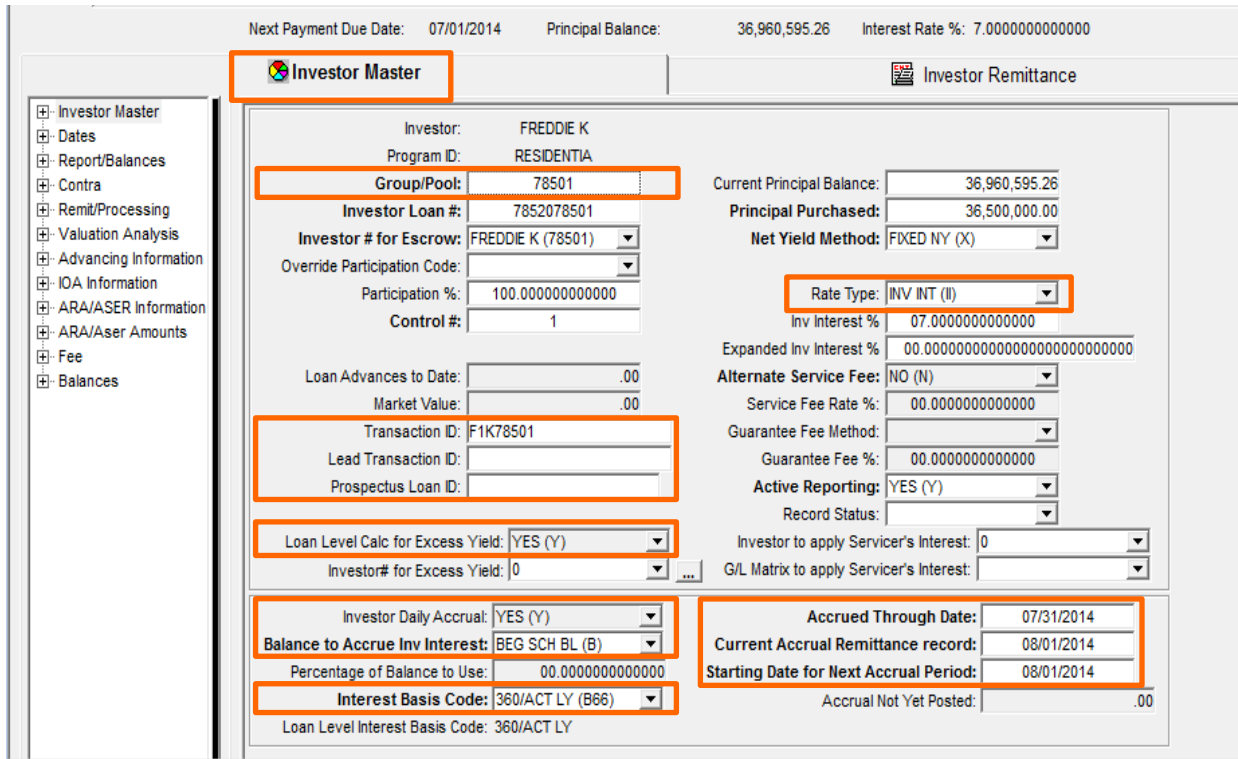
Authorized Users can view the preliminary Advance records using the Agency Reporting>Investor Reporting option available from the Investor Processing module specific toolbar or Tools menu. See the section on [Agency Reporting>Investor Reporting](#).

Configuring Information for CREFC Reporting – Investor Master

Loan Investor Master

Loans associated with the deal carry the default “Deal” values set at the Investor Vendor level. Users can adjust these values at the loan level as needed. The following fields may require adjusting for loans converting to IRP Reporting.

Investor Processing Module > Investor Master tab > Investor Master panel – (default module view)



Transaction ID	Populated from the Investor Vendor information, Transaction ID is a required value assigned to each Deal for IRP Reporting. (PPSAIM.KGTRANSID)
Prospectus Loan ID	Required key for IRP Reporting – loan level identification used in conjunction with the Property ID in IRP Reporting Prospectus Loan ID must be entered manually. (PPSAIM.KGPLID)

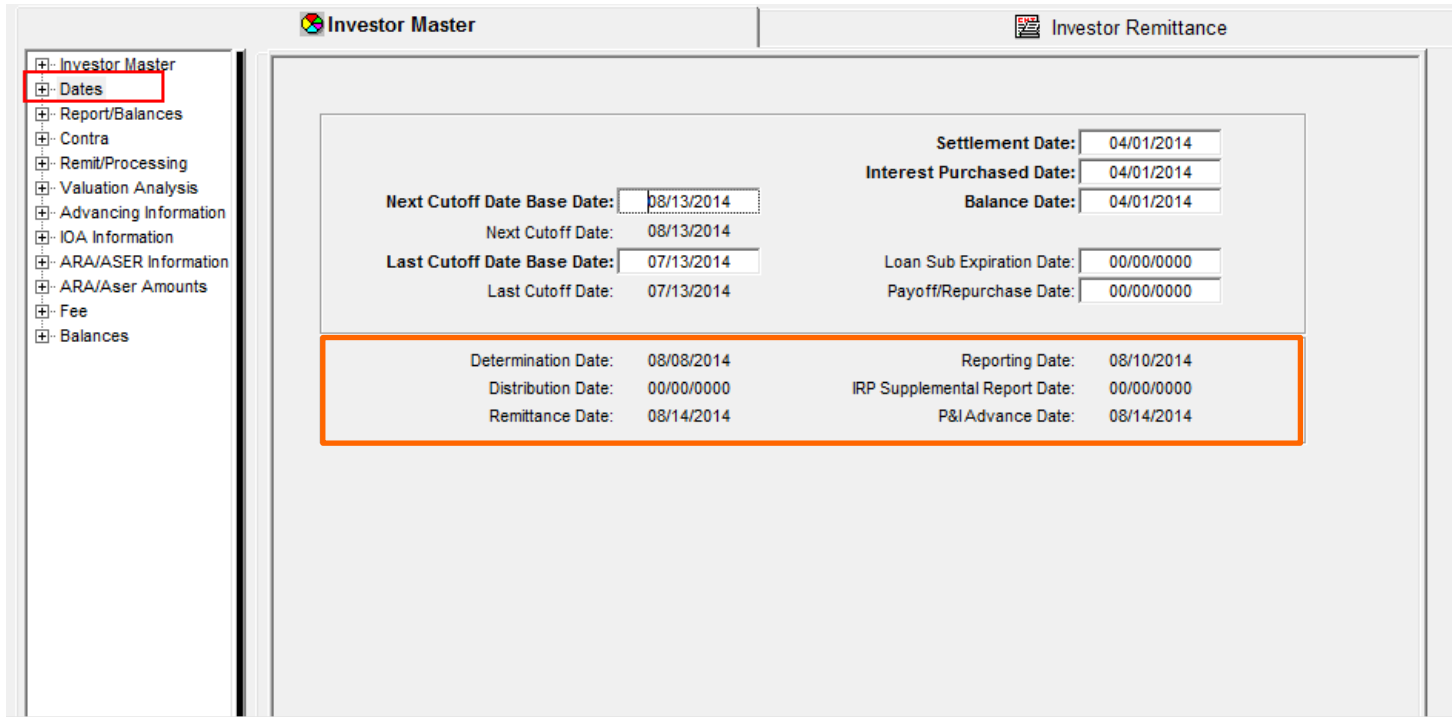
NOTE: Values shown here can be populated using the Mapping Tool template titled “Investor Master Loan Level”.

Loan Level Calc. for Excess Yield	Loan Level Calculation Excess Yield must be set to ‘Yes (Y)’. (PIMST3A.IMLLEY)
Investor Daily Accrual	Investor Daily Accrual must be set to ‘Yes (Y)’. (PIMST3A.IMIDA)
Balance to Accrue Inv. Interest	Balance used to calculate the investor’s interest must be Beg Sch BL (B) for Beginning Scheduled Balance. (PIMST3A.IMBALTOUSE)
Interest Basis Code	The Interest Basis Code used in the calculation of the Investor’s Interest defaults from the loan master file, but can be updated if using a different Interest Basis Code is required at this level. (PIMST3A.IMINTBASIS)

Rate Type	If subtracting fees other than the Guarantee Fee and the Service Fee from the interest due, the field Rate Type <u>must</u> be set to <u>Investor's Interest 'INV INT (II)'</u> . (Labeled in the Mapping Tool as Net Yld or Inv Int). (PPSAIM.KGNYORII)
Accrued Through Date	The Accrued Through Date will default from the loan's accrual record, but can be updated if this investor is using a different Interest Basis Code than the loan. (PIMST3A.IMACRDT)
Current Accrual Remittance Record	The values for the Current Accrual Remittance record will default from the loan's accrual record. (PIMST3A.IMCARD)
Starting Date for Next Accrual Period	The values for the Starting Date for the Next Accrual Period will default from the loan's accrual record. (PIMST3A.IMMAD)

Investor Master – Dates

Investor Processing module – Investor Master tab > Dates panel

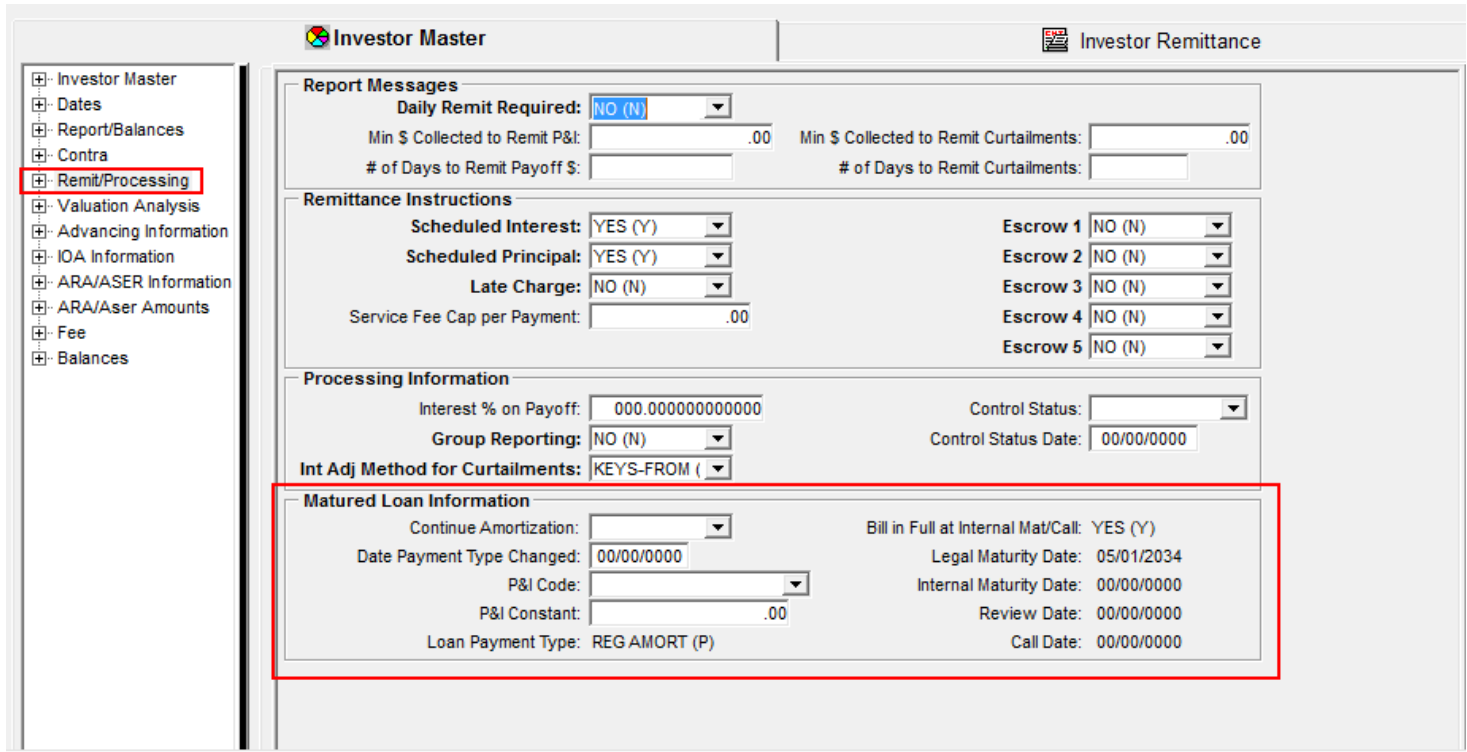


Investor Master		Investor Remittance	
<div> <div> Investor Master <ul style="list-style-type: none"> Dates Report/Balances Contra Remit/Processing Valuation Analysis Advancing Information IOA Information ARA/ASER Information ARA/Aser Amounts Fee Balances </div> <div> <div> Next Cutoff Date Base Date: 08/13/2014 Next Cutoff Date: 08/13/2014 </div> <div> Last Cutoff Date Base Date: 07/13/2014 Last Cutoff Date: 07/13/2014 </div> </div> <div> <div> Settlement Date: 04/01/2014 Interest Purchased Date: 04/01/2014 Balance Date: 04/01/2014 </div> <div> Loan Sub Expiration Date: 00/00/0000 Payoff/Repurchase Date: 00/00/0000 </div> </div> <div> <div> Determination Date: 08/08/2014 Distribution Date: 00/00/0000 Remittance Date: 08/14/2014 </div> <div> Reporting Date: 08/10/2014 IRP Supplemental Report Date: 00/00/0000 P&I Advance Date: 08/14/2014 </div> </div> </div>			

Critical Dates update as display only on the Dates tab from the Investor Vendor file after the first dayend is run following setup and then monthly on the Recalculation Date.

Investor Master – Remit/Processing

Investor Processing module – Investor Master tab > Remit/Processing



Investor Master **Investor Remittance**

Report Messages
 Daily Remit Required:
 Min \$ Collected to Remit P&I: Min \$ Collected to Remit Curtailments:
 # of Days to Remit Payoff \$: # of Days to Remit Curtailments:

Remittance Instructions
 Scheduled Interest: Escrow 1:
 Scheduled Principal: Escrow 2:
 Late Charge: Escrow 3:
 Service Fee Cap per Payment: Escrow 4:
 Escrow 5:

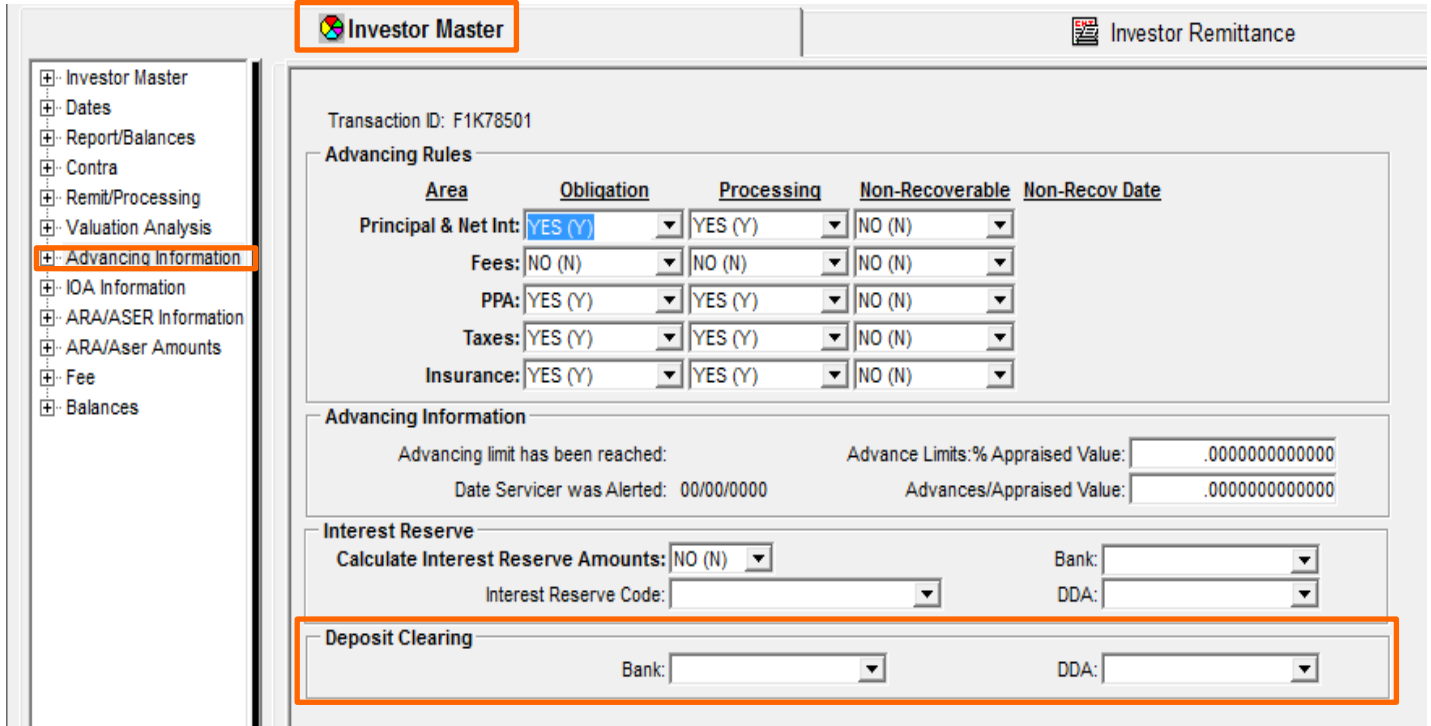
Processing Information
 Interest % on Payoff: Control Status:
 Group Reporting: Control Status Date:
 Int Adj Method for Curtailments:

Matured Loan Information
 Continue Amortization:
 Date Payment Type Changed: Bill in Full at Internal Mat/Call: YES (Y)
 P&I Code: Legal Maturity Date: 05/01/2034
 P&I Constant: Internal Maturity Date: 00/00/0000
 Loan Payment Type: REG AMORT (P) Review Date: 00/00/0000
 Call Date: 00/00/0000

Matured Loan Information -If the loan is set up for Maturity Billing and will change from an Amortizing loan to an Interest only loan at Maturity, the Investor Master record maybe set to continue amortizing. This feature was added as part of the Enhanced IR functionality in Release 17 Update 3.

Investor Master – Advancing Information

Investor Processing module – Investor Master tab > Dates panel



Transaction ID: F1K78501

Advancing Rules

Area	Obligation	Processing	Non-Recoverable	Non-Recov Date
Principal & Net Int:	YES (Y)	YES (Y)	NO (N)	
Fees:	NO (N)	NO (N)	NO (N)	
PPA:	YES (Y)	YES (Y)	NO (N)	
Taxes:	YES (Y)	YES (Y)	NO (N)	
Insurance:	YES (Y)	YES (Y)	NO (N)	

Advancing Information

Advancing limit has been reached: _____ Advance Limits:% Appraised Value: .000000000000

Date Servicer was Alerted: 00/00/0000 Advances/Appraised Value: .000000000000

Interest Reserve

Calculate Interest Reserve Amounts: NO (N) Bank: _____

Interest Reserve Code: _____ DDA: _____

Deposit Clearing

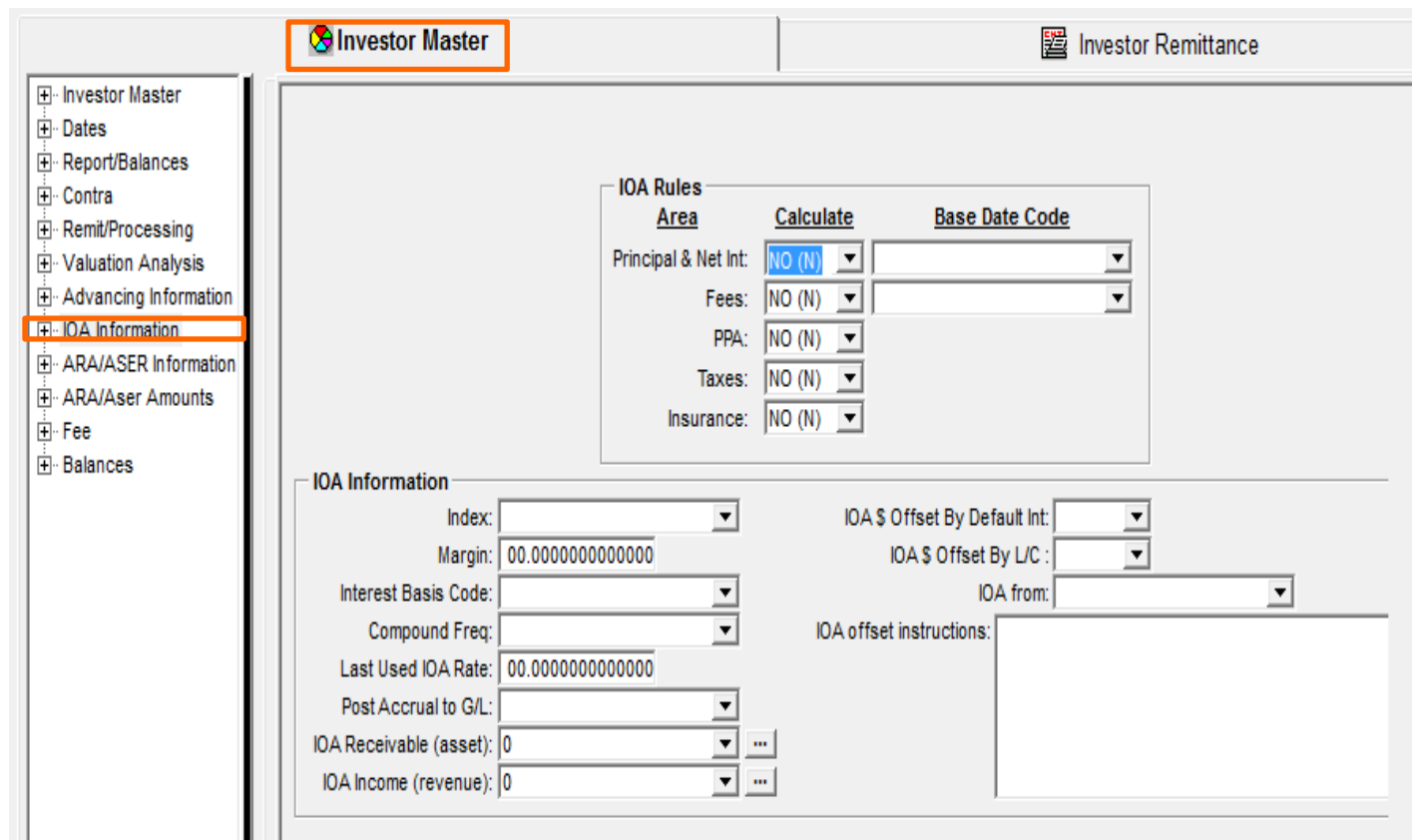
Bank: _____ DDA: _____

Advancing Rules	Values here default down from the Investor Vendor
Advancing Information	Values here default down from the Investor Vendor
Interest Reserve	Values here default down from the Investor Vendor
Deposit Clearing	Values entered here will override what is entered in the Investor Vendor

Users may also upload Historical Advance records regardless of whether they are open or closed. If Strategy has calculated Interest on the Advance record, the amount can be retained and Strategy will continue to accrue, or Strategy can recalculate the interest in one of the Pre Programs provided to prepare data for IRP reporting. If you advance, contact McCracken if you need assistance with historical records.

Investor Master – IOA Information

Investor Processing module – Investor Master tab > IOA Information Panel



Investor Master | **Investor Remittance**

IOA Rules

Area	Calculate	Base Date Code
Principal & Net Int:	NO (N)	
Fees:	NO (N)	
PPA:	NO (N)	
Taxes:	NO (N)	
Insurance:	NO (N)	

IOA Information

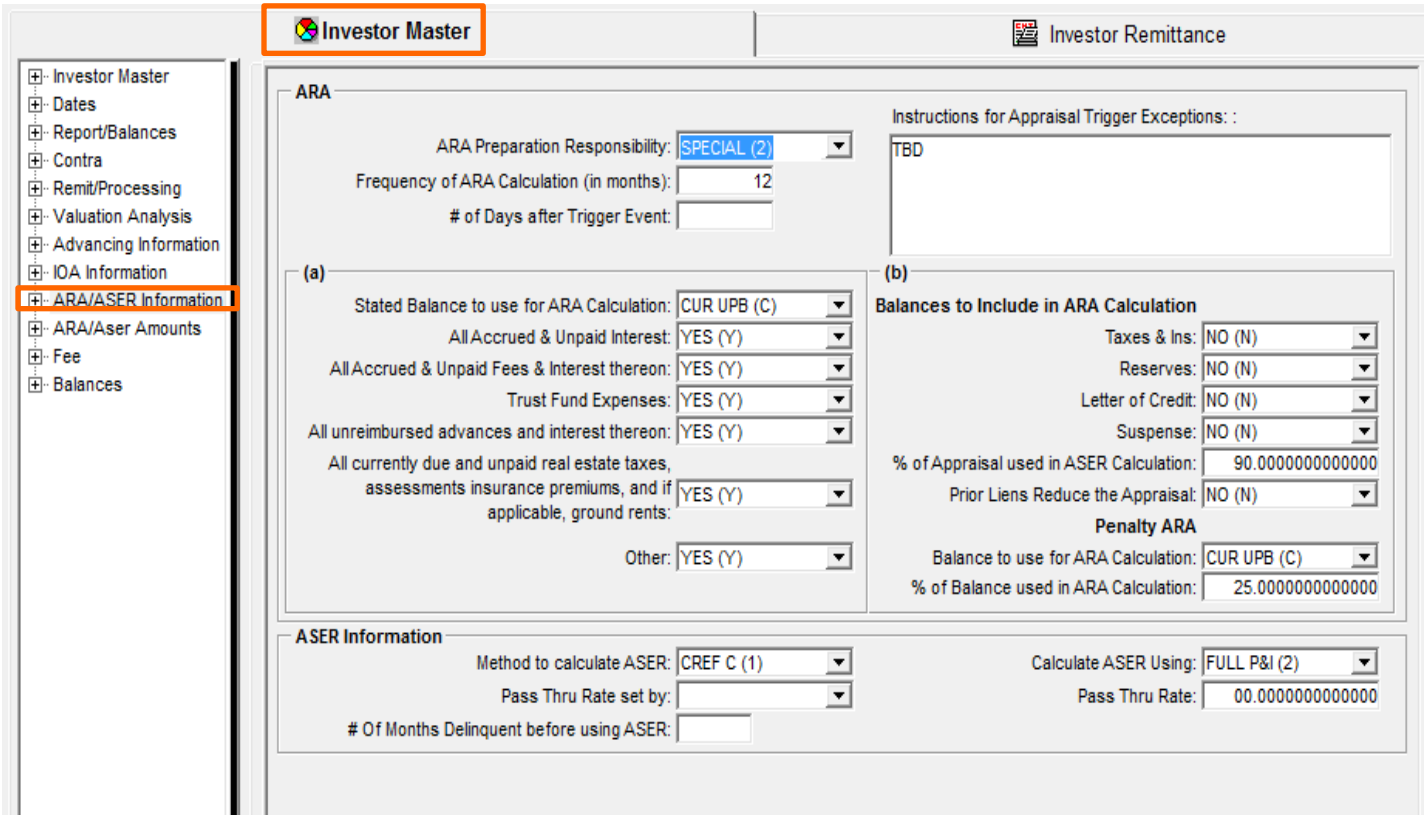
Index:
 Margin: 00.00000000000000
 Interest Basis Code:
 Compound Freq:
 Last Used IOA Rate: 00.00000000000000
 Post Accrual to G/L:
 IOA Receivable (asset): 0 ...
 IOA Income (revenue): 0 ...

IOA \$ Offset By Default Int:
 IOA \$ Offset By L/C :
 IOA from:
 IOA offset instructions:

IOA Rules	Values here default down from the Investor Vendor and can be overridden if necessary.
IOA Information	Values here default down from the Investor Vendor and can be overridden if necessary.

Investor Master – ARA/ASER Information

Investor Processing module – Investor Master tab > ARA/ASER Information Panel



The screenshot shows the 'Investor Master' tab selected in the top navigation bar. The left sidebar contains a tree view with the following items: Investor Master, Dates, Report/Balances, Contra, Remit/Processing, Valuation Analysis, Advancing Information, IOA Information, **ARA/ASER Information** (highlighted), ARA/Asr Amounts, Fee, and Balances. The main panel is titled 'Investor Master' and contains the following sections:

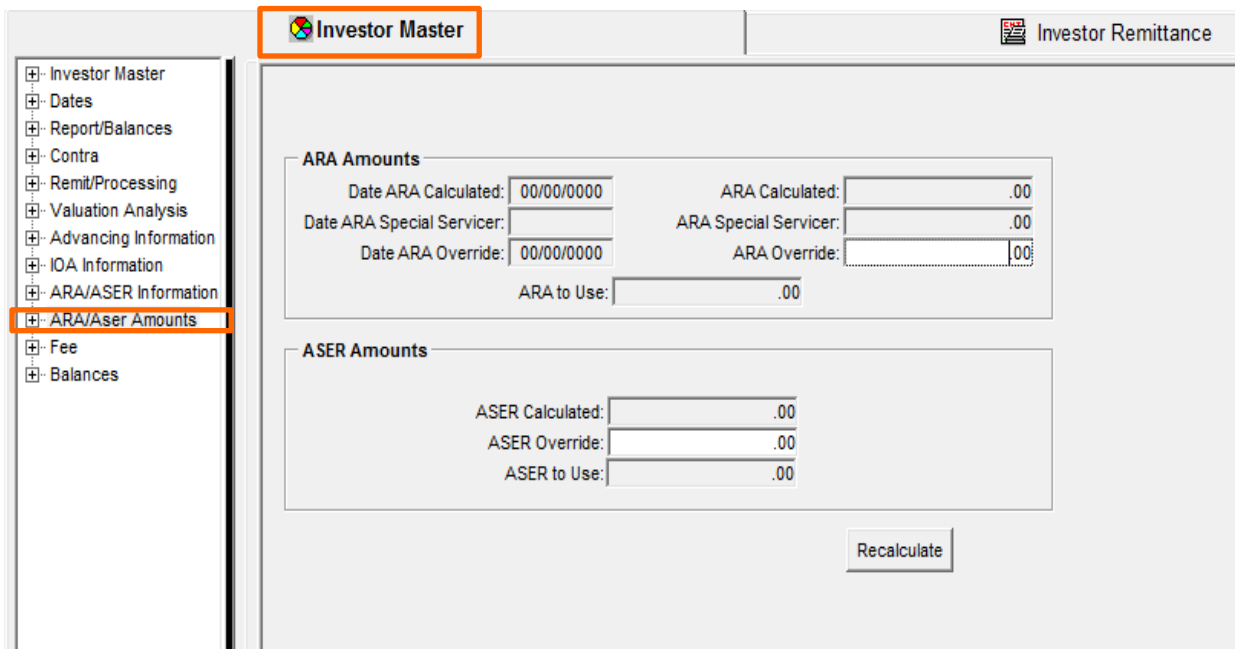
- ARA Section:**
 - ARA Preparation Responsibility: SPECIAL (2)
 - Frequency of ARA Calculation (in months): 12
 - # of Days after Trigger Event: (empty)
 - Instructions for Appraisal Trigger Exceptions: TBD
- (a) Section:**
 - Stated Balance to use for ARA Calculation: CUR UPB (C)
 - All Accrued & Unpaid Interest: YES (Y)
 - All Accrued & Unpaid Fees & Interest thereon: YES (Y)
 - Trust Fund Expenses: YES (Y)
 - All unreimbursed advances and interest thereon: YES (Y)
 - All currently due and unpaid real estate taxes, assessments insurance premiums, and if applicable, ground rents: YES (Y)
 - Other: YES (Y)
- (b) Balances to Include in ARA Calculation Section:**
 - Taxes & Ins: NO (N)
 - Reserves: NO (N)
 - Letter of Credit: NO (N)
 - Suspense: NO (N)
 - % of Appraisal used in ASER Calculation: 90.000000000000
 - Prior Liens Reduce the Appraisal: NO (N)
- Penalty ARA Section:**
 - Balance to use for ARA Calculation: CUR UPB (C)
 - % of Balance used in ARA Calculation: 25.000000000000
- ASER Information Section:**
 - Method to calculate ASER: CREF C (1)
 - Pass Thru Rate set by: (empty)
 - # Of Months Delinquent before using ASER: (empty)
 - Calculate ASER Using: FULL P&I (2)
 - Pass Thru Rate: 00.000000000000

ARA and ASER Information will default down from the Investor Vendor settings but users may update here if necessary.

NOTE: ARA/ASER Information at the Investor/Loan can be uploaded using the Mapping Tool Template Investor Master Loan Level

Investor Master – ARA/ASER Amounts

Investor Processing module – Investor Master tab > ARA/ASER Amounts Panel



Investor Master | Investor Remittance

ARA Amounts

Date ARA Calculated: 00/00/0000 ARA Calculated: .00

Date ARA Special Servicer: ARA Special Servicer: .00

Date ARA Override: 00/00/0000 ARA Override: .00

ARA to Use: .00

ASER Amounts

ASER Calculated: .00

ASER Override: .00

ASER to Use: .00

Recalculate

ARA Override	ARA Override may be entered if necessary
IOA Information	ASER Override may be entered if necessary

Information related to the Loan Investor Master, Dates, Remit/Processing, Advancing Information, IOA Information, ARA/ASER Information will default down to the Investor Master on the loan from the Investor Vendor and can be updated as needed at the Loan Level. The Mapping Tool template Investor Master Loan Level contains the majority of the fields, unless noted.

Required fields for the Investor Master Loan Level template are Loan Number and Investor Number.

Investor Master – Fee

Investor Processing module – Investor Master tab > Fee Panel

The Investor Master Fee panel is only available if the Rate Type field on the Investor Master panel is set to 'INV INT (II)' making Fees applicable at the Investor Master / loan level.

Next Payment Due Date: 07/01/2014 Principal Balance: 36,960,595.26 Interest Rate %: 7.00000000000000

Investor Master Investor Remittance

Investor: FREDDIE K
 Program ID: RESIDENTIA
 Group/Pool: 78501
 Investor Loan #: 7852078501
 Investor # for Escrow: FREDDIE K (78501)
 Override Participation Code:
 Participation %: 100.00000000000000
 Control #: 1

Current Principal Balance: 36,960,595.26
 Principal Purchased: 36,500,000.00
 Net Yield Method: FIXED NY (X)
 Rate Type: INV INT (II)
 Inv Interest %: 07.00000000000000
 Expanded Inv Interest %: 00.00000000000000000000

Investor Master Investor Remittance

Fee Description	Source	Flat Fee \$	Rate	Greater of the Two	Accrue On	Interest Basis	Compounding	Index	Me
MAST SRV (MST)	STRIP OUT (2)	.00	.1250000000	NO (N)	SCHD BAL (SCHB)	360/ACT LY (B66)			0000
PRMY S FEE (PRI)	STRIP OUT (2)	.00	0000000000		SCHD BAL (SCHB)	360/ACT LY (B66)	N/A (N)		0000
SUB SRV FE (SUB)	STRIP OUT (2)	.00	4060000000		SCHD BAL (SCHB)	360/ACT LY (B66)	N/A (N)		0000
TRUST (TRS)	STRIP OUT (2)	.00	2500000000		SCHD BAL (SCHB)	360/ACT LY (B66)	N/A (N)		0000

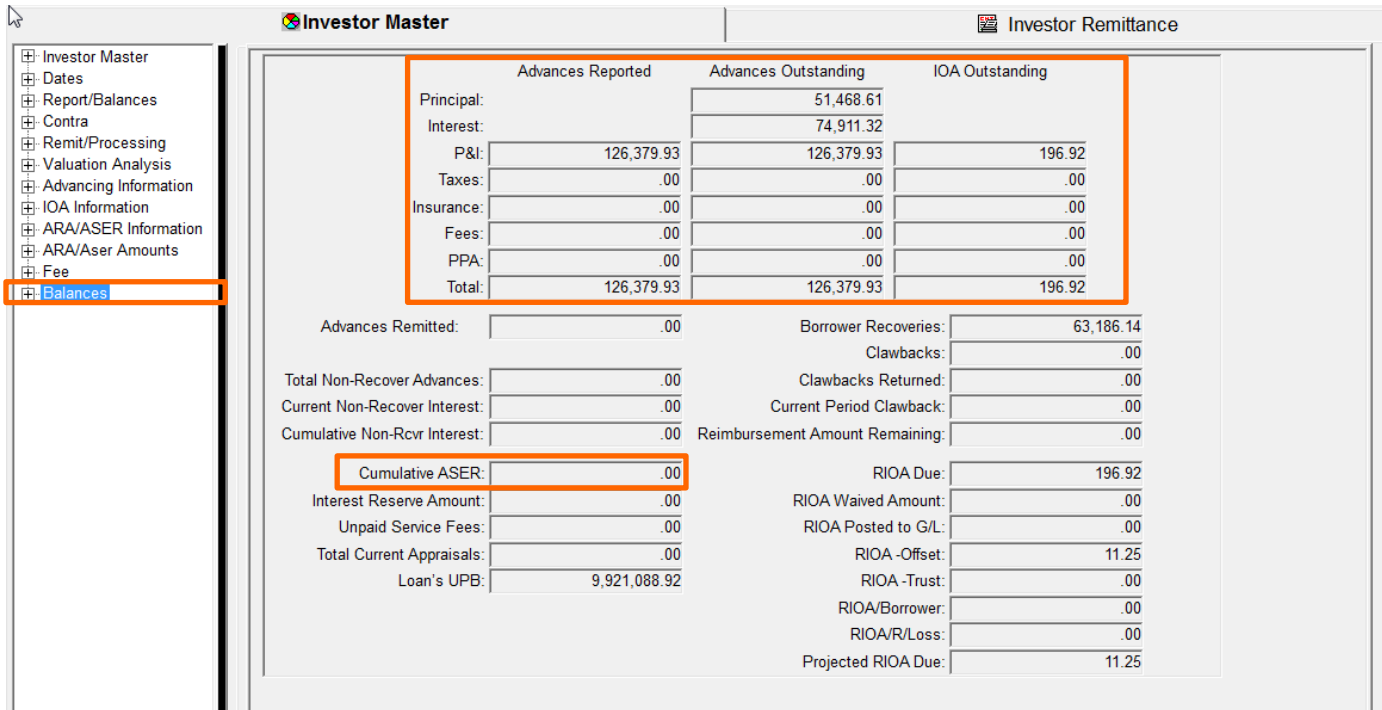
Fee Description: MAST SRV (MST) Accrue On: SCHD BAL (SCHB) Margin: .00000000000000
 Source: STRIP OUT (2) Interest Basis: 360/ACT LY (B66) Advance:
 Flat Fee \$: .00 Compounding:
 Rate: .05512500000000 Index:
 Greater of the Two: NO (N) Remit To:
 CREFC Report:

Fees parameters may default down from the Investor Vendor and users update or change them in Investor Master if applicable fees differ on the loan. Fees may be individually added in Investor Master. When the Investor Remittance is created there will be records created in a separate file with the amount of each active fee.

NOTE: Fee Information can be updated via the Mapping Tool template IO Strip Fee. Loan Number, Investor Number,

Investor Master – Balances

The Balances screen displays the Advances on the loan. Balances shown on this screen are for the investor selected in the grid at the top of the screen. This screen is duplicated at the Investor Vendor level providing aggregate information for all loans where the Investor has an interest.



	Advances Reported	Advances Outstanding	IOA Outstanding
Principal:		51,468.61	
Interest:		74,911.32	
P&I:	126,379.93	126,379.93	196.92
Taxes:	.00	.00	.00
Insurance:	.00	.00	.00
Fees:	.00	.00	.00
PPA:	.00	.00	.00
Total:	126,379.93	126,379.93	196.92

Advances Remitted:	.00	Borrower Recoveries:	63,186.14
Total Non-Recover Advances:	.00	Clawbacks:	.00
Current Non-Recover Interest:	.00	Clawbacks Returned:	.00
Cumulative Non-Rcvr Interest:	.00	Current Period Clawback:	.00
Cumulative ASER:	.00	Reimbursement Amount Remaining:	.00
Interest Reserve Amount:	.00	RIOA Due:	196.92
Unpaid Service Fees:	.00	RIOA Waived Amount:	.00
Total Current Appraisals:	.00	RIOA Posted to G/L:	.00
Loan's UPB:	9,921,088.92	RIOA -Offset:	11.25
		RIOA -Trust:	.00
		RIOA/Borrower:	.00
		RIOA/R/Loss:	.00
		Projected RIOA Due:	11.25

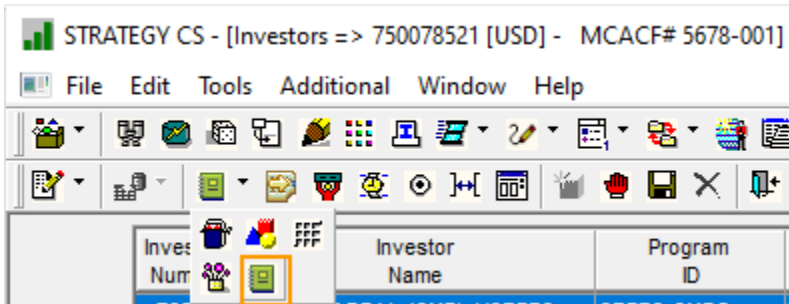
Fields displayed here are calculated by Strategy and are read only. Values are used on the [Delinquent Loan Status Report](#).

Cumulative ASER

Advances Reported/Outstanding/IOA Outstanding

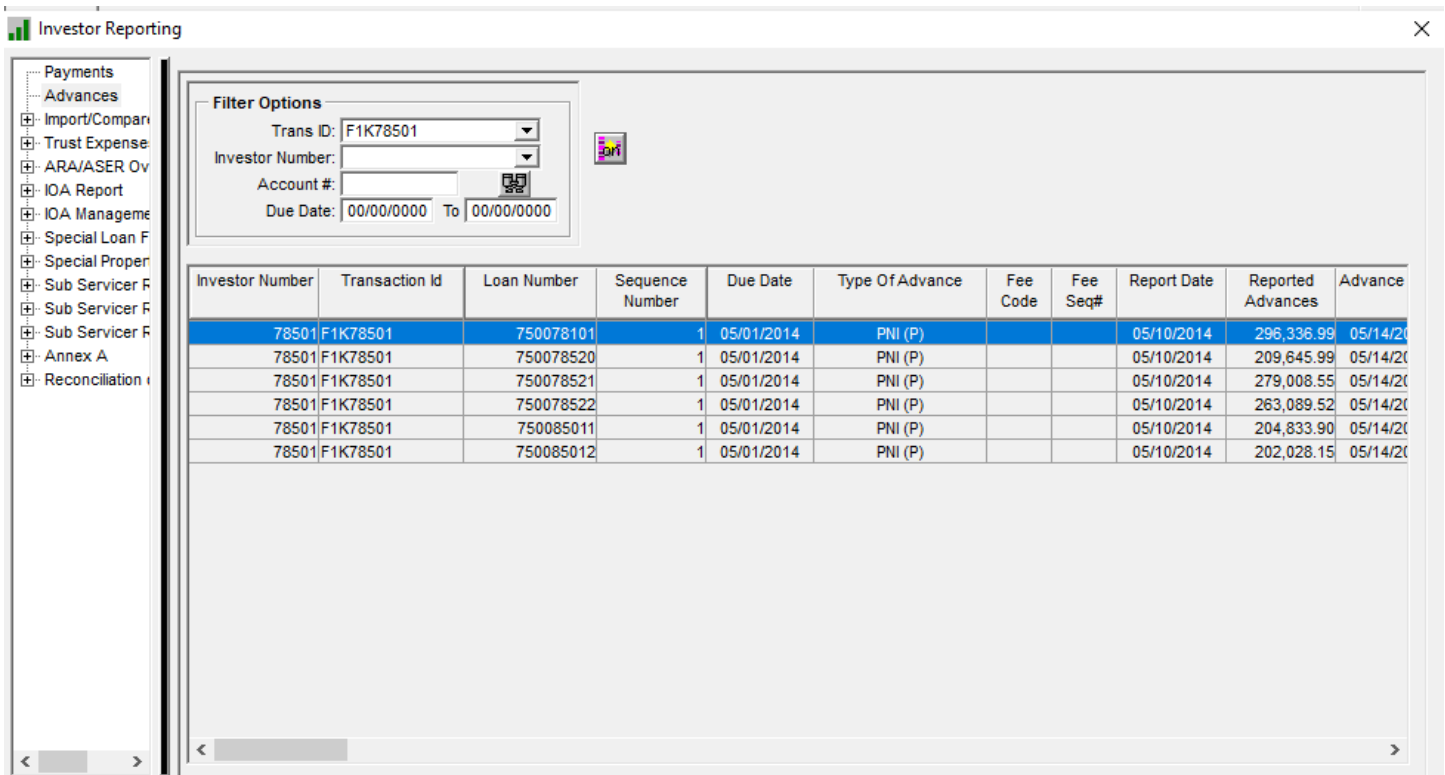
Agency Reporting>Investor Reporting

The agency reporting option for Investor Reporting available from the Investor Processing Module specific toolbar allows users to review information regarding their CREFC loans (Investor Program ID F1, IRP = 'Yes').



Investors>Tools>Agency Reporting>Investor Reporting.

The Agency Reporting – IR window displays information related to Payments, Advances, Interest on Advances, Trust Expenses, and ARA/ASER information related to the IRP Reporting Package. Users can review preliminary information prior to the Reporting Date.



1-Advances panel displays the fields found in the Advances file (PPSAADV). Values finalized on the Reporting Date appear in the Loan Periodic Update Report.

Investor Remittance



The remittance window details the Remittance transactions for each Investor on the loan.

STRATEGY CS - [Investors => 750078520 [USD] - Riverlands Golf MCACF# 5678-001]

File Edit Tools Additional Window Help

Investor Number	Investor Name	Program ID	Investor Loan Number	Participation %	Current Balance	Net Yield %	Service Fee %
78501	FREDDIE K DEAL (CME) 1/CREFC	CREFC-CMBS	7852078501	100.000000000000	47,739,815.37	7.00000000000000	.00000000000000

Next Payment Due Date: 08/01/2019 Principal Balance: 47,739,815.37 Interest Rate %: 7.00000000000000

 Investor Master  Investor Remittance

Billing Date	Transaction Type	Transaction Description	Sub-Trans Type	Sub-Trans Description	Transaction Sequence	Cash Transaction Date	Principal and Interest Due	Principal and Interest Credited	Principal ar Interest Rema
09/01/2019	02	PMT REC'D			1	00/00/0000	288,758.97	.00	28
08/01/2019	02	PMT REC'D			1	00/00/0000	287,531.32	.00	28
08/01/2019	19	PRINC DR	19	19	1	08/01/2019	.00	-204,665.22	20
07/01/2019	02	PMT REC'D	02	02	1	00/00/0000	277,143.61	277,143.61	
07/01/2019	02	PMT REC'D	02	02	2	07/05/2019	277,143.61	277,143.61	
07/01/2019	19	PRINC DR	19	19	1	07/01/2019	.00	-197,245.43	19
06/01/2019	02	PMT REC'D	02	02	1	00/00/0000	285,131.08	285,131.08	
06/01/2019	02	PMT REC'D	02	02	2	06/04/2019	285,131.08	285,131.08	
06/01/2019	19	PRINC DR	19	19	1	06/01/2019	.00	-202,950.77	20
05/01/2019	02	PMT REC'D	02	02	1	00/00/0000	274,830.44	274,830.44	
05/01/2019	02	PMT REC'D	02	02	2	05/06/2019	274,830.44	274,830.44	
05/01/2019	19	PRINC DR	19	19	1	05/01/2019	.00	-195,593.16	19
04/01/2019	02	PMT REC'D	02	02	1	00/00/0000	282,751.05	282,751.05	
04/01/2019	02	PMT REC'D	02	02	2	04/04/2019	282,751.05	282,751.05	
04/01/2019	19	PRINC DR	19	19	1	04/01/2019	.00	-201,250.75	20
04/01/2019	29	TAX DISB			1	04/01/2019	.00	.00	
04/01/2019	29	TAX DISB			2	04/01/2019	.00	.00	
03/01/2019	02	PMT REC'D	02	02	1	00/00/0000	254,504.42	254,504.42	

Double clicking on the record in the Investor Remittance grid opens the Remittance Information window for the selected Remittance.

Remittance Information																																	
Investor: 78501 FREDDIE K	Program ID: F1 CREFC-CMBS	Investor Group Number: 78501																															
Billing Date: 07/01/2019	Trans. Type: 02 PMT REC'D	Trans. Sequence: 2																															
	Sub-Trans Type: 02																																
Cash Trans. Date: 07/05/2019	Reversal/Rtn Type:	Reversal/Rtn Date: 00/00/0000																															
Remittance Amounts																																	
	Amount Due	Amount Credited	Scheduled Balances																														
Principal:	1,000.00	1,000.00	Beginning: 47,338,904.72																														
Interest:	276,143.61	276,143.61	Ending: 47,337,904.72																														
Taxes:	24,217.08	24,217.08																															
Escrow 2:	3,668.92	3,668.92																															
Escrow 3:	2,000.00	2,000.00																															
Escrow 4:	.00	.00																															
Escrow 5:	.00	.00																															
Tiered Service Fee:	.00	.00																															
Late Charge:	.00	.00																															
<table border="0"> <tr> <td>Payment Status: SATISFIED (S)</td> <td>Date Prin. Remit: 00/00/0000</td> <td>Service Fee Rate %: .000000000000</td> </tr> <tr> <td>Payment Due Date: 07/01/2019</td> <td>Date Interest Remit: 00/00/0000</td> <td>Service Fee Amt: 4,931.14</td> </tr> <tr> <td>Prin. Bal After Tran: 47,535,150.15</td> <td>Interest From Date: 06/01/2019</td> <td>S/F Override Amt: .00</td> </tr> <tr> <td>Misc Amt Type: NONE (000)</td> <td>Interest To Date: 06/30/2019</td> <td>Sub Servicer Fee: .00</td> </tr> <tr> <td>Misc Amount: .00</td> <td>Net Interest Remit: .00</td> <td>Ground Rent S/F: .00</td> </tr> <tr> <td>Interest Rate %: 7.000000000000</td> <td>Inv Net Yield %: 7.000000000000</td> <td>Servicer Late Chg: .00</td> </tr> <tr> <td>Interest Adj (+ or -): .00</td> <td>Excess Yield Amt: .00</td> <td></td> </tr> <tr> <td>Inv Daily Accrual: YES (Y)</td> <td>Loan Level E/Y Calc: YES (Y)</td> <td></td> </tr> <tr> <td>End of Period Adj.: .00</td> <td>Loan Level E/Y Remit:</td> <td></td> </tr> <tr> <td>Manual Interest Adj.: .00</td> <td>Inv for Excess Yield: 0</td> <td></td> </tr> </table>				Payment Status: SATISFIED (S)	Date Prin. Remit: 00/00/0000	Service Fee Rate %: .000000000000	Payment Due Date: 07/01/2019	Date Interest Remit: 00/00/0000	Service Fee Amt: 4,931.14	Prin. Bal After Tran: 47,535,150.15	Interest From Date: 06/01/2019	S/F Override Amt: .00	Misc Amt Type: NONE (000)	Interest To Date: 06/30/2019	Sub Servicer Fee: .00	Misc Amount: .00	Net Interest Remit: .00	Ground Rent S/F: .00	Interest Rate %: 7.000000000000	Inv Net Yield %: 7.000000000000	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	
Payment Status: SATISFIED (S)	Date Prin. Remit: 00/00/0000	Service Fee Rate %: .000000000000																															
Payment Due Date: 07/01/2019	Date Interest Remit: 00/00/0000	Service Fee Amt: 4,931.14																															
Prin. Bal After Tran: 47,535,150.15	Interest From Date: 06/01/2019	S/F Override Amt: .00																															
Misc Amt Type: NONE (000)	Interest To Date: 06/30/2019	Sub Servicer Fee: .00																															
Misc Amount: .00	Net Interest Remit: .00	Ground Rent S/F: .00																															
Interest Rate %: 7.000000000000	Inv Net Yield %: 7.000000000000	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																																
<div> <input type="button" value="OK"/> <input type="button" value="Cancel"/> <input type="button" value="Apply"/> <input type="button" value="Help"/> </div>																																	

Values in this file (PIREM) are used to create the Remittance files –Formats 01 – 06, and Freddie Q that represent files used by Primary Servicers to remit to the Master Servicers for CMBS loans. Various IRP Reports use the Beginning and Ending Scheduled Balances found in the Remittance record. Which Remittance Format used by the investor is defined at the Investor Vendor level.

Format	File Name - Number of Fields
Format 01 (01)	PIRPX01 – 22 Fields
Format 02 (02)	PIRPX02 – 46 Fields
Format 03 (03)	PIRPX03 – 18 Fields
Format 04 (04)	PIRPX04 – 26 Fields
Format 05 (05)	PIRPX05 – 44 Fields
Format 06 (06)	PIRPX06 - 20 Fields
Freddie Q(07)	PIRPXQR – 46 Fields

Financial Statement Information

Strategy's Financial Statement application available via the Portal provides Financial Statement Form types for CREFC reporting based on their templates for Commercial Properties, Multifamily, Healthcare and Lodging required forms.



Statements can be entered manually via the Financial Statement Application or uploaded via the Mapping Tool template Financial Statements. When using the Mapping Tool template, you must have the Collateral ID, Form Type and appropriate Item Type (Income/Expense/Reserves), Item Description, and Mapped To Account. To properly complete the information for the reports, Purpose Code and Period Beginning and Ending Dates should be included as well.

Financial Statement Historical Records

Strategy will refer to the historical financial statement records to provide the preceding, 2nd preceding, and Underwriting Base data required by the IRP Reports.

Financial Statement - Historical Records

Welcome, KIM17
Financial Statement Entry

750010501 ☐ Exact Match?

Loan Information

Loan Number	750010501	Investor	IRP Master Serviced (750)	Investor Loan	10501750	Fiscal Year End	00/00	Related Loans	
Client Relations Mgr	RYLOWICZ, SUSAN [SR]	Processor Code		Loan Type	CONVENTIONAL (PURCHASED) [P]	Original Loan Date	04/01/2014	Load Added Date	04/18/2014
Product Line		Product Line Detail 1		Product Line Detail 2		Source Code		Hold Code	
Collateral ID	97	Property Name	Quest Industrial Building (1)	Property Address	4475-4480 Forest Street Sacramento, CA 94203	Property Desc 1	WAREHOUSE OFFICE [21]	Property Desc 2	
<input type="button" value="View Detail"/>	<input type="button" value="Property Maintenance"/>								CMS Property Type INDUSTRIAL [IN]

Historical Records

Start Date	End Date	Number of Months	DSCR: (NOI/Debt Service) - A,B & C Note	DSCR: (NCF/Debt Service) - A,B & C Note	Statement Frequency	Consolidated (Y/N)	Status	Purpose Code	Form Type
01/01/2014	03/31/2014	3.0	4.54657	4.54848	1ST QUARTER	No	IN PROGRESS	PERIODIC STATEMENT	CREFC Commercial
01/01/2013	12/31/2013	12.0	4.92156	4.91077	ANNUAL	No	IN PROGRESS	PERIODIC STATEMENT	CREFC Commercial
01/01/2012	12/31/2012	12.0	4.78074	4.77142	ANNUAL	No	IN PROGRESS	PERIODIC STATEMENT	CREFC Commercial
01/01/2011	12/31/2011	12.0	4.77220	4.76605	ANNUAL	No	IN PROGRESS	PERIODIC STATEMENT	CREFC Commercial
01/01/2010	12/31/2010	12.0	4.76891	4.76819	ANNUAL	No	IN PROGRESS	UNDERWRITING AT SECURITIZATION	CREFC Commercial

Financial Statement – New Entry

The following information is entered on the Financial Statement – New Entry screen and is stored in the Financial Statement master record or POPMST. Fields entered here are used to derive values used in IRP Reporting. The following pictures represent a single long scrolling window shown in three parts. The pictures are numbered to indicate the order they appear in the window. CREFC Reports carrying financial statement info primarily access the data in windows 1 and 3.

<div> Form Type: CREFC Commercial [C1] Purpose: PERIODIC STATEMENT [PER] Frequency: ANNUAL [AN] Entered For: [] Statement Source: [] Auditor: [] Contact: [] Consolidated: <input type="radio"/> Yes <input checked="" type="radio"/> No Start Date: 01/01/2013 End Date: 12/31/2013 <input type="checkbox"/> Override Required to be Annualized: <input checked="" type="radio"/> Yes <input type="radio"/> No Debt Service Note(s) A: 0.00 Debt Service Note(s) B: 0.00 Debt Service Note(s) C: 0.00 Prop. Allocation %: 0.00000 Rent Roll Seq: [] Occupancy %: 95.00000 Occupancy Date: 12/31/2013 Financial Stmt Audited: <input checked="" type="radio"/> Yes <input type="radio"/> No Financial Stmt Certified: <input checked="" type="radio"/> Yes <input type="radio"/> No Unsubordinated Ground Rents: 0.00 Average Rental Rate: 0.00 Debt Yield: 0.00 Date to Investor: [] Operator Name: [] Property is Tax Exempt: <input type="radio"/> Yes <input checked="" type="radio"/> No Waiver Reason: [] Replacement Rsrv Waived: <input type="radio"/> Yes <input checked="" type="radio"/> No Waiver Comments: [] </div>	<div> Replacement Reserve Activity Beginning Balance: 0.00 Less Expenditures: 0.00 Plus Additions: 0.00 Ending Balance: 0.00 Co-ops Only Cash Reserves: 0.00 Last Unit Sale Price: 0.00 Senior Housing Only Operating Lease Payment: 0.00 State License: <input type="radio"/> Yes <input checked="" type="radio"/> No State License Exp. Date: [] State License Survey Date: [] Survey Deficiencies: <input type="radio"/> Yes <input checked="" type="radio"/> No Deficiencies Corrected: <input type="radio"/> Yes <input checked="" type="radio"/> No Suspended: <input type="radio"/> Yes <input checked="" type="radio"/> No Survey Required: <input type="radio"/> Yes <input checked="" type="radio"/> No Survey Deficiency Level: [] Documents Received Loan: 750010501 Borrower Name: Miller & Associates Collateral ID: 97 Collateral Name: Quest Industrial Building (1) Statement Frequency: ANNUAL [AN] Period End Date: 12/31/2013 Operating Statement Received Date: [] Borrower Certificate Received Date: [] Rent Roll Received Date: [] Balance Sheet Received Date: [] Next Statement Date: [] </div>
<div> energy Portfolio Manager ID: [] Energy Use Intensity: [] ENERGY STAR Score: [] ENERGY STAR Score as-of-Date: [] CMBS Financial Indicator: [] NOI/NCF Indicator: [] Data Type: [] Statement Type: [] DSCR Indicator: [] <input type="button" value="Back"/> <input type="button" value="Next"/> </div>	<p>1a. Financial Statement selection is based on, Purpose and Start and End Dates entered in Section 1.</p> <p>1b. Occupancy entered in Section 2 is populated in POCCUPA with the As of Date and an Occupancy Type of 'OS' for Operating Statement and the Sequence # of the Statement.</p>

Fields in Section 3 populate values in various reports using CREFC defined values.

CMBS Field Label	Reports Using Field	Values
Financial Indicator POPMST.MSFIND	Loan Periodic Update (PIRPXLP) Property File (PIRPXPRP)	Trailing 12 Months Normalized (TN) Year to Date Normalized (YN) Year to Date Annualized (YA)
NOI/NCF Indicator POPMST.MSNOINCF	Loan Periodic Update (PIRPXLP) Property File (PIRPXPRP)	Calculated using CREFC Standard (CR) Calculated using PSA (PS) Calculated using Underwriting (UW)
Data Type POPMST.MSDATATYP	Financial File (PIRPXFIN)	Annual (Prior 12 Months Data) (AN) Trailing 12 Months Data (TR) Underwriting Base Line (UB) Year to Date (YT)
Statement Type POPMST.MSTYPE	Financial File (PIRPXFIN)	Adj to Borrower's Statement (ADJ) Borrower's Stmt (As Submitted)(BOR) Normalized Stmt (CREFC Format)(NOR)
DSCR Indicator POPMST.MSDSCR	Loan Delinquent Status (PIRPXLDS) Loan Periodic Update (PIRPXLP) Servicer Watchlist (PIRPXWL) Loan Setup File (PIRPXLS)	Consolidated – Prop Rolled Up (C) Full-All Statements Collected (F) None Collected – No Financials (N) Partial – Not All Props Received (P)

Financial Statement Detail Entry

Financial Statement - Detail Entry Welcome, KIM17
Financial Statement Entry

Loan Information

Loan Number	750010501	Investor	IRP Master Serviced (750)	Investor Loan	10501750	Fiscal Year End	00/00	Related Loans	
Client Relations Mgr	RYLOWICZ, SUSAN (SR)	Processor Code		Loan Type	CONVENTIONAL (PURCHASED) (P)	Original Loan Date	04/01/2014	Load Added Date	04/18/2014
Product Line		Product Line Detail 1		Product Line Detail 2		Source Code		Hold Code	
Collateral ID	97	Property Name	Quest Industrial Building (1)	Property Address	4475-4480 Forest Street Sacramento, CA 94203	Property Desc 1	WAREHOUSE OFFICE (21)	Property Desc 2	
						CNBS Property Type INDUSTRIAL (IN)			

[View Detail](#)
[Property Maintenance](#)

[Back](#)
[Validate](#)
[Save](#)
[Delete](#)
 Status: IN PROGRESS 10/06/2016 Currently viewing statement # 4: 01/01/2013 - 12/31/2013 - 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](#)

Income

Borrower Statement Line Item	Amount	Adjustment	Adjusted Amount	Map To Account	Adjustment Comment	Delete
BASE RENT 1	4,435,563.29	0.00	4,435,563.29	Base Rent	Borrower said we are track fo	✖
EXPENSE REIMBURSEMENT 1	700.00	0.00	700.00	Expense Reimbursement		✖
PERCENTAGE RENT1	4,150.00	0.00	4,150.00	Percentage Rent		✖
PARKING INCOME1	1,950.00	0.00	1,950.00	Parking Income		✖
OTHER INCOME 1	4,150.00	0.00	4,150.00	Other Income		✖
EGI (Effective Gross Income)	4,446,513.29	0.00	4,446,513.29			

Expenses

Borrower Statement Line Item	Amount	Adjustment	Adjusted Amount	Map To Account	Adjustment Comment	Delete
REAL ESTATE TAXES	54,133.00	0.00	54,133.00	Real Estate Taxes		✖
PROPERTY INSURANCE	81,000.00	0.00	81,000.00	Property Insurance		✖
UTILITIES	53,550.00	0.00	53,550.00	Utilities		✖
REPAIRS AND MAINTENANCE	59,500.00	0.00	59,500.00	Repairs and Maintenance		✖
JANITORIAL	7,500.00	0.00	7,500.00	Janitorial		✖
MANAGEMENT FEES	16,300.00	-3,434.00	12,866.00	Management Fees	New Management company in	✖
PAYROLL & BENEFITS EXPENSE	698,500.00	0.00	698,500.00	Payroll & Benefits		✖
ADVERTISING & MARKETING	1,700.00	0.00	1,700.00	Advertising & Marketing		✖
PROFESSIONAL FEES	1,350.00	0.00	1,350.00	Professional Fees		✖
GENERAL AND ADMINISTRATIVE	9,470.43	0.00	9,470.43	General and Administrative		✖
OTHER EXPENSES	19,903.62	0.00	19,903.62	Other Expenses		✖
GROUND RENT	1,950.00	0.00	1,950.00	Ground Rent		✖
Total Expenses	1,004,857.05	-3,434.00	1,001,423.05			
Net Operating Income (NOI)	3,441,656.24	3,434.00	3,445,090.24			
Management Fee/EGI Ratio	0.0036657936088		0.0028935031025			
Operating Expense Ratio	0.2259800000000		0.2252100000000			

Capital Items

Borrower Statement Line Item	Amount	Adjustment	Adjusted Amount	Map To Account	Adjustment Comment	Delete
Leasing Commissions	1,875.00	0.00	1,875.00	Leasing Commissions		✖
Tenant Improvements	1,625.00	0.00	1,625.00	Tenant Improvements		✖
Capital Expenditures	1,750.00	0.00	1,750.00	Capital Expenditures		✖
Extraordinary Capital Expenditures	5,300.00	-3,000.00	2,300.00	Eliminate		✖
Total Capital Items	10,550.00	-3,000.00	7,550.00			
Debt Service Note(s) A, overridden	700,000.00		700,000.00			
Debt Service Note(s) B, overridden	0.00		0.00			
Debt Service Note(s) C, overridden	0.00		0.00			
Total Debt Service	700,000.00		700,000.00			
Net Cash Flow	3,431,106.24		3,437,540.24			
Net Cash Flow after Debt Service	2,731,106.24		2,737,540.24			
DSCR: (NOI/Debt Service) - A Note	4.91665		4.92156			
DSCR: (NOI/Debt Service) - A & B Note	4.91665		4.92156			
DSCR: (NOI/Debt Service) - A, B & C Note	4.91665		4.92156			
DSCR: (NCF/Debt Service) - A Note	4.90158		4.91077			
DSCR: (NCF/Debt Service) - A & B Note	4.90158		4.91077			
DSCR: (NCF/Debt Service) - A, B & C Note	4.90158		4.91077			

The Detail Entry screen displays the ratios used in IRP Reporting.

Financial Statement Forms

Financial Statement Forms define the line items that are required for that particular Financial Statement. These line items are divided into Income, Expenses, and Reserves/CapEx. Strategy provides the required CREFC Financial Statement forms as described in the Category Code Matrix for the CREFC IRP Reporting Package 8.0. The form type is selected when entering a new statement. The field defaults to the form type used for the previous statement entered but can be overridden.

Available CREFC Forms are:

- CREFC Commercial (C1)
- CREFC Lodging (C2)
- CREFC Healthcare (C3)
- CREFC Multifamily(C4)

The selected form type is stored in the Financial Statement Master field, Form Type (POPMST.MSFTYP).

Each form definition outlines the Income, Expense and CapEx items that are applicable to the form and the order that they appear on the statement or file. The following tables outline the line items and mapping to CREFC Category Codes used in creating the Financial File.

CREFC Commercial - Strategy Financial Statement Form Type C1

Income Items		
1	Gross Potential Rent	010GROSRT
2	Less Vacancy Loss	020VACANCY
3	Base Rent	030BASERT
4	Expense Reimbursement	040EXPREMB
5	Percentage Rent	050PCTRENT
6	Parking Income	150PARKING
7	Other Income	160OTHERIN
Expense Items		
1	Real Estate Taxes	310RETAXES
2	Property Insurance	320PROPINS
3	Utilities	330UTILITI
4	Repairs and Maintenance	340REPAIRS
5	Janitorial	350JANITOR
6	Management Fees	370MANAGEM
7	Payroll & Benefits	380PAYROLL
8	Advertising & Marketing	390MARKETI
9	Professional Fees	400PROFESS
10	General and Administrative	410GENERAL
11	Other Expenses	440OTHEREX
12	Ground Rent	450GROUNDR
Reserves Cap Ex		
1	Leasing Commissions	490LEASING
2	Tenant Improvements	500TENANTI
3	Capital Expenditures	510CAPEX
4	Extraordinary Capital Expenditures	520EXCAPEX

CREFC Lodging - Strategy Financial Statement Form Type C2

Income Items		
1	Room Revenue	060ROOMREV
2	Food & Beverage Revenues	070FOODBEV
3	Telephone Revenue	080PHONE
4	Other Departmental Revenue	090OTHDEEV
5	Other Income	160OTHERIN
Expense Items		
1	Room	270ROOMS
2	Food & Beverage	280FOODBEV
3	Telephone Expenses	290PHONE
4	Other Dept. Expenses	300OTHDEPT
6	Real Estate Taxes	310RETAXES
7	Property Insurance	320PROPINS
8	Utilities	330UTILITI
9	Repairs and Maintenance	340REPAIRS
10	Franchise Fee	360FRANCHI
11	Management Fees	370MANAGEM
12	Payroll & Benefits	380PAYROLL
13	Advertising & Marketing	390MARKETI
14	Professional Fees	400PROFESS
15	General and Administrative	410GENERAL
16	Other Expenses	440OTHEREX
17	Ground Rent	450GROUNDR
Reserves Cap Ex		
1	Capital Expenditures	510CAPEX
2	Extraordinary Capital Expenditures	520EXCAPEX

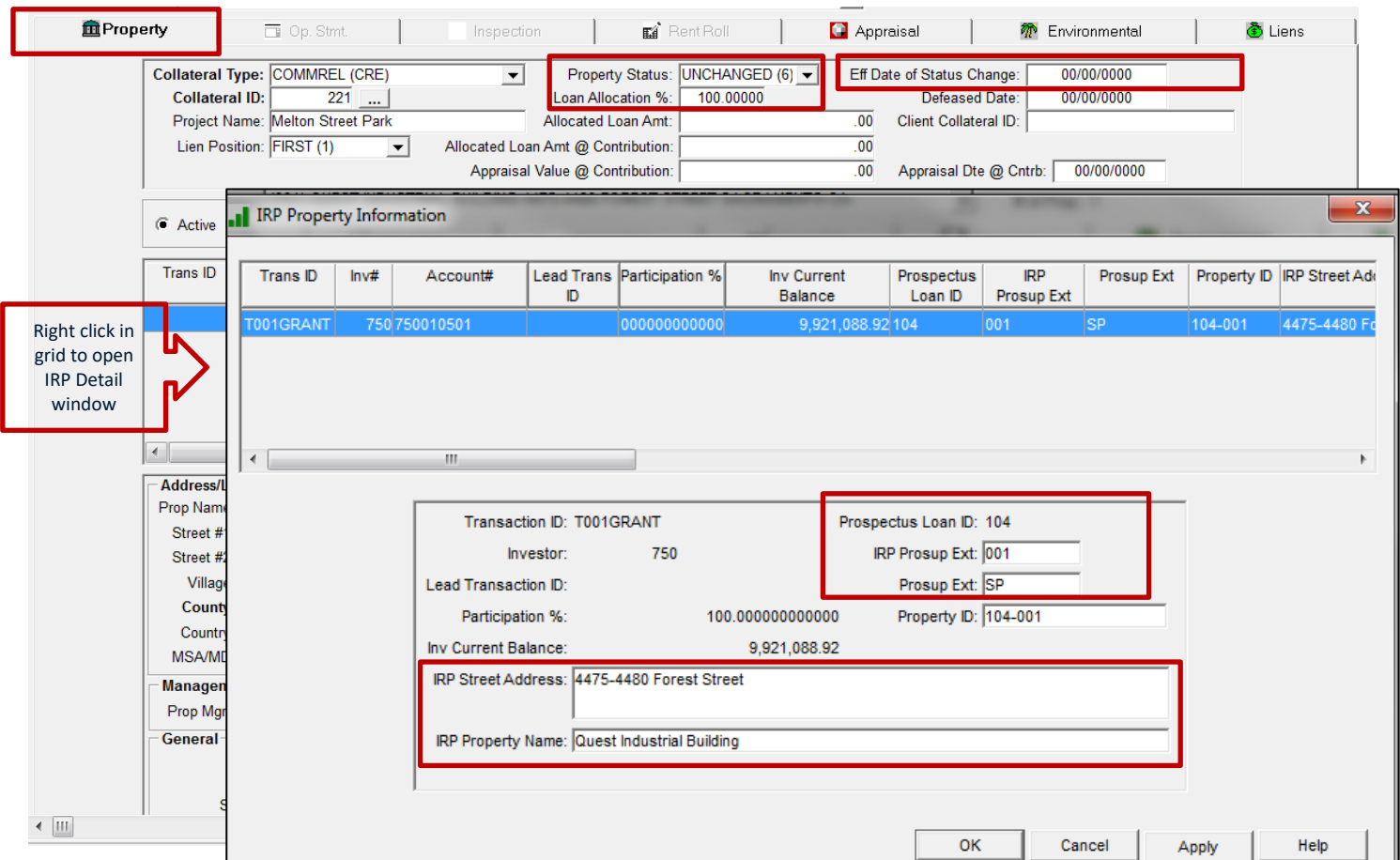
CREFC Healthcare - Strategy Financial Statement Form Type C3		
Income Items		
1	Gross Potential Rent	010GROSRNT
2	Less Vacancy Loss	020VACANCY
3	Private Pay	100OVTPAY
4	Medicare/Medicaid	110MEDCARE
5	Nursing/Medical Income	120NURSING
6	Meals Income	130MEALS
7	Other Income	160OTHERIN
Expense Items		
1	Real Estate Taxes	310RETAXES
2	Property Insurance	320PROPINS
3	Utilities	330UTILITI
4	Repairs and Maintenance	340REPAIRS
5	Management Fees	370MANAGEM
6	Payroll & Benefits	380PAYROLL
7	Advertising & Marketing	390MARKETI
8	Professional Fees	400PROFESS
9	General and Administrative	410GENERAL
10	Room expense - housekeeping	420ROOMS
11	Meal expense	430MEALS
12	Other Expenses	440OTHEREX
13	Ground Rent	450GROUNDNR
Reserves Cap Ex		
1	Leasing Commissions	
2	Tenant Improvements	
3	Capital Expenditures	510CAPEX
4	Extraordinary Capital Expenditures	520EXCAPEX

CREFC Multifamily - Strategy Financial Statement Form Type C4		
Income Items		
1	Gross Potential Rent	010GROSRNT
2	Less Vacancy Loss	020VACANCY
3	Base Rent	030BASERNT
4	Laundry / Vending Income	140LAUNDRY
5	Parking Income	150PARKING
6	Other Income	160OTHERIN
Expense Items		
1	Real Estate Taxes	310RETAXES
2	Property Insurance	320PROPINS
3	Utilities	330UTILITI
4	Repairs and Maintenance	340REPAIRS
5	Management Fees	370MANAGEM
6	Payroll & Benefits	380PAYROLL
7	Advertising & Marketing	390MARKETI
8	Professional Fees	400PROFESS
9	General and Administrative	410GENERAL
10	Other Expenses	440OTHEREX
11	Ground Rent	450GROUNDNR
Reserves Cap Ex		
1	Leasing Commissions	
2	Tenant Improvements	
3	Capital Expenditures	510CAPEX
4	Extraordinary Capital Expenditures	520EXCAPEX

Configuring Information for CREFC Reporting – Various Strategy Features

Property Information (PROSUP) – IRP Detail

Asset Management module>Property tab>IRP Property Information is a right mouse option available from a click in the grid area above Address Location. Information shown here combines with information from the Inspection, Financial Statement, and Appraisal applications to populate the Property file in the IRP Reporting Package.



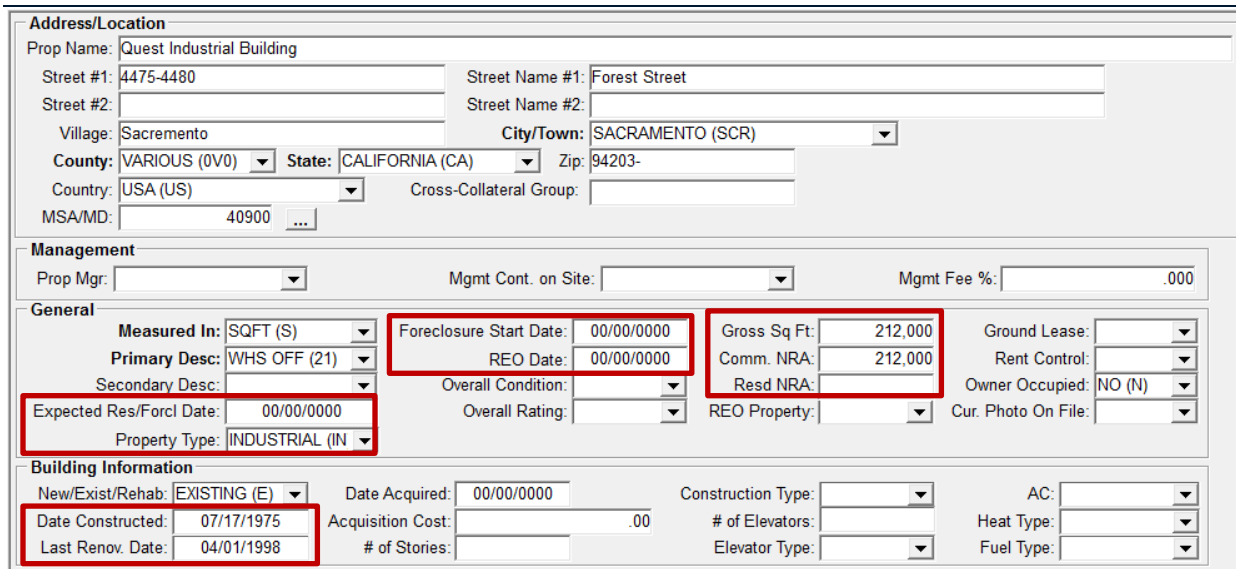
Prospectus Loan ID	This value is populated from the Investor Master record
IRP Prosup Ext	001
Prosup Ext	Prosup ext 001 or SP if it is a single property
Property ID	This is the Prospectus Loan ID and property. In a loan secured with multiple properties the property id's would be 104-001, 104-002, etc.
IRP Street Address	House number, street, - do not include city and state as part of this field

The Mapping Tool template titled 'Investor Reporting Property' template provides for uploading the Prosup detailed information into the IRP Detail window. Required fields are Loan Number, Property Sequence and Investor Number.

Property Allocation	Field on the Property tab – Used to indicate the amount of allocation assigned to the loan.														
Property Status	Field on the Property tab – Defaulted to Unchanged this field is updated to indicate that the property status related to the loan has changed. Used by reporting logic to determine if property is applicable. Strategy will ignore properties with certain values in this field when evaluating for reports and Watchlist items, e.g. Defeased, Partial Release. This field and the Eff Date of Status Change are updated manually as needed.														
<table border="1"> <thead> <tr> <th>CREFC Property Status Legend</th><th>Strategy Property Status Values</th></tr> </thead> <tbody> <tr> <td>1 – In Foreclosure</td><td>Foreclosure (1)</td></tr> <tr> <td>2 – REO</td><td>Real Estate Owned (2)</td></tr> <tr> <td>3 – Defeased</td><td>Defeased (3)</td></tr> <tr> <td>4 – Partial Release/Release</td><td>Partial Release (4) or Released from Mortgage (5)</td></tr> <tr> <td>5 – Substituted</td><td>Substituted (7)</td></tr> <tr> <td>6 – Same as at Contribution</td><td>Unchanged Since Contribution (6)</td></tr> </tbody> </table>		CREFC Property Status Legend	Strategy Property Status Values	1 – In Foreclosure	Foreclosure (1)	2 – REO	Real Estate Owned (2)	3 – Defeased	Defeased (3)	4 – Partial Release/Release	Partial Release (4) or Released from Mortgage (5)	5 – Substituted	Substituted (7)	6 – Same as at Contribution	Unchanged Since Contribution (6)
CREFC Property Status Legend	Strategy Property Status Values														
1 – In Foreclosure	Foreclosure (1)														
2 – REO	Real Estate Owned (2)														
3 – Defeased	Defeased (3)														
4 – Partial Release/Release	Partial Release (4) or Released from Mortgage (5)														
5 – Substituted	Substituted (7)														
6 – Same as at Contribution	Unchanged Since Contribution (6)														
Eff Date of Status Change	The date the Property Status changed, otherwise the default value for the reporting field is the Securitization Date recorded in the Investor Vendor file.														

The Mapping Tool template titled ‘Property Allocation’ template provides for uploading the Property Allocation. Loan Number and Property Sequence Number required.

Collateral Information Used in Reports



Address/Location
 Prop Name: Quest Industrial Building
 Street #1: 4475-4480 Street Name #1: Forest Street
 Street #2: Street Name #2:
 Village: Sacramento City/Town: SACRAMENTO (SCR)
 County: VARIOUS (0V0) State: CALIFORNIA (CA) Zip: 94203-
 Country: USA (US) Cross-Collateral Group:
 MSA/MD: 40900

Management
 Prop Mgr: Mgmt Cont. on Site: Mgmt Fee %: .000

General
 Measured In: SQFT (S) Foreclosure Start Date: 00/00/0000 Gross Sq Ft: 212,000 Ground Lease:
 Primary Desc: WHS OFF (21) REO Date: 00/00/0000 Comm. NRA: 212,000 Rent Control:
 Secondary Desc: Overall Condition: Overall Rating: REO Property: Owner Occupied: NO (N)
 Expected Res/Forcl Date: 00/00/0000 Property Type: INDUSTRIAL (IN) Cur. Photo On File:

Building Information
 New/Exist/Rehab: EXISTING (E) Date Acquired: 00/00/0000 Construction Type: AC:
 Date Constructed: 07/17/1975 Acquisition Cost: .00 # of Elevators: Heat Type:
 Last Renov. Date: 04/01/1998 # of Stories: Elevator Type: Fuel Type:

Property City and State	Used in the OSAR, NOI Worksheet, Servicer’s Watchlist, Financial, Comparative Financial and Delinquent Loan Status reports.
Expected Res/Forcl Date	Used in the Delinquent Loan Status Report
(CMSA) Property Type	Used in the OSAR, NOI Worksheet, Servicer’s Watchlist, and Delinquent Loan Status reports. Populated from System Info Table PZ. Code for ‘Other’ updated in Release 20 to change from ‘OT’ to ‘98’ to match industry standards.
Commercial Net Rentable Property	Used in the OSAR, NOI Worksheet, and Delinquent Loan Status Reports
Residential Net Rentable Property	Used in the OSAR, NOI Worksheet, and Delinquent Loan Status Reports

Foreclosure Start Date and REO Date	Used in Loan Periodic Update Report
Date Constructed and Last Renov Date	Used in the Property file.

search text

Search = Collateral - 119

Ok Apply Cancel New Delete Options ▼

Collateral Details

Address/Location

Property Name	Summit Pointe		
Street #1	145	Street Name #1	Summit Lane
Street #2		Street Name #2	
Village		City/Town	GLEN ELLYN, ILLINOIS (GLN) ▼
County	DUPAGE COUNTY, ILLINOIS (IL2) ▼	State	ILLINOIS (IL) ▼
Country	--	Zip	60137
	Cross Collateral Group	MSA/MD	16974

Management

Prop Mgr -- Mgmt Cont. on Site -- Mgmt Fee % 0

General

Measured In	UNITS AND SQ. FT. (M) ▼	Foreclosure Start Date		Gross Sq Ft	0	Property Type	--
Primary Desc	COMMERCIAL (30) ▼	REO Date		Total Rentable Sq Ft	0	Rent Control	--
Secondary Desc	--	Overall Condition	--	Resd NRA	0	Owner Occupied	--
Expected Res/Forcl Date		Overall Rating	--	Comm. NRA	0	Cur. Photo on File	--
Ground Lease	--	Ground Lease Expiration Date		Ground Lease Amount	0.00	REO Property	--

Building Information

New/Exist/Rehab	--	Date Acquired		Construction Type	--	AC	--
Date Constructed		Acquisition Cost	0.00	# of Elevators	0	Heat Type	--
Last Renov. Date		# of Stories	0	Elevator Type	--	Fuel Type	--

Collateral Buildings

Primary Market

Market Strength: Rent vs Market:

Vacancy %: Rollover Risk:

Vacancy Trend: Census Tract:

Rent Trend:

Trend / Condition

Neighborhood Trend: Economic Trend:

Neighborhood Condition: Economic Condition:

Site Information

Site Area Sq Ft: .00 Flood Zone:

Buildings: Seismic Prone:

Units: Ingress/Egress:

Density, Unit/Ac: Indicator:

Parking Information

Surface: Total Spaces:

Covered: Total Parking/Unit: 0.0

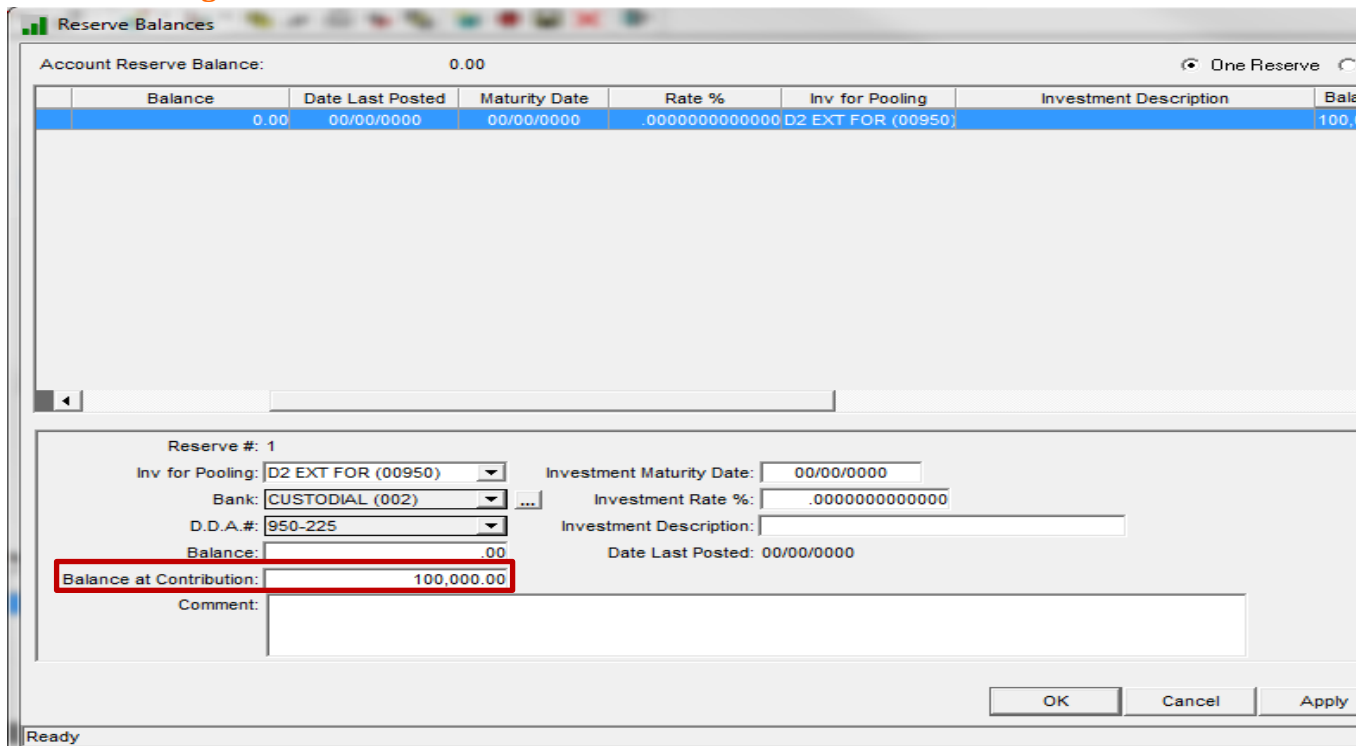
Garage: Total Parking/Bdrm: 0.0

Reserves and Letters of Credit

As part of the IRP Package, Strategy creates the [Loan Level Reserve and Letter of Credit report](#) (Report V of the CREFC IRP 8.0 Package). To populate data in the report, Strategy uses a new field Balance at Contribution on the Reserve Balances window, Reserve information from the Reserve tab, and data from the Letter of Credit window in Strategy. The report is created at the Reserve level so several records may appear in the report for the same loan.

Escrow module>Reserves tab> Reserve Balances a right mouse option from the Reserves tab.

Reserve Ending Balance



Reserve Balances

Account Reserve Balance: 0.00 One Reserve

Balance	Date Last Posted	Maturity Date	Rate %	Inv for Pooling	Investment Description	Balance
0.00	00/00/0000	00/00/0000	.00000000000000	D2 EXT FOR (00950)		100,000.00

Reserve #: 1

Inv for Pooling: D2 EXT FOR (00950) Investment Maturity Date: 00/00/0000

Bank: CUSTODIAL (002) Investment Rate %: .00000000000000

D.D.A.#: 950-225 Investment Description:

Balance: .00 Date Last Posted: 00/00/0000

Balance at Contribution: 100,000.00

Comment:

OK Cancel Apply

Ready

NOTE: The Mapping Tool template Reserves uploads data into Strategy.

- For existing records, the following fields are required to upload the Reserve information: Loan No., Escrow #, Reserve # (Sequence), and Balance Sequence
- For new reserve records, the fields listed above plus the Bank Id, and DDA# are needed to upload the Reserve information.

Reserve History

Reserve #: 1

Transaction	Effective Date	Transaction	Transaction	Paid For Date	Bank	D.D.A.#	Disbursement	Vendor
05/16/2014	05/16/2014	PMT REC'D (02)	1,500.00	05/01/2014	RESERVE AC (061)	78-78501-78520		
06/01/2014	06/01/2014	PMT REC'D (02)	1,500.00	06/01/2014	RESERVE AC (061)	78-78501-78520		
07/07/2014	07/07/2014	PMT REC'D (02)	1,500.00	07/01/2014	RESERVE AC (061)	78-78501-78520		
08/06/2014	08/06/2014	PMT REC'D (02)	1,500.00	08/01/2014	RESERVE AC (061)	78-78501-78520		

Transaction Date: 05/16/2014 Bank: RESERVE AC (061) ...

Effective Date: 05/16/2014 D.D.A.#: 78-78501-78520

Transaction Description: PMT REC'D (02) Disbursement Type:

Transaction Amt: 1,500.00 Vendor# (disb only):

Paid For Date: 05/01/2014

Reserve History for the reporting period is used to calculate the Reserve Deposits, Reserve Disbursements and Reserve Beginning Balance for the Loan Level Reserve and Letter of Credit report.


Other Collateral module> Credit Tab

File Edit Tools Additional Window Help

UCC Collateral **Credit**

Credit Instrument Type	Letter of Credit #	Issuing Bank	Original Amount	Remaining Amount	Confirmed LOC #	Active	Expiration Date	Review
LETTER CDT	1225	MFS BANK	100,000.00	100,000.00	1225	YES	01/12/2020	AJC

Credit Instrument Type: LETTER CDT (LOC) Active: YES (Y)

Letter of Credit #: 1225  Expiration Date: 01/12/2020

Issuing Bank: MFS BANK (001) ... Reviewer: AJC

Original Amount: 100,000.00 Review Date: 01/01/2010

Remaining Amount: 100,000.00 Presentation Date: 12/01/2019

Confirmed LOC #: 1225 Guarantee Terms: see notes

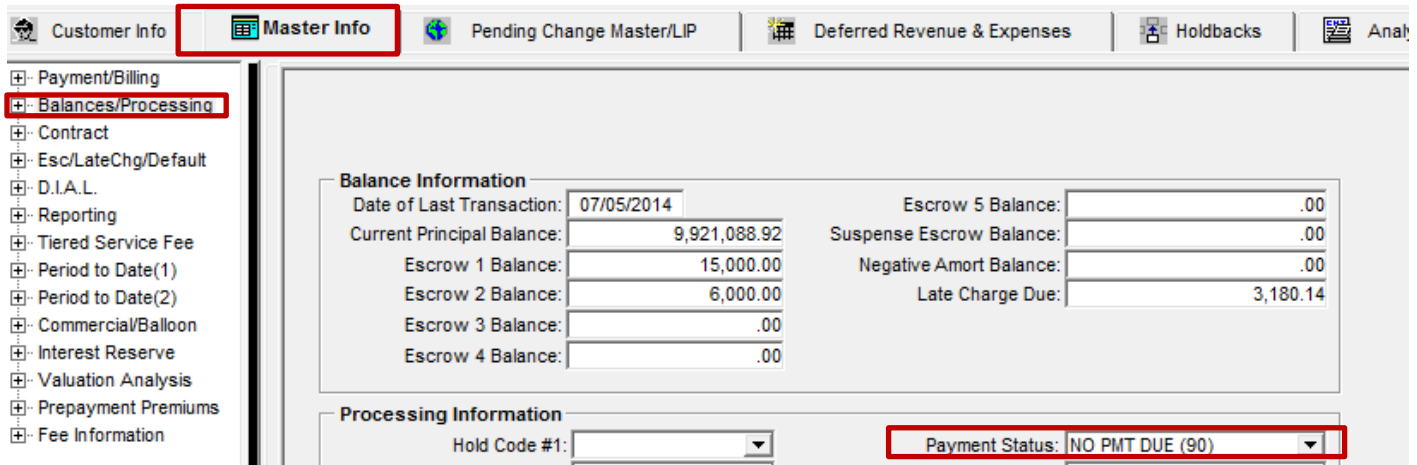
Notice Type:

Letter of Credit Expiration date is part of the Loan Level Reserve/Line of Credit file. Users enter and update applicable Credit Instrument information on the Credit tab.

Delinquent Loan Status

Strategy creates the [Delinquent Loan Status report](#) using the Payment Status Code in Strategy. Report breaks are based on the Payment Status viewed in Loan Administration, Master Info, Balances/Processing tab. The report displays loans grouped by the following values in the order they are listed below.

- 90+ Days Delinquent
- 60-89 Days Delinquent
- 30 to 59 Days Delinquent
- Current and at Special Servicing
- Matured Performing Loans
- Matured Non-Performing Loans



The screenshot shows the Strategy software interface. The top navigation bar includes tabs: Customer Info, **Master Info**, Pending Change Master/LIP, Deferred Revenue & Expenses, Holdbacks, and Anal. The left sidebar lists various options, with **Balances/Processing** highlighted. The main content area is divided into two sections:

Balance Information

Date of Last Transaction:	07/05/2014	Escrow 5 Balance:	.00
Current Principal Balance:	9,921,088.92	Suspense Escrow Balance:	.00
Escrow 1 Balance:	15,000.00	Negative Amort Balance:	.00
Escrow 2 Balance:	6,000.00	Late Charge Due:	3,180.14
Escrow 3 Balance:	.00		
Escrow 4 Balance:	.00		

Processing Information

Hold Code #1: **Payment Status:** **NO PMT DUE (90)**

Strategy's report programmatically determines the Payment Status for the report. The report is sorted/grouped by the CREFC Descriptions in the right hand column.

Logic	Strategy Values	Status Code for the CREFC Delinquent Loan Status Report
120-149 days past due	Payment Status = 05, 06, or 07	121+ Days Delinquent
90-119 days past due	Payment Status = 4	90-120 Days Delinquent
60-89 days past due	Payment Status = 3	60-89 Days Delinquent
30-59 days past due	Payment Status = 2	30-59 Days Delinquent
Current and loan is in special servicing, (Current is less than 30 days past due, including Grace Period)	Payment Status = 00, 01, or 90 and PMASTR.CMINSS = 'Y'	Current and at Special Servicer
Loan has matured and due date is current	Maturity Date less than session date and Due date is current	Performing Matured Balloon
Loan has matured and due date is not current	Maturity Date less than session date and Due date is current	Non Perform Matured Balloon

Loan Payment Status for Other CREFC Reports

Loan Payment Status appears on the Loan Periodic Update report and on the Remittance Reports. The translation to CREFC approved values is slightly different.

Logic	Strategy Values	Payment Status for Other CREFC Reports (Loan Periodic Update and Schedule AL coming soon)
120-149 days past due	Payment Status = 05, 06, or 07	6- 121+ Days Delinquent
90-119 days past due	Payment Status = 4	3 - 90-120 Days Delinquent
60-89 days past due	Payment Status = 3	2 - 60-89 Days Delinquent
30-59 days past due	Payment Status = 2	1 - 30-59 Days Delinquent
Current and loan is in special servicing, (Current is less than 30 days past due, including Grace Period)	Payment Status = 01, and Late Charge Has Not Been Assessed	A – Payment Note Received but Still in Grace Period or Not Yet Due
Current and loan is in special servicing, (Current is less than 30 days past due, including Grace Period)	Payment Status = 01, and Late Charge Has Been Assessed	B – Late Payment But Less Than 30 days Delinquent
Current and loan is in special servicing, (Current is less than 30 days past due, including Grace Period)	Payment Status = 00 or 90	0 - Current
Loan has matured and due date is current	Maturity Date less than session date and Due date is current	4-Performing Matured Balloon
Loan has matured and due date is not current	Maturity Date less than session date and Due date is current	5 - Non Performing Matured Balloon

Track Loans To and From Special Servicing

Strategy has a tool to track the transfer of loans to and from Special Servicing. Located on the module specific tool bar in the Investor Processing module, Investor Reporting – Special Servicer Transfer stores the transfer dates and reasons for transfer. When the Transfer To Special Date or the Transfer Return Date are entered and the record is saved the flag in the Master file is updated to Yes or No as appropriate (PMASTR.CMINSS). The Loan in Special Servicing field works in conjunction with the Payment Status Code to group records in the Delinquent Loan Status file.

STRATEGY CS - [Investors => 750078521 [USD] - MCACF# 5678-001]

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
750078521		12/08/2021	00/00/0000	00/00/0000	34,198,142.99

Net eld % Service Fee %

0000000000 .00000000000000

000000000000

Remittance

000000000000

000000000000

Loan Number: 750078521 Reason for Transfer:

Transfer to Special Date: 12/08/2021 Delete Transfer Date: 00/00/0000

Transfer Return Date: 00/00/0000 Principal Balance at Transfer: 34,198,142.99

Comments:

OK Cancel Apply Help

Ready

Interest Reserve Code: DDA:

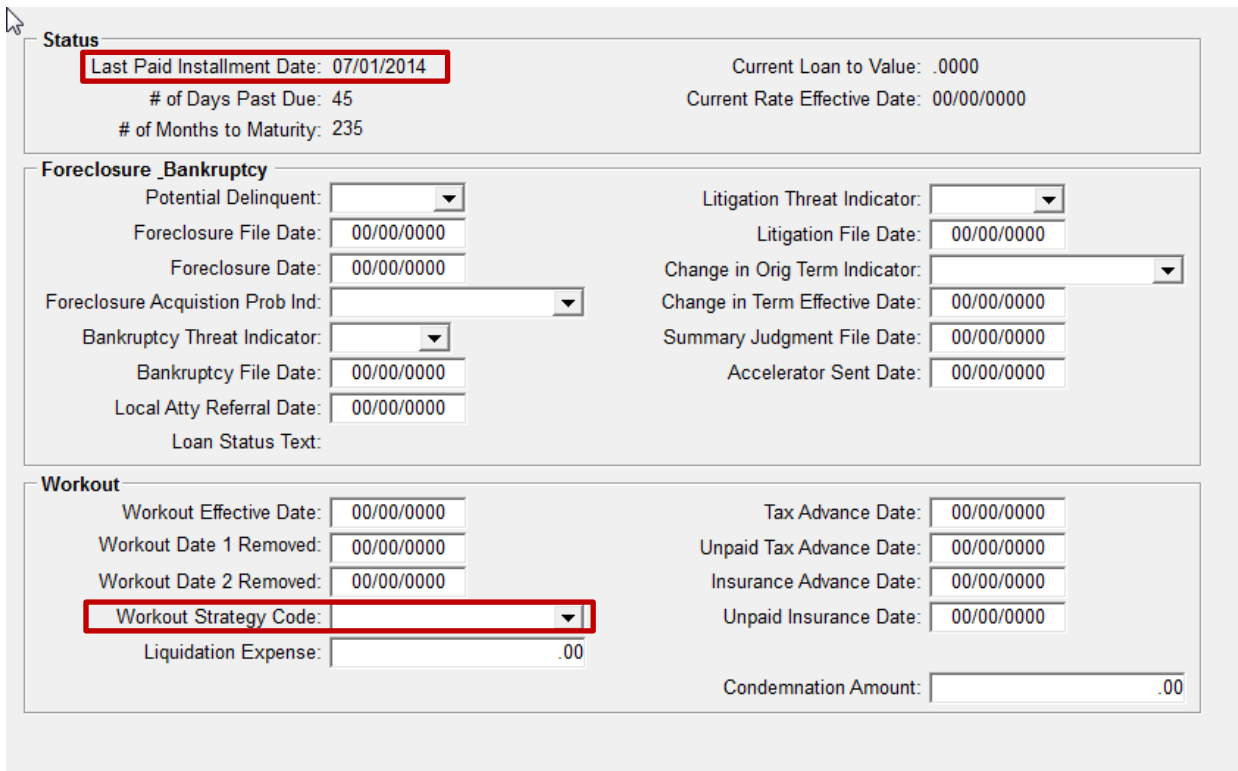
Deposit Clearing

Bank: DDA:

Additional IRP Reporting Values in Loan Administration

A new panel exists on the Analysis & Reporting tab in Loan Administration to capture additional information applicable to the [Delinquent Loan Status Report](#) in the IRP Reporting Package. This tab displays fields associated with loan non-performance and B Note Information.

Loan Administration>Analysis & Reporting >Analysis & Report (1)



Status

Last Paid Installment Date: 07/01/2014
 # of Days Past Due: 45
 # of Months to Maturity: 235

Current Loan to Value: .0000
 Current Rate Effective Date: 00/00/0000

Foreclosure_Bankruptcy

Potential Delinquent:
 Foreclosure File Date: 00/00/0000
 Foreclosure Date: 00/00/0000
 Foreclosure Acquisition Prob Ind:
 Bankruptcy Threat Indicator:
 Bankruptcy File Date: 00/00/0000
 Local Atty Referral Date: 00/00/0000
 Loan Status Text:

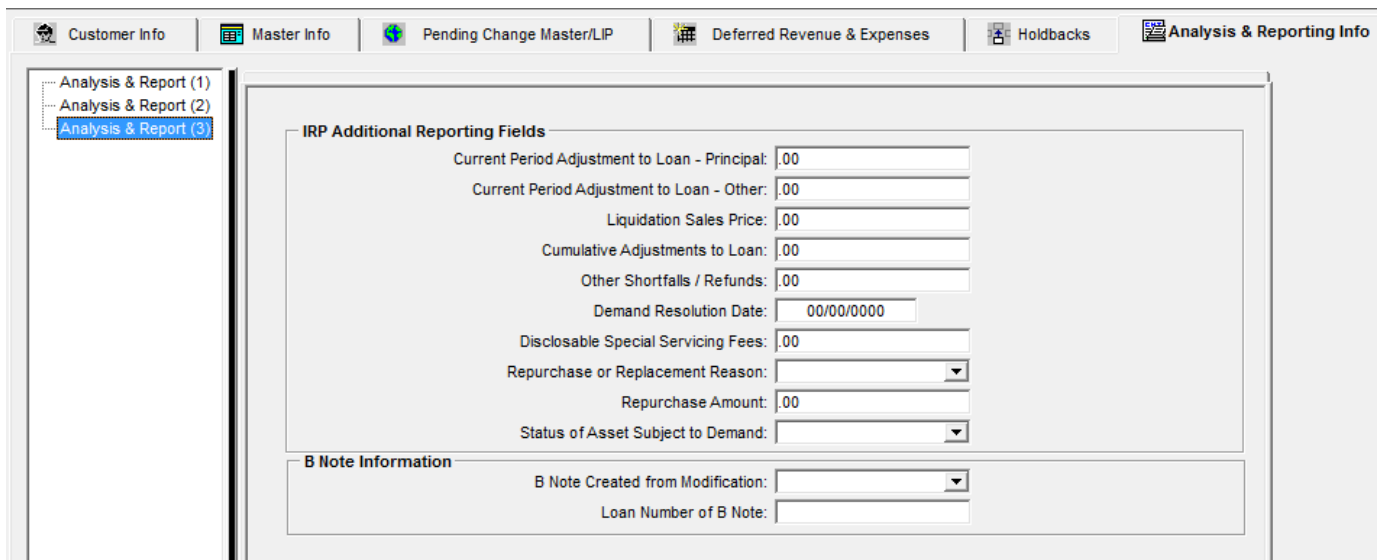
Litigation Threat Indicator:
 Litigation File Date: 00/00/0000
 Change in Orig Term Indicator:
 Change in Term Effective Date: 00/00/0000
 Summary Judgment File Date: 00/00/0000
 Accelerator Sent Date: 00/00/0000

Workout

Workout Effective Date: 00/00/0000
 Workout Date 1 Removed: 00/00/0000
 Workout Date 2 Removed: 00/00/0000
 Workout Strategy Code:
 Liquidation Expense: .00

Tax Advance Date: 00/00/0000
 Unpaid Tax Advance Date: 00/00/0000
 Insurance Advance Date: 00/00/0000
 Unpaid Insurance Date: 00/00/0000
 Condemnation Amount: .00

Loan Administration>Analysis & Reporting >Analysis & Report (3)



Customer Info | Master Info | Pending Change Master/LIP | Deferred Revenue & Expenses | Holdbacks | Analysis & Reporting Info

Analysis & Report (1)
Analysis & Report (2)
Analysis & Report (3)

IRP Additional Reporting Fields

Current Period Adjustment to Loan - Principal: .00
 Current Period Adjustment to Loan - Other: .00
 Liquidation Sales Price: .00
 Cumulative Adjustments to Loan: .00
 Other Shortfalls / Refunds: .00
 Demand Resolution Date: 00/00/0000
 Disclosable Special Servicing Fees: .00
 Repurchase or Replacement Reason:
 Repurchase Amount: .00
 Status of Asset Subject to Demand:

B Note Information

B Note Created from Modification:
 Loan Number of B Note:

Historical Loan Modification/Forbearance and Corrected Mortgage Loan

This IRP report captures an inventory of all modifications/forbearance or corrected Mortgage loan entries. To support this Strategy has a new widget available from the Portal to capture this information.



Loan Modification

Loan # 200000001

New Modification

Investor Name	Role	Transaction ID	Lead Transaction	Percent Owned	Securitization Date	MCA ID	Investors Actual Balance	Loan T
Commercial Investor 501	PRIMARY/SUB SERVICING	2013 501	12	50.00000000000000		5678	17955604.74	A N
Commercial Investor 512				50.00000000000000		5678	18005604.91	A N
Test Investor 760				0.00000000000000		5678	0.00	A N

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	Balance Date of
200000001	1	2/15/2013		AMORTIZATION CHANGE [2]			0.00	0.00
200000001	2		7/7/2013	OTHER [8]			520,000.00	0.00
200000001	3	3/14/2013		CAPITALIZATION OF INTEREST [6]			0.00	0.00
200000001	4	2/25/2013		FORBEARANCE [10]			0.00	0.00
200000001	5		7/1/2013	AMORTIZATION CHANGE [2]			0.00	0.00

Save

Reset

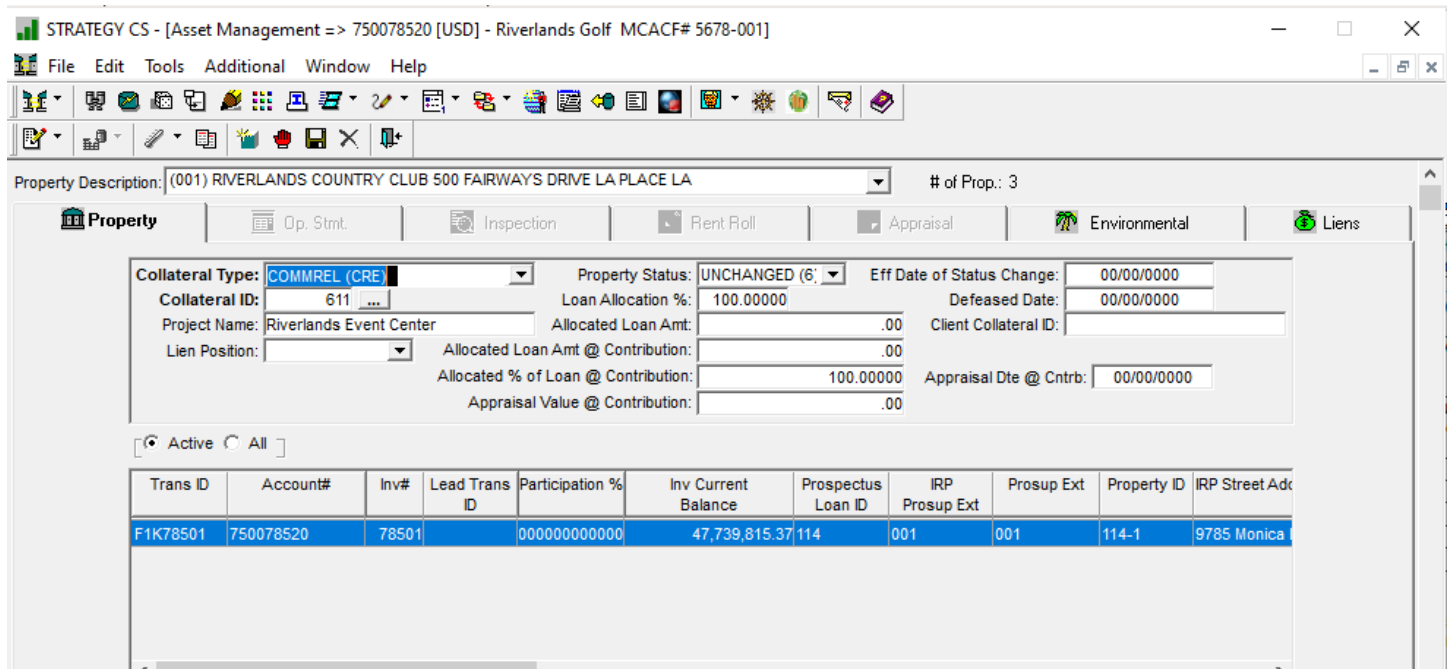
The report has two sections, one recording Loan Modifications and Forbearance activity, and one capturing Corrected Mortgage Loans. A date entered in the Modification Booking Date field causes a loan to appear on the report in the Loan Modification/Forbearance section. A date in the Last Setup Change date places a record in the Corrected Mortgage Loan section.

Data entered and updated in the Loan Modification widget is stored in the Historical Loan Modification Loan Level file added to Strategy in Release 19 (PIRPXHLMLL) Modification information coupled with Property and Deal Identifiers provide the information for the Historical Loan Modification File.

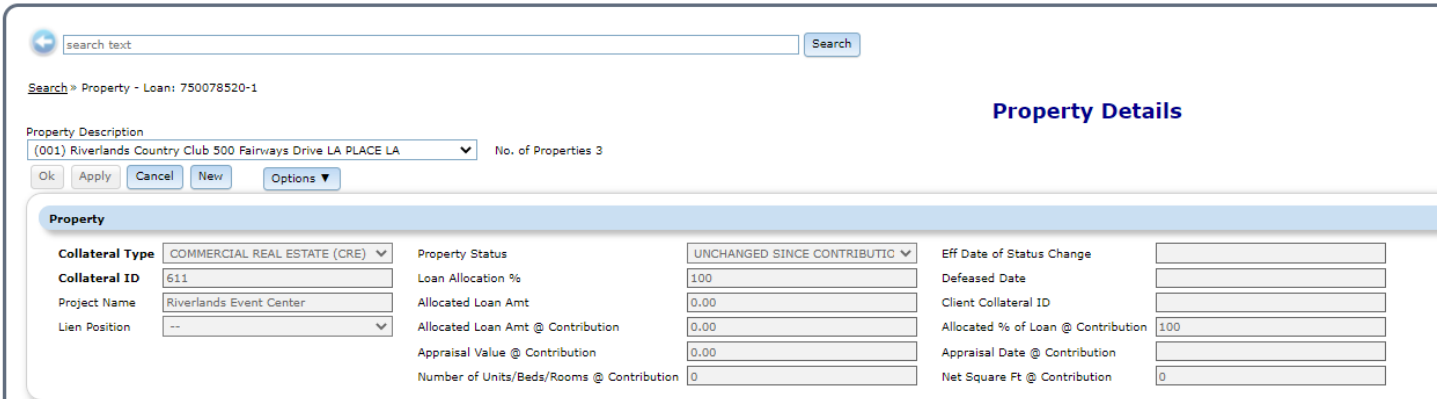
Mapping Tool Template to Use: IRP Loan Numbers. Investor Number and Loan Number (Strategy Loan Number) are required fields.

Property File – IRP Report – P

The Property File gathers most of its information from the Financial Statement, Inspection, and Appraisal widgets available from the Portal. Information for this report is generally at the property level.



2-Information related to the Allocation Percentage and various @Contribution amounts are stored in the file PPROP.



3- Number of Units/Beds/Rooms @ Contribution and Net Square Ft @ Contribution are only available for entry in the Collateral Widget, Property Details view (select loan from Loan Search Results).

Enter data manually or upload via the Mapping Tool.

Property/Asset Area	Mapping Tool Title	Key Data Points (Required)
Inspection	Inspection Asset	
Deferred Maintenance	Inspection Detail	The Deferred maintenance flag must be selected (PINSPA.INDEFM., and there must be one record in the Deferred Maintenance with Major Deferred (Y).

Property/Asset Area	Mapping Tool Title	Key Data Points (Required)
Appraisal	Appraisal	Collateral ID and Appraisal Sequence No.
Financial Statements	Financial Statements Web	
Property Allocation	Property Allocation	

When uploading information into the system for the Property file via the Mapping Tool you will need to know Strategy's Collateral ID for the Property associated with the information being uploaded.

Inspection Information

Inspection Information

Inspection Type:
Inspection Form:

Outsourced?: ☐
OK to Pay?: ☐

Inspector:
Borrower Notification Sent Date:

Inspection Completed Date:
Inspection Received Date:

Approved By:
Submitted to Investor Date:

Next Inspector:
Health & Safety Issues:

Invoice:
Inspection Overall Rating:

Occupancy As Of Date:
Outsourced QC:

Completion Repairs?: ☐



4 - Left side of Inspection Information

Inspection Form:
Inspection Due Date:

OK to Pay?: ☐
Ordered?: ☐

Borrower Notification Sent Date:
Inspection Scheduled Date:

Inspection Received Date:
Inspection Approved Date:

Submitted to Investor Date:
Follow Up Letter Sent Date:

Health & Safety Issues:
Cost:

★ Inspection Overall Rating:
Occupancy From Inspection:

Outsourced QC:
No. of Units Required:

5-Right side of Inspection Information

Deferred Maintenance?: ☒
Deferred Letter
Thank you Letter

Describe Condition And Location	Status	Life Safety (Y/N)	Major Deferred (Y/N)
Crack in pavement	MINOR - NO FOLLOW UP REQUIRED	NO	

Inspection Screen-

- Collateral ID from Strategy
- Inspection Due Date (INNIDD)
- Inspection Completed (INLIDD)
- Inspection type (INITYP) = AN for Annual
- Property Condition (INPCC) - The values shown to the right represent the CREFC Code values for CREFC reporting. The Property Condition is found in Table ID 45 and is user defined. You may need to add appropriate CREFC values for use with for IRP Loans.

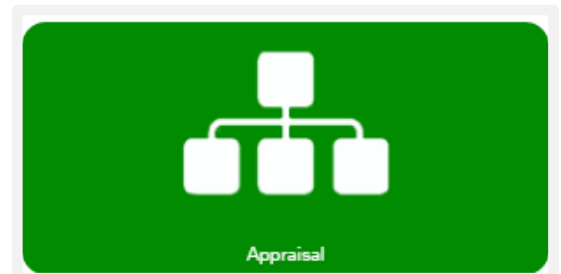
Property Condition Legend (P89, C, DP15)	
1	Excellent
2	Good
3	Fair
4 or 5	Poor

★ **NOTE:** The CREFC Watchlist Rule (Reason Code 3A – Rule 132) will perform the designated action or actions when a value of 4 or 5 is found in the Inspection Overall Rating field in the Portal's Inspection application (PINSPA.INPCC). The value in this field will also appear on the CREFC Reports.

Appraisal Information

Appraisal Information	
Consolidated	No
Purpose	NEW LOAN (05)
Value of Land	1,000,000.00
Value of Building	1,000.00
Value of Business	0.00
Total Value	1,001,000.00

Appraisal Date	
Appraiser	
Cap Rate %	
Appr. Fee	
Use For Acct.	
Acct. Adj.	



6 Left side of Appraisal Information screen

Appraisal Information	
Consolidated	No
Purpose	NEW LOAN (05)
Value of Land	1,000,000.00
Value of Building	1,000.00
Value of Business	0.00
Total Value	1,001,000.00

Appraisal Date	
Appraiser	--
Cap Rate %	0
Appr. Fee	0.00
Use For Acct.	--
Acct. Adj.	0.00

Appraisal Date	
Next Appr. Date	
Method Used	--
Certified	--
New Appr. Ordered	--
Notice Type	
CMBS Most Recent Value Source	--

7 - Right side of Appraisal Information screen

Appraisal Information

- Collateral Number
- Property Sequence No.
- Appraisal Date
- Appraisal Amount
- Appraisal of Land (Value of Land?)
- Appraisal of Building (Value of Building?)
- CMBS Most Recent Value Source

CMBS Most Recent Value Source	
Field/CREFC Value	Code
Broker's Price Opinion	BPO
Certified MAI Appraisal	MAI
Non-Certified MAI Appraisal	NON-MAI
Other	98
SS Estimate	SS

Servicer Watchlist File

Loans can be put on the Watchlist in one of two ways

- 1) Strategy's Rules Engine monitors data conditions and places a loan on the Watchlist.
- 2) User manually adds a loan to the Watchlist

Watchlist Summary Information

Overall Status

Loan Number	200000001	Investor Loan Number	692018	External Watchlist	<input type="checkbox"/>	Internal Watchlist	<input type="checkbox"/>	Next Watchlist Action Plan Due Date		Watchlist Action Plan Required Y/N	No	Special Servicing	No
Watchlist Comments <div></div>													
<input type="button" value="Save"/>													

History of External Watchlist (Expand +/-)

☐ All Items
 ☒ Active
 ☐ Inactive

Date of Notification	External 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	External Watchlist	Reason on Internal Watchlist	Date Removed	Days on Watchlist
01/31/2017	INTERNAL WATCHLIST	[Credit] Fixed Rate Loan DSCR (refer to implementation guidelines on how to apply)		0

First check the Internal Watchlist checkbox, and hit Save in the lower right of the Overall Status.

Then click the New Internal Entry button to place a loan on the Watchlist. Users are presented with a screen to identify the loan, a particular property associated with the loan, and the Watchlist Reason. Reasons are grouped by Type.

New Watchlist Entry

Loan Number: 750010501
Selected Property:
Type:

Notification Date:
Date Removed:

	Manual Override	Type	Code	Guideline
<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

Information from the Watchlist is used to create the Servicer Watchlist report. Records reported are loan level and are acquired from the system using information from Loan Master 2 (PMAST2). Data from this file is modified in the Portal via the Master 2 Maintenance widget.

Load information into the Watchlist using the Mapping Tool Template. You will need to reference Loan Number to tie in the Loan Master 2 file (PMAST2). Watchlist Internal Rating, Watchlist External Rating, and Watchlist Comments are included in this file.

Master 2 Maintenance

The Master 2 Maintenance widget displays additional asset detail in the Portal. Data is stored in the PMAST2 file.

Master 2 Maintenance

Loan Number:	200000004
Current LTV:	9.4562
Guarantee Amount:	20.00
Fiscal Year End (mmdd):	1231
Stmt Reporting Frequency:	QUARTERLY [QT]
Primary Prod Line:	FANNIE MAE [FAN]
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 type="radio"/> Yes <input checked="" 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:	
Watchlist - Internal Rating:	
Watchlist - External Rating:	
Watch List Comments:	

Six comment fields have been made available in the Master 2 Maintenance field to capture the Special/Servicer Comments to be reported in the Special Servicer Loan File. These fields are all 255 characters long and are found in PMASTR4. They will be copied into the Special Servicer Loan file (PIRPXSSL) to satisfy the Comment Fields in this report.

File Field Descriptions					
File	PMASTR4	Library	R20DOC	Number of Fields	26
Length	1974	Description	Master file additional info	Last Altered Time Stamp	02/26/2021 16:23:19

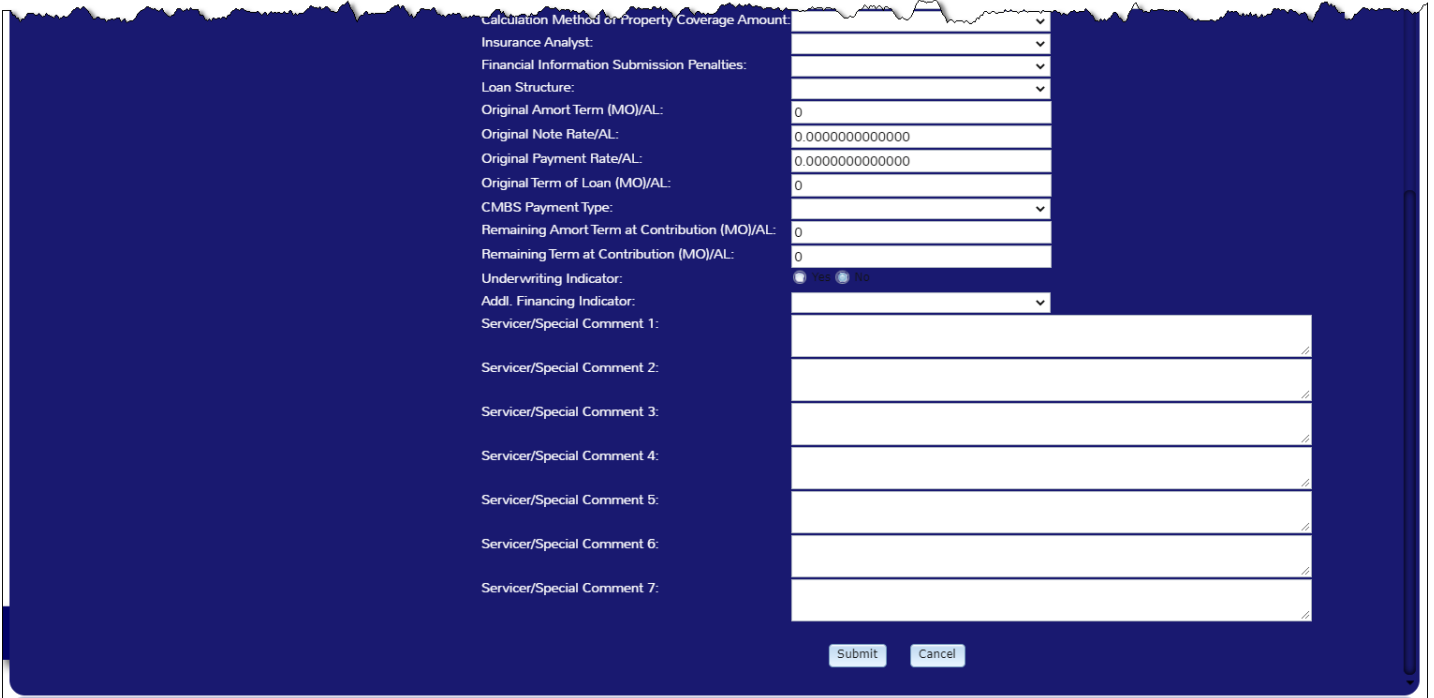
File Attributes							
Ordinal Position	Name	Field Description	Column Text	Data Type	Length	Actual Length	Character Max Length
1	CMLN	LOAN NUMBER	LOAN NUMBER	DECIMAL	5	9, 0	0
2	CMDAS	AVAILABLE SPACE	AVAILABLE SPACE	DATE	4	4	0
3	CMBAFDM	BALANCE OF MODIFIC ATION	BALANCE OF MODIFICATION	DECIMAL	9	17, 2	0
4	CMCOMM1	COMMENT1	COMMENT1	CHAR	255	255	255
5	CMCOMM2	COMMENT2	COMMENT2	CHAR	255	255	255
6	CMCOMM3	COMMENT3	COMMENT3	CHAR	255	255	255
7	CMCOMM4	COMMENT4	COMMENT4	CHAR	255	255	255
8	CMCOMM5	COMMENT5	COMMENT5	CHAR	255	255	255
9	CMCOMM6	COMMENT6	COMMENT6	CHAR	255	255	255
10	CMCOMM7	COMMENT7	COMMENT7	CHAR	255	255	255

8 - Comment fields in PMASTR4 display on Master 2 Maintenance Widget for IRP Reporting

A number of fields have been added to the widget and will be stored in PMASTR5. The fields will be used in the Loan Setup File (PIRPXLS). These include:

- Calculation Method of Property Coverage Amount – 1 char field populated with values from System Info Table ID 7W
- Financial Information Submission Penalties – 1 Char field populated with values from System Info Table ID II
- Loan Structure – 2 Char field populated with values from System Info Table ID IK

- Original Amort Term Mo / AL - 3 digit whole number
- Original Note Rate / AL – Interest Rate 15, 13
- Original Payment Rate / AL – Interest Rate 15, 13
- Original Term of Loan Mo. / AL – 3 digit whole number
- CMBS Payment Type – 2 digit field populated with values from System Info Table ID IM.
- Remaining Amort Term @ Contribution / AL – 3 digit whole number
- Underwriting Indicators – 1 char field.
- Additional Financing Indicator – 1 digit field populated with values from System Info Table ID IO



Calculation Method on Property Coverage Amount:

Insurance Analyst:

Financial Information Submission Penalties:

Loan Structure:

Original Amort Term (MO)/AL:

Original Note Rate/AL:

Original Payment Rate/AL:

Original Term of Loan (MO)/AL:

CMBS Payment Type:

Remaining Amort Term at Contribution (MO)/AL:

Remaining Term at Contribution (MO)/AL:

Underwriting Indicator:

Addl. Financing Indicator:

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:

9 - fields added to Master2Maintenance widget at Release 20 to assist with IRP Reporting.
Includes the comment fields expanded from 225 to 255.

Reporting Translation Widget

Web Portal > Reporting Translation Table

CREFC Reports require specific code values in many cases. Strategy deals with these in a couple of ways:

- 1) Provide CREFC specific fields where the drop down/System Info values are maintained by Strategy and represent the CREFC values (CREFC Most Recent Value Source – Appraisal); or
- 2) Programmatically determining the appropriate CREFC Legend value (Payment Status).

However, some fields have system information tables defined by users and Strategy cannot programmatically assign the CREFC code. An example would be Reserve Types. Strategy now provides a translation tool to align your user defined Strategy System Information values with those values required by the CREFC IRP Reporting package.

Tables currently translated:



C2 – Miscellaneous Receivable Types – Additional Fees (Remittance Report-Format 02 and 05)

I2 – ARM Index Codes (Added with Release 20)

PQ – Property Type (Added with Release 20)

2V – Reserve Types – May also include Ground Rent

50 – Insurance Escrow Type – Ground Rent

Select the System Info Table for Translation. The values in your data library appear on the left. The CREFC Approved values appear in a drop down on the right. Select the value you wish to associate with the PINFO Value and Save. Strategy will use your translated value in the IRP Reporting Package.

Reporting Translation Table

Select PINFO Table
RESERVE TYPE [2V]

Full Description	Translation Description
COMPLETION GS [CG]	OTHER [13]
CAPITAL IMPROVEMENTS [CI]	CAPITAL IMPROVEMENT RESERVE [6]
HAP RESERVE [HA]	OTHER [13]
HUD RESERVE [HR]	OTHER [13]
RATE CAP [RC]	OTHER [13]
COMPLETION REPAIR [RE]	REPAIR SERVICE [3]
REPLACEMENT RESERVE [RR]	REPLACEMENT RESERVE [1]
RR TENANT IMPROVEMENT [RT]	LEASING RESERVE [11]

IRP Loan Reporting

Web Portal > IRP Loan Reporting

A new widget provided in the Portal allows you to view and update information about the other servicers on the Loan. Selecting the Investor for the Deal populates the Loans associated with the selected investor. Selecting the Role places the Strategy Loan # in the loan number field for the Selected Role, e.g. selecting the role PRIMARY/SUB SERVICING places the Strategy Loan # in the Primary/Sub Servicer Loan # field. Users can populate/view the Name and Loan Number for any of the other servicers on the Strategy loan, e.g. Master Servicer and Master Servicer Loan #, Special Servicer and Special Servicer Loan #, Sub Servicer and Sub Servicer Loan #, as applicable. If this step is not taken, Strategy will use only the Strategy Loan # from PMASTR in the reports.



Investor:

Role:

Transaction ID: 2013 501

Securitization Date:

Strategy Loan #	Primary Borrower Name	Prospectus Loan #	Primary Servicer Name	Primary/Sub Servicer Loan #	Master Servicer Name	Master Service Loan #
107329	FAWN MANAGEMENT CORPORATION	15	<input type="text"/>	0	BERKADIA OF MORTGAGE	0
109534	PENN JERSEY MANAGEMENT CORPORATION	70	BLACKSTONE MELLON	109534	<input type="text"/>	109534
109546	AMERRICA MANAGEMENT CORPORATION	50	<input type="text"/>	109546	<input type="text"/>	0
109581	AMERICA MANAGEMENT CORPORATION	20	<input type="text"/>	109581	<input type="text"/>	109581
109729	WWW HOLDINGS		<input type="text"/>	109729	<input type="text"/>	0
109780	FAWN MANAGEMENT CORPORATION	780	<input type="text"/>	109780	<input type="text"/>	0
109801	ASTRIA REALTY TRUST		CMLS REAL LTD.	987	<input type="text"/>	0
109810	SAMUEL KARDON		<input type="text"/>	109810	<input type="text"/>	0

Populate loans numbers with the Mapping Tool template IRP Loan Numbers. Loan # and Investor # are required fields.

As of Release 20, all loan number fields, with the exception of the Strategy Loan #, RNPRISUB – Primary/Sub Servicer Loan # have been updated to character fields and accept up to 15 characters. Fields have been added to capture the Trustee Loan Number, and the Originating Loan # have been added to the file and to the grid seen in the IRP Loan Reporting widget. All IRP Reports have been updated with larger loan # fields.

- RNPRISUB – Primary/Sub Servicer Loan #
- RNMASTER - Master Servicer Loan #
- RNSPECIAL Special Servicer Loan #
- RNPRIOR – Prior Servicer Loan #
- RNORIG - Originating Loan #
- RNTRUSTEE - Trustee Loan #

- RNSUBSUB - Sub Sub Servicer Loan #

IRP Reporting Prep Programs

Note: If you have determined that the Pre Programs are required to deal with advances and loans with Investor Interest. This is when they should be executed.

Creating the IRP Report Package using the Portal



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
- ☐ Financial
- ☐ Historical Loan Modification
- ☐ Delinquent Loan Status
- ☐ Loan Level Reserve LOC
- ☐ Loan Periodic Update
- ☐ Property
- ☐ Servicer Watchlist

Settings

☒ Day-End
☐ On-Demand

☒ Include Usability Fields
☐ Exclude Usability Fields

Investor

Determination Date

Beginning of Determination Month

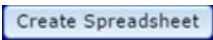

End of Determination Month

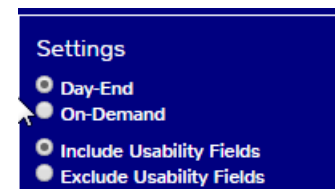
Prior Determination Date +1 Day


Strategy creates the IRP Reporting files in one of two ways:

1) Day end programs create the files on the Determination Date and these files are saved until the next Determination Date. Users can view the files, edit, upload any changes, and package the report via the IRP Reporting Package widget; or

2) Using the IRP Reporting Package widget, select the files and request on demand reports from the new IRP Package widget.

- Users specify whether they are working with current reports provided by Day End or they are requested On Demand reports.
 - Current Reports
 - The system uses the files created in Day End. – the widget displays the relevant Determination Date.
 - Select the files you wish to generate.
 - On Demand
 - Select the Investor you are creating the package for.
 - Select the appropriate dates
 - Beginning of Determination Month & End of Determination month should both be entered to determine what the scheduled payments are for the period.
 - Prior Determination Date + 1 days is the beginning date for the cash period with the Determination Date being the ending date of the cash period
 - Select the files you wish to generate On-Demand
 - System creates temporary report files for all reports selected.
 - Financial File and Comparative Financial Statement File are not available for On-Demand option through the Investor Reporting Package widget. These are available from the Financial Statement – Detail Entry screen.
- Usability Fields have been added to the end of each file to assist with your review of the reports by providing data (like the Strategy loan number) to help identify the loan in Strategy. These fields are not part of the CREFC definition.
 - When running the report to review before submission, click the radio button Include Usability Fields to add fields at the end of the file.
 - When creating a package for submission, select Exclude Usability Fields to create the report in the required format.
- Select the Output Option
 - Create Spreadsheet 
 - Creates a zip file of the selected reports
 - Open zip file to view the reports created
 - Users can make changes in Excel file
 - Create and Send CSV without adjustments 



- Sends reports as is via email created by system
- User would enter the email address for the recipient.
- Saves the files to reports for historical purposes
- Upload the report with adjustment 
 - Saves a report that has an adjustment to Notes.
 - Complete reporting history available in Notes

Comparative Financial Statement File and Financial Statement File

[Export to CSV](#)

Strategy creates these two files On-Demand from the Financial Statement application in the Portal.

The Comparative Financial Statement is a loan level summary of the financial statements for all properties on the loan.

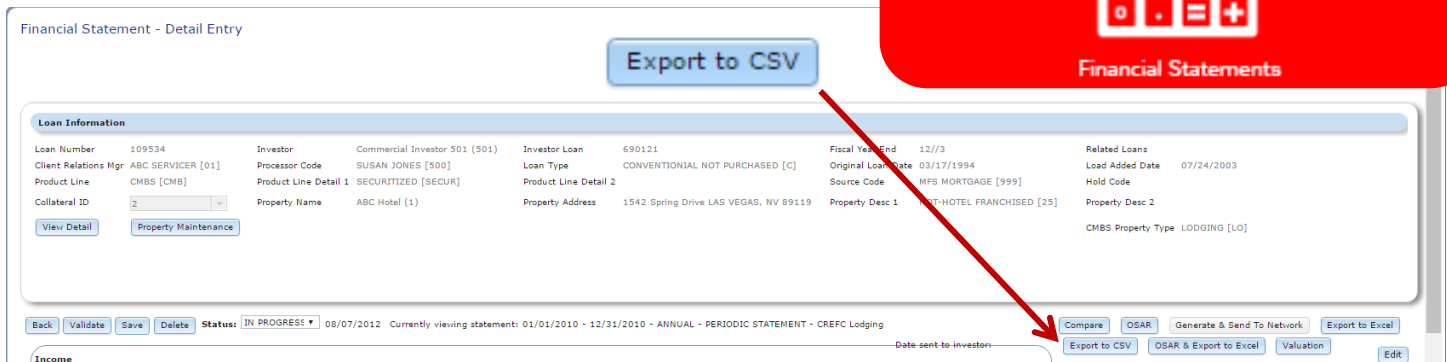
The Financial File is a detailed financial statement with all the line items.

Strategy creates these reports in Day End and the Comparative Financial Statement File and Financial Statement File Day End reports are available through the Investor Reporting Package widget to create, send, and download via the widget.

While most IRP Reports are available for On-Demand creation through the new Investor Reporting Package widget, the Comparative Financial Statement and Financial Files are only available on-demand through the Financial Statements widget. When selecting the On-Demand Radio button in the Investor Reporting Package widget, the Comparative Financial Statement and Financial Files are grayed out.

Users can request an On-Demand version of either the Financial File or Comparative Financial Statement File in CSV format from the Financial Statement Application.

From the Financial Statement – Detail Entry screen (for a CREFC Form Type) select the Export to CSV button on the right of the screen.



Financial Statement - Detail Entry

Export to CSV

Financial Statements

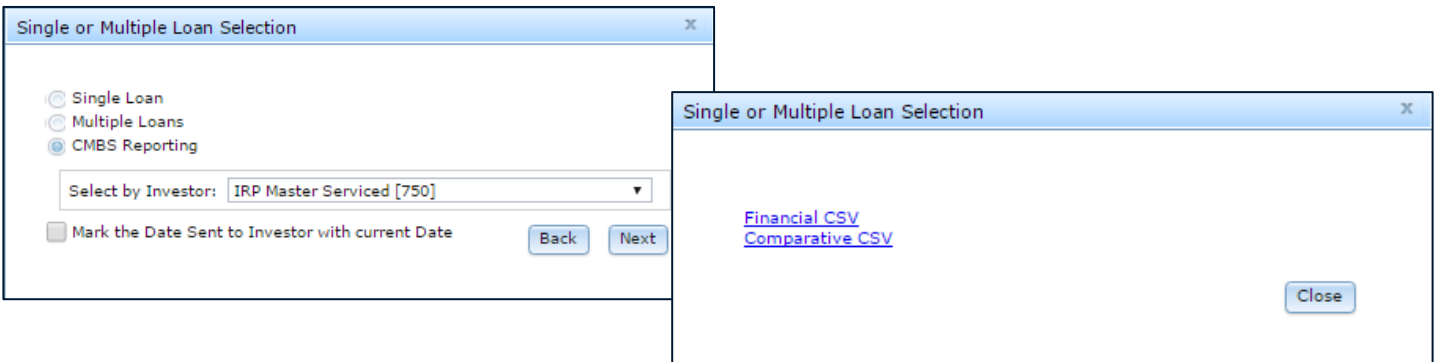
Loan Information

Loan Number	109534	Investor	Commercial Investor 501 (501)	Investor Loan	690121	Fiscal Year End	12//3	Related Loans	
Client Relations Mgr	ABC SERVICER [01]	Processor Code	SUSAN JONES [500]	Loan Type	CONVENTIONAL NOT PURCHASED [C]	Original Loan Date	03/17/1994	Load Added Date	07/24/2003
Product Line	CMBS [CM8]	Product Line Detail 1	SECURITIZED [SECUR]	Product Line Detail 2		Source Code	MFS MORTGAGE [999]	Hold Code	
Collateral ID	2	Property Name	ABC Hotel (1)	Property Address	1542 Spring Drive LAS VEGAS, NV 89119	Property Desc 1	RT-HOTEL FRANCHISED [25]	Property Desc 2	
								CMBS Property Type	LODGING [LO]

Back Validate Save Delete Status: IN PROGRESS 08/07/2012 Currently viewing statement: 01/01/2010 - 12/31/2010 - ANNUAL - PERIODIC STATEMENT - CREFC Lodging

Income Date sent to Investor: Compare OSAR Generate & Send To Network Export to Excel Export to CSV OSAR & Export to Excel Valuation Edit

The Single or Multiple Loan Selection window appears, select CMBS Reporting, Select the IRP Investor and Next.



Single or Multiple Loan Selection

☐ Single Loan
☐ Multiple Loans
☒ CMBS Reporting

Select by Investor: **IRP Master Serviced [750]**

☐ Mark the Date Sent to Investor with current Date

Back Next

Single or Multiple Loan Selection

[Financial CSV](#)
[Comparative CSV](#)

Close

Click on each file to create the On-Demand files.

Security

Before attempting to update Strategy please note there are a number of features discussed in this document that require users have security to enter and update information. Review the different features and users which will complete the tasks and assign Security appropriately.

Investor Vendor (Security Maintenance>System Wide>Maintenance>Vendor Maintenance>Investors)

- IR Advances
- IR ARA/ASER Info
- IR IOA Info
- IR 3rd Party
 - Name Contact Info
 - PPIE/PPIS

Web Portal (Security Maintenance > Web Portal) Note: Job Function needed to configure Portal

- Watchlist Web Module
- IRP Reporting Package Widget
- IRP Loan Reporting Widget
- Reporting Translation Widget

Asset Management Files

- Inspections Web Module
- Operating Statements Coding and Spreading
- Property Tab
- Appraisal

Loan Administration

- Analysis & Reporting Tab
 - Analysis & Reporting (3)

Mapping Tool Templates (Security Maintenance > Mapping Tool)

- Mapping Appraisal
- Mapping Financial Statement Web
- Mapping Inspection Asset Detail
- Mapping Investor DDA
- Mapping Investor GL Accounts
- Mapping Investor Master Loan Level
- Mapping Advances
- Mapping Interest Items
- Mapping Investor Reporting Property
- Mapping IOR Rate
- Mapping IRP Loan Numbers
- Mapping Transfer To/From Special Servicing
- Mapping Roles for 3rd Party Names
- Mapping Reserves
- Mapping Wiring Instructions (3rd Party)

Note: For a user to upload data via the Mapping Tool, they must have authority to the Mapping Tool (MaTi), Mapping Tool Main, as well as authority to update both the area of the system and the Mapping Tool Template.

IRP Package Report Formats

Each report layout displays the files in the order requested by the CREFC Investor Reporting Package Guidelines. Field Name, Length and Type are as outlined in the CREFC Guidelines. The ending two columns are the Strategy fields used to populate the report and notes related to how Strategy calculates values and where to find it in Strategy. Hyperlinks in the Notes column take you to areas in the document showing where the report or feature is in Strategy. The Field Descriptions in each layout contain the Field Description in the Strategy file layout (ALL CAPS) and if this description differs from the CREFC Field description in the guidelines, the CREFC description follows in Title Case (Each Word Capitalized) under the Strategy description.

Note that the CREFC reports contain fields that are not required fields in Strategy. When creating the reports, the value for these fields cannot be 'blank' therefore these fields will be defaulted to 'N' when the reports are created if the field is not populated. The fields are 'Non-Recoverable Y/N' and 'Bankruptcy Y/N' in the Loan Periodic Update file and 'Ground Lease Y/N' and 'Credit Tenant Lease Y/N' in the Property File.

The reports in Release 20 include reports provided by Primary servicers as well as the Loan Setup Report submitted by Master Servicers, and Special Servicer Loan and Property files. Fields may indicate that they are primarily used by Master Servicers.

PIRPXCFS - Comparative Financial Status - IRP Package 8.0 Report - C - 40 Fields -

The Comparative Financial Status report is a property level report. Net Change at the end of the report compares the preceding year to the base year.

PIRPXCFS - Comparative Financial Status – IRP Package 8.0 Report – C – 40 Fields – File is created at the Financial Statement/Property level							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
1	TRANSACTION ID	TRANSID	15	CHAR	15	PPSAIM.KGTRANSID	Entered at the Investor Vendor on the Deal record and trickles down to Investor Master/Loan

PIRPXCFS - Comparative Financial Status – IRP Package 8.0 Report – C – 40 Fields – File is created at the Financial Statement/Property level							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
2	LOAN ID	LOANID	15	CHAR	15	PMASSTR.CML# OR PIRPXRLOAN.RNMASTER	If the Servicing Role field in the Investor Vendor for the Deal indicates the investor is the Master Servicer or is blank use the Strategy Loan #. If the value in the Servicing Role is anything else, use the Master Servicer Loan number from the IRP Loan file (entered via the IRP Loan reporting widget). Default value is CML# from PMASSTR.
3	PROSPECTUS ID Prospectus Loan ID	PROSID	11	CHAR	11	PPSAIM.KGPLID	Entered in the Investor Master record at Loan Level
4	PROPERTY ID	PROPID	15	CHAR	15	PPSAPROP.XSPROPID	Entered in the IRP Property Information screen off the Property tab in Strategy CS Asset Module.
5	VILLAGE Property City	VILLAGE	25	CHAR	25	PCCOLLCRE.PQTOWN	
6	STATE_CODE Property State	STATE	2	CHAR	2	PCCOLLCRE.PQSTAT	
7	LAST INSP DATE Date of Last Inspection	LINSPDT	10	DATE	10,00	PINSPA.INLIDD	Uses the inspection record with the most recent INLIDD

PIRPXCFS - Comparative Financial Status – IRP Package 8.0 Report – C – 40 Fields – File is created at the Financial Statement/Property level							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
8	PROPERTY CONDITION	PROPCOND	3	CHAR	3	PINSPA.INPCC	Uses the inspection record with the most recent INLIDD with an Inspection Type of Annual (PINSPA.INITYP = AN). Value entered in Strategy will be translated to the CREFC Legend value for Property Condition as shown in the Property Condition table.
9	ENDING SCHED LOAN AMT Current Allocated Ending Scheduled Loan Amount	ENDSCHAMT	10	PACKED	19,02	PPROP.PQALP*PIREM.IRESB or 0	Uses the property allocation balance times the ending scheduled balance from the current Investor Remittance record unless there is a Payoff Date in the Loan Master record (PMASTR.CMPAYO)
10	PAID THROUGH DATE	PDTHRU DT	10	DATE	10,00	PMASTR3.CMLPIDT	Displayed on the Analysis & Reporting Info tab in Loan Administration (Analysis & Report (1))
11	BASE FIN AS OF DATE Contribution Financials As of Date	FINASOFDTB	10	DATE	10,00	POPMST.MSENDT	Ending Date from Operating Statements with a purpose code (POPMST.MSPURP) of Underwriting at Securitization UWS from Web Financial Statements

PIRPXCFs - Comparative Financial Status – IRP Package 8.0 Report – C – 40 Fields – File is created at the Financial Statement/Property level							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
12	BASE OCCUPANCY % Physical Occupancy at Contribution	OCCUPANCYB	4	PACKED	6,03	POCCUPA.OCO	Occupancy % that Occupancy as of date coincides with the Ending Date from Operating Statements with a purpose code (POPMST.MSPURP) of Underwriting at Securitization UWS from Web Financial Statements .
13	EFF. GROSS INC. Revenue from Contribution/Effective Gross Income	EGIBASE	10	PACKED	19,02	POPMST.MSEGI	EGI from the Operating Statement with a purpose code (POPMST.MSPURP) of Underwriting at Securitization UWS from Web Financial Statements
14	NCF BASE NCF at Contribution	CFANCFBASE	10	PACKED	19,02	POPMST.MSNTCF	NCF from the Operating Statement with a purpose code (POPMST.MSPURP) of Underwriting at Securitization UWS from Web Financial Statements
15	DSCR NCF/DEBT SERVICE DSCR (NCF) at Contribution	NCFABCNB	8	PACKED	15,13	POPMST.MSNCFABCN	DSCR from the Operating Statement with a purpose code (POPMST.MSPURP) of Underwriting at Securitization UWS from Web Financial Statements

PIRPXCFs - Comparative Financial Status – IRP Package 8.0 Report – C – 40 Fields – File is created at the Financial Statement/Property level							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
16	2ND FIN AS OF DATE Second Preceding Fiscal Year Financial As of Date	FINASOFDT2	10	DATE	10,00	POPMST.MSENDT	Select the annual operating statement that has an end date that relates to the first consecutive year end prior to the preceding fiscal year end statement. (Note - the end date of the operating statement from the borrower used to annualize should be reported.)
17	2ND OCCUPANCY % Second Preceding Fiscal Year Physical Occupancy	OCCUPANCY2	4	PACKED	6,03	POCCUPA.OCO	Second Preceding - relates to the first consecutive year end prior to the preceding fiscal year end.
18	EFF. GROSS INC. Second Preceding Fiscal Year Revenue	EGI2ND	10	PACKED	19,02	POPMST.MSEGI	Value from the operating statement with the first consecutive year end prior to the preceding fiscal year end.
19	NCF 2ND PREVIOUS YEAR Second Preceding Fiscal Year NCF	CFANCF2ND	10	PACKED	19,02	POPMST.MSNTCF	Value from the operating statement with the first consecutive year end prior to the preceding fiscal year end.
20	DSCR NCF/DEBT SERVICE Second Preceding Fiscal Year DSCR (NCF)	NCFABCN2	8	PACKED	15,13	POPMST.MSNCFABCN	Value from the operating statement with the end date (MSENDT) of the first consecutive year end prior to the preceding fiscal year end.
21	1ST FIN AS OF DATE Preceding Fiscal Year Financial As of Date	FINASOFDT1	10	DATE	10,00	POPMST.MSENDT	End date (MSENDT) of most recent fiscal year-end financial statement available.

PIRPXCFs - Comparative Financial Status – IRP Package 8.0 Report – C – 40 Fields – File is created at the Financial Statement/Property level							
Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes	
22 1ST OCCUPANCY % Preceding Fiscal Year Physical Occupancy	OCCUPANCY1	4	PACKED	6,03	POCCUPA.OCO	Occupancy % tied to the most recent fiscal year end Occupancy as of date.	
23 EFF. GROSS INC. Preceding Fiscal Year Revenue	EGI1ST	10	PACKED	19,02	POPMST.MSEGI	EGI for the most recent fiscal year-end financial statement available.	
24 NCF PREVIOUS YEAR Preceding Fiscal Year NCF	CFANCF1ST	10	PACKED	19,02	POPMST.MSNTCF	NCF for the most recent fiscal year-end financial statement available.	
25 DSCR NCF/DEBT SERVICE Preceding Fiscal Year DSCR (NCF)	NCFABCN1	8	PACKED	15,13	POPMST.MSNCFABCN	Value from the operating statement with the end date (MSENDT) of the most recent fiscal year-end financial statement available.	
26 CURRENT START DATE Most Recent Financial As of Start Date	BGDTCURR	10	DATE	10,00	POPMST.MSBGDT	Most recent Period Beginning Date from Web Financial Statements	
27 CURRENT FIN AS OF DAT Most Recent Financial As of End Date	FINASOFDTC	10	DATE	10,00	POPMST.MSENDT	Most recent Period End Date from Web Financial Statements	
28 OCCUPANCY AS OF DTE Most Recent Occupancy As of Date	AODCURR	10	DATE	10,00	POCCUPA.OCAOD	Most recent Occupancy As of Date for the same period as the Most Recent Financial As of End Date with an Occupancy Type of Operating Statement (POCCUPA.OCTYPE = OS)	
29 CURRENT OCCUPANCY % Most Recent Physical Occupancy	OCCUPANCYC	4	PACKED	6,03	POCCUPA.OCO	Value associated with the most recent Occupancy As of Date –	

PIRPXCFS - Comparative Financial Status – IRP Package 8.0 Report – C – 40 Fields – File is created at the Financial Statement/Property level							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
30	CURR EFF. GROSS INC. Most Recent Revenue	EGIC	10	PACKED	19,02	POPMST.MSEGI	EGI from the financial statement with the most recent Period End Date.
31	NCF MOST RECENT Most Recent NCF	CFANCFC	10	PACKED	19,02	POPMST.MSNTCF	NCF from the financial statement with the most recent Period End Date.
32	DSCR NCF/DEBT SERVICE Most Recent DSCR (NCF)	NCFABCNC	8	PACKED	15,13	POPMST.MSNCFABCN	Value from the operating statement with most recent Period End Date.
33	OCCUPANCY % NET CHG % Occup Net Change over Base Year	OCCUPNC	4	PACKED	6,03	CALCULATION	(OCCUPANCY1 – OCCUPANCYB)/OCCUPANCYB x100
34	REVENUE NET CHG Total Revenue Net Change Over Base Year	REVENUENC	5	PACKED	8,03	CALCULATION	{{(EGI1ST/EGIBASE)/EGIBASE} *100
35	DSCR NET CHANGE (1) DSCR Net Change Over Base Year	DSCRNC	4	PACKED	6,02	CALCULATION	NCFABCN1 – NCFABCNB – Values rounded to 2 decimal places.
36	INVESTOR #	INVNO	3	PACKED	5,00	PPSAIM.KGINVN	Usability Field
37	PROPERTY SEQ #	PROPSEQ	2	PACKED	3,00	PPROP.PQPLSQ	Usability Field
38	DETERMINATION DATE	DETDATE	10	DATE	10,00	PPSAIM.KGLN	Usability Field
39	LOAN NUMBER	LOANNO	5	PACKED	9,00	PPROP.PQLN	Usability Field
40	COLLATERAL ID	COLLCRE	5	PACKED	9,00	PPROP.PQFKEY1	Usability Field

PIRPXFIN - Financial File – IRP Package 8.0 Report –

The Financial File is a monthly report that details the financial statement line by line. Strategy uses Form Types to capture the Income, Expense and CapEx items specified by the [CREFC Category Types](#). Report is created for all properties tied to IRP Loans (Loans with active investors that are Program ID F1, IRP Yes).

PIRPXFIN - Financial File – IRP Package 8.0 Report – F -							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Fields	Notes
1	TRANSACTION ID	TRANSID	15	CHAR	15	PPSAIM.KGTRANSID	Entered at the Investor Vendor on the Deal record and trickles down to Investor Master/Loan
2	LOAN ID	LOANID	15	CHAR	15	PMASTR.CML# or PIRPXRLOAN.RNMASTER	If the Servicing Role field in the Investor Vendor for the Deal indicates the investor is the Master Servicer or blank use the Strategy Loan # if the value in the Servicing Role is anything else use the Loan number from the IRP Loan file (entered via the IRP Loan Reporting widget). Default value is CML# from PMASTR.
3	PROPERTY ID	PROPID	15	CHAR	15	PPSAPROP.XSPROPID	This is the IRP Property ID found on the IRP Property Information screen. This is the Prospectus ID plus property sequence.
4	PERIOD START DATE Most Recent Financial As of Start Date	STARTDATE	10	DATE	10,00	POPMST.MSBGDT	Most recent Financial Statement after the preceding fiscal year end statement. Entered on Financial Statement – New Entry window

PIRPXFIN - Financial File – IRP Package 8.0 Report – F -							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Fields	Notes
5	PERIOD END DATE	ENDDATE	10	DATE	10,00	POPMST.MSENDT	Ending date for the Most recent Financial Statement after the preceding fiscal year end statement Entered on Financial Statement – New Entry window
6	DATA TYPE	DATATYPE	3	CHAR	3	POPMST.MSDATATYP	Data Type refers to the CREFC values representing the frequency/type of Statement YTD – Year to Date, AN -Annual prior 12 months data fiscal year) TR – Trailing 12 UB – Underwriting Base Data Type is entered on the Financial Statement – New Entry window.
7	STATEMENT TYPE	STMTTYPE	3	CHAR	3	POPMST.MSTYPE	Statement type refers to the type of statement BOR-Borrower Submitted ADJ-Adjustments to Borr Stmt NOR-Normalized to CREFC format. Entered on Financial Statement – New Entry window
8	CATEGORY	CATEGORY	10	CHAR	10	POPMST.MSFRMD	Based on the Form Type the Category Code is derived as noted in the Financial Statement Forms section.

PIRPXFIN - Financial File – IRP Package 8.0 Report – F -							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Fields	Notes
9	AMOUNT	AMOUNT	10	PACKED	19,02	POPDTLS.OLADJA	Pulls the Adjusted Amount for the appropriate line. Records are ordered based on the Line Item / Category Code sequence
10	INVESTOR #	INVNO	3	PACKED	5,00	PPSAIM.KGINVN	Usability Field
11	PROPERTY SEQ #	PROPSEQ	2	PACKED	3,00	PPROP.PQSEQ#	Usability Field
12	DETERMINATION DATE	DETDATE	10	DATE	10,00	PPSAIM.KGDTDET	Usability Field
13	LOAN NUMBER	LOANNO	5	PACKED	9,00	PPSAIM.KGLN	Usability Field

PIRPXHLM - Historical Loan Modification File – IRP Package 8.0 Report – M – 28 Fields

The Historical Loan Modification File is a Loan Level report. This information is tracked in Strategy using the Loan Modification widget. Information added to this report is point in time and it remains static. Future changes/modifications are added as new records. This report provides the following information for the population of IRP loans, where there is a record in the Historical Loan Modification file (PIRPXHLMLL) with a Last Modification Date (PIRPXHLMLL.HLLMLPD) or a Last Setup Change Date. [Descriptions of logic describe the additions of new records for the current reporting period]

PIRPXHLM - Historical Loan Modification File – IRP Package 8.0 Report – M – 28 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
1	TRANSACTION ID	HLTRANSID	15	CHAR	15	PPSAIM.KGTRANSID	Entered at the Investor Vendor on the Deal record and trickles down to Investor Master/Loan
2	GROUP NUMBER Group ID	HLG#	9	CHAR	9	PIMST.IMG#	Entered at the Investor Master level
3	LOAN NUMBER Loan ID	HLL#	15	CHAR	15	PMASTR.CML# or PIRPXRLOAN.RNMASTER	If the Servicing Role field in the Investor Vendor for the Deal indicates the investor is the Master Servicer or is blank use the Strategy Loan #. If the value in the Servicing Role is anything else, use the Master Servicer Loan number from the IRP Loan file (entered via the IRP Loan reporting widget). Default value is CML# from PMASTR.
4	PROSPECTUS ID Prospectus Loan ID	HLPLID	11	CHAR	11	PPSAIM.KGPLID	Entered in the Investor Master record at Loan Level

PIRPXHLM - Historical Loan Modification File – IRP Package 8.0 Report – M – 28 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
5	CITY Property City	HLCITY	25	CHAR	25	PCCOLLCRE.PQTOWN Or VARIOUS	If there are multiple properties tied to the referenced loan, and the Property Status is not (3) Defeased, or (5) Released from Mortgage and not all cities are the same, display 'Various' otherwise display PQTOWN for Property Seq#1. If this field is blank or contains 999 use PQVILG.
6	STATE CODE Property State	HLSTAT	2	CHAR	2	PCCOLLCRE.PQSTAT Or XX	If there are multiple properties tied to the referenced loan, and the Property Status (PQPROPSTAT) is not (3) Defeased, or (5) Released from Mortgage and not all properties are in the same State, display 'XX' otherwise display PQSTAT For Prop Seq#1.

PIRPXHLM - Historical Loan Modification File – IRP Package 8.0 Report – M – 28 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
7	MODIFICATION CODE	HLMODCODE	30	CHAR	30	Display PINFO.SIFFUL for Table ID MC where the PINFO.SIFCD = PIRPXHLM.LL.HLLMODCODE	Loan Modification information is entered in the system via the Loan Modification widget . Report displays the modification code using the Full Description from PINFO from the loan modification record with the highest seq # (PIRPXHLM.LL.HLLSEQ#) for the loan, where the booking date is not blank.
8	TRAN FROM DATE Most Recent Master Servicer Return Date	HLFRTDT	10	DATE	10,00	PPSATFER.TRFRTDT	Selects the most recent Return from Servicer Date if the Master file states that the loan is not in Special Servicing (PMASTR.CMINSS = 'N'). Information is stored in the Investor Reporting Special Servicer Transfer window in Investor Processing module

PIRPXHLM - Historical Loan Modification File – IRP Package 8.0 Report – M – 28 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
9	LAST MODIFICATION DT Date of Last Modification	HLMLPD	10	DATE	10,00	PIRPXHLMML.HLLMLPD	Loan Modification information is entered in the system via the Loan Modification widget . Report displays the Last Modification Date from the loan modification record with the highest seq # (PIRPXHLMML.HLLSEQ#)for the loan, where the booking date is not blank.
10	BAL @ TRF TO SPC SRV Balance When Sent to Special Servicer	HLPBAL	13	ZONED	13,02	PIRPXHLMML.HLLPBAL	Loan Modification information is entered in the system via the Loan Modification widget . The balance in this field displays the current ending scheduled balance in the period when the loan was sent to the Special Servicer.

PIRPXHLM - Historical Loan Modification File – IRP Package 8.0 Report – M – 28 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
11	BAL @ MOD EFF. DATE Balance at Effective Date of Modification	HLBAFDM	17	ZONED	17,02	PIRPXHLMML.HLLBAFDM	The balance displayed represents the current ending scheduled balance in the period the modification became effective. If back-dated/made retroactive, the balance should represent the current ending scheduled balance for that reporting period. Entered and viewed in the Loan Modification widget .
12	OLD NOTE RATE	HLONRATE	15	ZONED	15,13	PIRPXHLMML.HLLONRATE	Represents the Note Rate effective immediately prior to the Modified Note Rate. Entered and viewed in the Loan Modification widget .
13	# MOS FOR RATE CHG Number of Months for Rate Change	HLNUMMRC	3	ZONED	3,00	PIRPXHLMML.HLLNUMMRC	Represents the number of months after the current modification date that the loan will have a modified rate change. Entered and viewed in the Loan Modification widget .
14	MODIFIED NOTE RATE	HLMODNOTRT	15	ZONED	15,13	PIRPXHLMML.HLLMODNOTRT	Represents the new initial note rate for the loan modification.

PIRPXHLM - Historical Loan Modification File – IRP Package 8.0 Report – M – 28 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
15	OLD P&I	HLOLDPI	17	ZONED	17,02	PIRPXHLMLL.HLOLDPI	Represents the P&I effective date immediately prior to the effective date of the Modified Payment Amount.
16	MODIFIED PAYMENT AMT	HLMODPMT	17	ZONED	17,02	PIRPXHLMLL.HLMODPMT	Represents the new initial P&I and/or interest only payment amount.
17	OLD MATURITY DATE	HLOMATDT	10	DATE	10,00	PIRPXHLMLL.HLOMATDT	Represents the maturity date prior to the loan modification.
18	MATURITY DATE	HLMATD	10	DATE	10,00	PMASRTRG.CMMATD	This is the maturity date from the Loan Master file for the loan # represented in the Loan Modification record (PIRPXHLLML.HLLSL#)
19	# MOS FOR CHG OF MOD Total Months for Change of Modification	HLNUMMCM	3	ZONED	3,00	PIRPXLHMLL.HLLNUMMCM	The number of months from the effective date of the modification to the date the loan matures or reverts to original terms.
20	REALIZED LOSS Realized Loss to Trust	HLREALLOSS	19	ZONED	19,02	PDTRANS.CHPA	This field is the Principal Amount from the Oldest Debt Forgiveness Write Off transaction (W2) for the loan number in the Loan Modification record.
21	EMPTY FIELD Estimated Future Loss	HLEMPY	1	CHAR	1	Report as Blank	Field is no longer used and is reported as blank.

PIRPXHLM - Historical Loan Modification File – IRP Package 8.0 Report – M – 28 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
22	COMMENTS	HLCOMM7	255	CHAR	255	PIRPXHLMLL.HLLCOMM7	Displays comments entered in Loan Modification widget . CREFC intent is to capture actions taken to correct.
23	MOD EXECUTION DATE Modification Execution Date	HLMODEXDT	10	DATE	10,00	PIRPXHLMLL.HLLMODEXDT	Displays the Modification Execution dates representing the date the most recent modification was executed by the Special Servicer.
24	MOD BOOKING DATE	HLLMPD	10	DATE	10,00	PMASSTR.CMLMPD	Displays the modified posting date from the loan master file for the loan with the modification. Represents the date that the modification was booked into Strategy. Field updated and viewed on the Commercial/Balloon panel of the Master Info tab in Loan Administration.
25	INVESTOR	HLINV	5	ZONED	5,00	PPSAIM.KGINVN	Usability Field
26	DETERMINATION DT	HLDETD	10	DATE	10,00	PPSAIM.KGDTDET	Usability Field
27	STRATEGY LOAN NO.	HLSTL#	9	ZONED	9,00	PMASSTR.CML#	Usability Field
28	LAST SETUP CHG DATE	HLSETUPCHG	10	DATE	10,00	PIRPXHLMLL.HLLSETUPCH	Usability Field

PIRPX LDS - Loan Delinquent Status File – IRP Package 8.0 Report – D – 36 Fields

The [Loan Delinquent Status File](#) is a loan level file. All IRP loans that are Current and at Special Servicing, Matured (Performing and Non Performing), or more than 30 days delinquent will be displayed on the report. The Report is created with breaks that follow the [loans status](#) categories outlined earlier in this document.

PIRPX LDS - Loan Delinquent Status File – IRP Package 8.0 Report – D – 36 Fields							Notes
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	
1	TRANSACTION ID	DSTRANSID	15	CHAR	15	PPSAIM.KGTRANSID	Entered at the Investor Vendor on the Deal record and trickles down to Investor Master/Loan
2	GROUP NUMBER Group ID	DSIMG#	9	CHAR	9	PIMST.IMG#	Entered at the Investor Master level
3	LOAN NUMBER Loan ID	DSL#	15	CHAR	15	PMASSTR.CML# or PIRPXRLOAN.RNMASTER	If the Servicing Role field in the Investor Vendor for the Deal indicates the investor is the Master Servicer or is blank use the Strategy Loan #. If the value in the Servicing Role is anything else, use the Master Servicer Loan number from the IRP Loan file (entered via the IRP Loan reporting widget). Default value is CML# from PMASSTR.
4	PROSPECTUS LOAN ID	DSPLID	11	CHAR	11	PPSAIM.KGPLID	Entered in the Investor Master record at Loan Level

PIRPX LDS - Loan Delinquent Status File – IRP Package 8.0 Report – D – 36 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
5	PROPERTY NAME	DSIRPNAME	100	CHAR	100	PPSAPROP.XSIRPNAME OR PCCOLLCRE.PQNAME	If a loan has multiple properties that are not defeased or released from mortgage (PPROP.PQPROPSTQT <> 3 OR 5) Display the IRP Property Name for the property with the Prosup Ext of 1 (PPSAPROP.XSIRPNAME WHERE THE PPSAPROP.XSPROSPEXT = 1) If the IRP Property name is blank use the Property name in the collateral record with a Property Sequence of 1 (PCCOLLCRE.PQNAME for PPROP.PQSEQ = 1)
6	PROPERTY TYPE	DSPTYPE	2	CHAR	2	PCCOLLCRE.PROPTYPE or 'XX'	If a loan has multiple properties that are not defeased or released from mortgage (PPROP.PQPROPSTQT <> 3 OR 5) Display 'XX' otherwise display CMSA PROPERTY TYPE from the Collateral file.

PIRPX LDS - Loan Delinquent Status File – IRP Package 8.0 Report – D – 36 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
7	PROPERTY CITY	DSTOWN	30	CHAR	30	PCCOLLCRE.PQTOWN Or VARIOUS	If there are multiple properties tied to the referenced loan, and the Property Status is not (3) Defeased, or (5) Released from Mortgage and not all cities are the same, display 'Various' otherwise display PQTOWN for Property Seq#1. If this field is blank or contains 999 use PQVILG.
8	STATE Property State	DSSTAT	2	CHAR	2	PCCOLLCRE.PQSTAT Or XX	If there are multiple properties tied to the referenced loan, and the Property Status (PQPROPSTAT) is not (3) Defeased, or (5) Released from Mortgage and not all properties are in the same State, display 'XX' otherwise display PQSTAT For Prop Seq#1.

PIRPX LDS - Loan Delinquent Status File – IRP Package 8.0 Report – D – 36 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
9	TOTAL RENTABLE SQ FEE	DSTRSQ	4	PACKED	7,00	PCCOLLCRE.PQCNRA + PCCOLLCRE.PQRNA or if 0 then use PCCOLLCRE.PQTRSQ	This field is populated for Office, Retail, Industrial, Warehouse, and Mixed Use properties. If there are multiple properties and they are all the same property types, sum the values. If not all the same property type or any of them are missing data leave the field empty. Fields are displayed on the Property tab in Asset Management and Collateral Maintenance.
10	PAID THROUGH DATE	DSLPIDT	10	DATE	10,00	PMASSTR3.CMLPIDT	Displayed on the Analysis & Reporting Info tab in Loan Administration (Analysis & Report (1))
11	ENDING SCHEDULED BALA	DSESB	17	ZONED	17,02	PIREM.IRESB or 0	Displays the ending scheduled balance from the current Investor Remittance record unless there is a Payoff Date in the Loan Master record (PMASSTR.CMPAYO)
12	CUMULATIVE ASER Cumulative ASER Amount	DSASERAAD	17	ZONED	17,02	PPSAIM.KGASERAAD	Cumulative Amount as of the Determination Date and is displayed in the Investor Processing module, Investor Master tab, Balances .

PIRPX LDS - Loan Delinquent Status File – IRP Package 8.0 Report – D – 36 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
13	P&I ADV OUSTANDING Total P&I Advance Outstanding	DSPRNADVO	17	ZONED	17,02	PPSAIM.KGPRNADVR	P&I Advances reported is displayed in the Investor Processing module, Investor Master tab, Balances .
14	TAX ADVANCES OUSTANDI Total T&I Advance Outstanding Correct report order is Tax Advances before Fee Advances	DSTAXADVO	17	ZONED	17,02	PPSAIM.KGINSADVR + KGTAXADVR	T&I Advances reported is displayed in the Investor Processing module, Investor Master tab, Balances .
15	FEE ADVANCES OUSTANDI Other Expense Total Outstanding	DSFEEADVO	17	ZONED	17,02	PPSAIM.KGFEEADVR + PPSAIM.KGPPAADVR	Sums the Fees and PPA advances displayed in the Investor Processing module, Investor Master tab, Balances
16	P&I CALCULATED IOA Cumulative Accrued Unpaid Advance Interest	DSPRNCIOA	17	ZONED	17,02	PPSAIM.KGPRNCIOA + PPSAIM.KGTAXCIOA + PPSAIM.KGINSCIOA + PPSAIM.KGFEECIOA + PPSAIM.KGPPACIOA	Sums the Accrued Interest for Principal, Tax, Insurance, Fees and PPA advances displayed in the Investor Processing module, Investor Master tab, Balances
17	TOTAL EXPOSURE	DSTOTEXP	17	ZONED	17,02	DSESB + DSASERAA + DSPRNADVO + DSTAXADVO + DSFEEADVO + DSPRNCIOA	Sums the values derived in lines 11, 12, 13, 14, 15 & 16. Values display on the Balances screen in Investor Master

PIRPX LDS - Loan Delinquent Status File – IRP Package 8.0 Report – D – 36 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
18	TOTAL SCHEDULED P&I D Total Scheduled P&I Due	DSSCHPIDUE	17	ZONED	17,02	PIREM.IRI\$D	If the loan has paid off (PMASTR.CMPAYO value is less than the current Determination Date) display zero otherwise, display the Interest Due using the PIREM file where the Transaction Date is within the period of the prior Determination Date +1 day to the current Determination Date (PIREM.IRBTD), the Transaction Code is Reg. Payment (PIREM.IRTC =2) and Record Seq# is 01 (PIREM.IRSEQ#)
19	CURRENT NOTE RATE	DSIRNY	15	ZONED	15,13	PIREM.IRRATE	Display the Investor Gross Interest using the PIREM file where the Transaction Date is within the period of the prior Determination Date +1 day to the current Determination Date (PIREM.IRBTD), the Transaction Code is Reg. Payment (PIREM.IRTC =2) and Record Seq# is 01 (PIREM.IRSEQ#)

PIRPX LDS - Loan Delinquent Status File – IRP Package 8.0 Report – D – 36 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
20	MATURITY DATE	DSMATD	10	DATE	10,00	PMASSTRTRG.CMMATD	Maturity Date from the Master File.
21	PERIOD END DATE Preceding Fiscal Year Financial As of Date	DSENDT	10	DATE	10,00	POPMST.MSENDT	End date (MSSENDT) of most recent fiscal year-end financial statement available.
22	NET CASH FLOW Most Recent Net Cash Flow	DSNTCF	10	PACKED	19,02	POPMST.NTCF	NCF from the financial statement with the most recent Period End Date.
23	DSCR NCF/DEBT SERVICE Most Recent DSCR (NCF)	DSNCFABCN	9	PACKED	16,13	Sum POPMST.MSNTCF for all properties And divide by Sum for all properties (POPMST.MSDSAO + POPMST.MSDSBO + POPMST.MSDSCO) Or *POPMST.MSDSCR	Value from the operating statement with the most recent end date (MSSENDT). If multiple properties exist and the related data is comparable, calculate the DSCR of the underlying properties. * If multiple properties exist and comparable data is not available for all properties display the value in DSCR Indicator field found on the Financial Statement New Entry screen .
24	MOST RECENT VALUATION Most Recent Valuation Date	DSMRVD	10	DATE	10,00	PCAPPRAL.APDT	Select from the Appraisal record with the most recent date. (PCAPPRAL.APDT)
25	MOST RECENT VALUE	DSMRV	17	ZONED	17,02	PCAPPRAL.APAMT	Select from the Appraisal record with the most recent date. (PCAPPRAL.APDT)

PIRPX LDS - Loan Delinquent Status File – IRP Package 8.0 Report – D – 36 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
26	APPRAISAL AMOUNT PERC Loss Using 90% of Most Recent Value	DSAMTP	19	ZONED	19,02	(DSTOTEXP - (.9*DSMRV))	Represents Total Exposure less 90% of the Most Recent Value. If derived value is negative display 0.
27	ARA-APPRAISAL REDUCTI ARA (Appraisal Reduction Amount)	DSARAUC	17	ZONED	17,02	PPSAIM.KGARAUC	ARA amount from the Investor Processing module, ARA/ASER Amounts screen .
28	MOST RCNT SPCL SERV X Most Recent Special Servicer Transfer Date	DSMRSTD	10	DATE	10,00	PPSATFER.TRFETDT	Select the loans most recent transfer to Special date from the Special Servicer Transfer screen.
29	DATE ASSET EXPECTED R Date Asset Expected to be Resolved or Foreclosed	DSDAEBRF	10	DATE	10,00	PCCOLLCRE.RESOLVEDT	Select the field from the Collateral file. If multiple properties use the latest date from the associated properties. Field is found on the Property tab in Asset Management and Collateral Maintenance.
30	WORKOUT STRATEGY	DSWOSTRTCD	2	PACKED	200	PMASTR3.CMWOSTRTCD	Field carries CREFC Workout Strategy codes using System Info Table WT. Field displays in Strategy on the Analysis & Reporting Tab , Analysis & Report (1).
31	COMMENTS1 - DLSR/REO	DSCOMM1	255	CHAR	255	PMASTR4.CMCOMM1	Fields generally provided by Special Servicer and reported by Master. Can be uploaded to IR Special Property file.

PIRPX LDS - Loan Delinquent Status File – IRP Package 8.0 Report – D – 36 Fields							
	Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
	ALL CAPS – STRATEGY DESC.						
	Title Case – CREFC Description						
32	INVESTOR NUMBER	DSINVN	3	PACKED	5,00	PPSAIM.KGINVN	Usability Field
33	DETERMINATION DATE	DSDETD	10	DATE	10,00	PPSAIM.KGDTDET	Usability Field
34	CS LOAN NUMBER	DSCSL#	9	ZONED	9,00	PMASTR.CML#	Usability Field
35	PAYMENT STATUS CODE	DSPSTA	1	CHAR	1	PMASTR.CMPSTA	Usability Field
36	CREFC DESCR	DSDESC	30	CHAR	30	Displays the CREFC Description for Loan Payment Status	Usability Field – Used to group report. Descriptions values outlined earlier in book.

PIRPXLLR - Loan Level Reserve/LOC File – IRP Package 8.0 Report – V – 19 Fields – Reserve / LOC level records

Loan Level Reserve/LOC file is a Reserve level (Letter of Credit) file. Records must have a Reserve Type that has been translated to a valid CREFC Reserve Type using the Report Translation widget. If there is no translation, the record will not appear on the report.

Reserves will be displayed on the report if there is a Reserve Balance greater than zero or a zero reserve balance with Reserve Deposits or Reserve Disbursements during the period.

If there are multiple Reserve accounts on the loan, the subsequent records will not display (repeat) the Property Name, Paid Through Date, or Current Ending Scheduled Balance.

The report will also display Letter of Credit Information if there are active records on the loan.
Records will sort by Prospectus ID, then by Reserve Type.

PIRPXLLR - Loan Level Reserve/LOC File – IRP Package 8.0 Report – V – 19 Fields – Reserve / LOC level records							Notes
	Field Description	Name	Length	Type	Act Length	Strategy Field	
	ALL CAPS – STRATEGY DESC. Title Case – CREFC Description						
1	TRANSACTION ID Trans ID	LLTRANSID	15	CHAR	15	PPSAIM.KGTRANSID	Entered at the Investor Vendor on the Deal record and trickles down to Investor Master/Loan
2	GROUP NUMBER Group ID	LLG#	9	CHAR	9	PIMST.IMG#	Entered at the Investor Master level
3	LOAN NUMBER Loan ID	LLL#	15	CHAR	15	PMASSTR.CML# OR PIRPXRLOAN.RNMASTER	If the Servicing Role field in the Investor Vendor for the Deal indicates the investor is the Master Servicer or is blank use the Strategy Loan #. If the value in the Servicing Role is anything else, use the Master Servicer Loan number from the IRP Loan file (entered via the IRP Loan reporting widget). Default value is CML# from PMASSTR.

PIRPXLLR - Loan Level Reserve/LOC File – IRP Package 8.0 Report – V – 19 Fields – Reserve / LOC level records							Notes
Field Description	Name	Length	Type	Act Length	Strategy Field		
ALL CAPS – STRATEGY DESC.							
Title Case – CREFC Description							
4	PROSPECTUS ID Prospectus Loan ID	LLPLID	11	CHAR	11	PPSAIM.KGPLID	Entered and displayed on the Investor Master file
5	IRP PROPERTY NAME Property Name	LLIRPNAME	100	CHAR	100	PPSAPROP.XSIRPNAME if blank use PCCOLLCRE.PQNAME	Selecting the first property sequence for the loan display the Property Name from the IRP Property Information . If the field is blank, use the Prop Name from the Collateral File.
6	PAID THROUGH DATE	LLDATE	10	DATE	10,00	PMASTR3.CMLPIDT	Displayed on the Analysis & Reporting Info tab in Loan Administration (Analysis & Report (1))
7	ENDING SCHED BALANCE Current Ending Scheduled Balance	LLESB	17	ZONED	17,02	PIREM.IRESB	Displayed on the Remittance Information window.
8	RESERVE ACCOUNT TYPE	LLTYPE	3	CHAR	3	PIRPXXLAT.XLTRCODE where POESC.SOSES = 3 AND SOTYPE = PIRPXXLAT.XLSIFCD PCREDIT.CIACIN = ‘Y’	For each record in the POESC file with an Escrow Type of 3, display the Translated Code for Insurance Type. Reporting Translation widget allows users to associate CREFC Reserve Types to existing PINFO Types. If there is not a translation for the Reserve/Insurance Type the record should be excluded from the report. If there is an active LOC record in the Credit file include a record Reserve Type = 12

PIRPXLLR - Loan Level Reserve/LOC File – IRP Package 8.0 Report – V – 19 Fields – Reserve / LOC level records							Notes
	Field Description	Name	Length	Type	Act Length	Strategy Field	
	ALL CAPS – STRATEGY DESC. Title Case – CREFC Description						
9	RSV BAL@CONTRIBUTION Reserve Balance at Contribution	LLGRP	15	ZONED	15,02	PRBL.RBBLCNTRB LOC PCREDIT.CIOAMT	New field on the Reserve Balance window to capture Balance at Contribution. If there is an active LOC record display the Original Amount
10	BEGINNING RSV BAL Beginning Reserve Balance	LLMEB	15	ZONED	15,02	Calculated LLERB + LLRDSB-LLRDEP	Adds the reported Reserve Disbursements to the reported Ending Reserve Balance and subtracts the reported Reserve Deposits to derive the Beginning Reserve Balance.
11	RESERVE DEPOSITS	LLRDEP	15	ZONED	15,02	Calculated	Retrieves and sums all reserve history record amounts (PRAH.RAAMT) that represent deposits to the Reserve Balance for the prior Determination Date + 1 day through this month's Determination Date Total is multiplied by -1. (Tran Codes 02, 07, 12, 42, 49, 60, 61, 63)

PIRPXLLR - Loan Level Reserve/LOC File – IRP Package 8.0 Report – V – 19 Fields – Reserve / LOC level records							Notes
Field Description	Name	Length	Type	Act Length	Strategy Field		
ALL CAPS – STRATEGY DESC. Title Case – CREFC Description							
12 RESERVE DISBURSEMENT Reserve Disbursements	LLRDSB	15	ZONED	15,02	Calculated		Retrieves and sums all Reserve History record amounts (PRAH.RAAMT) that represent disbursements to the Reserve Balance for the prior Determination Date + 1 day through this month's Determination Date Total is multiplied by -1. (Tran Codes 23, 33, 83 – PRAH.RATCOD)
13 ENDING RSV BALANCE Ending Reserve Balance	LLERB	15	ZONED	15,02	PRBL.RBBAL LOC PCREDIT.C1RAMT		Balance is displayed from the Reserve Balance record for the appropriate loan, and reserve sequence. If there is an active LOC record display the Remaining Amount.
14 LOC EXPIRATION DATE	LLLED	10	DATE	10,00	From PCREDIT – CIEXCC, CIEXYY, CIEXMM, CIEXDD		For active PCREDIT records where the Credit Instrument Type is defined as Letter of Credit – display the LOC Expiration Date . Credit Instrument Type is System Info Table ID 93.
15 COMMENTS Loan Level Reserve/LOC	LLCOMM	250	CHAR	250	PRBL.RBCOMMT		Comments are displayed from the Reserve Balance record for the appropriate loan and reserve sequence.

PIRPXLLR - Loan Level Reserve/LOC File – IRP Package 8.0 Report – V – 19 Fields – Reserve / LOC level records							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
16	RESERVE SEQ. #	LLRSEQ	3	ZONED	3,00	POESC.SOSEQ	Displays the Escrow Sequence number for the appropriate Loan and Reserve record.
17	DETERMINATION DATE	LLDDATE	10	DATE	10,00	PPSAIM.KGDTDET	Usability
18	INVESTOR #	LLINV	5	ZONED	5,00	PPSAIM.KGINVN	Usability
19	STRATEGY LOAN NO.	LLSL#	9	ZONED	9,00	PPSAIM.KGLN	Usability
Totals have been added to the report for the following fields. Reserve Balance @ Contribution(9), Beginning Reserve Balance (10), Reserve Deposits (11), Reserve Disbursements (12), Ending Reserve Balance (13)							

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
1	TRANSACTION ID	LPTRANSID	15	CHAR	15	PPSAIM.KGTRANSID	Entered at the Investor Vendor on the Deal record and trickles down to Investor Master/Loan
2	GROUP NUMBER	LPIMG#	9	CHAR	9	PIMST.IMG#	Entered at the Investor Master level
3	LOAN ID	LPL#	15	CHAR	15	PMASSTR.CML# or PIRPXRLOAN.RNMASTER	If the Servicing Role field in the Investor Vendor for the Deal indicates the investor is the Master Servicer or blank use the Strategy Loan # if the value in the Servicing Role is anything else use the Loan Master Servicer Loan number from the IRP Loan file (entered via the IRP Loan Reporting widget). Default value is CML# from PMASSTR.
4	PROSPECTUS LOAN ID	LPPLID	11	CHAR	11	PPSAIM.KGPLID	Entered in the Investor Master record at Loan Level
5	DISTRIBUTION DATE	LPDTDIS	10	DATE	10,00	PPSADIV.KIDTDIS	Select the distribution date for the period.
6	BEGINNING SCHEDULED B Current Beginning Scheduled Balance	LPBSB	17	ZONED	17,02	PIREM.IRBSB	Displays the beginning scheduled balance from the current Investor Remittance record

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
7	ENDING SCHEDULED BALA Current Ending Scheduled Balance	LPESB	17	ZONED	17,02	PIREM.IRESB or 0	Displays the ending scheduled balance from the current <u>Investor Remittance record</u> unless there is a Payoff Date in the Loan Master record (PMASTR.CMPAYO)
8	PAID THROUGH DATE	LPNPD	10	DATE	10,00	PMASTR3.CMLPIDT	Displayed on the Analysis & Reporting Info tab in Loan Administration (Analysis & Report (1))
9	INDEX RATE Current Index Rate	LPABCNDX	16	ZONED	16,15	PARMH.ABCNDX	For loans where the contract type is not equal to 'F' select the most recent ARM History record for the loan where the Effective date (PARMH.AREDI) has past and display the current index.
10	CURRENT NOTE RATE	LPIRNY	16	ZONED	16,15	PIREM.IRRATE	Display the Investor Gross Interest using the PIREM file where the Transaction Date is within the period of the prior Determination Date +1 day to the current Determination Date (PIREM.IRBTD), the Transaction Code is Reg. Payment (PIREM.IRTC =2) and Record Seq# is 01 (PIREM.IRSEQ#)
11	MATURITY DATE	LPMATD	10	DATE	10,00	PMASTRTRG.CMMATD	Maturity Date from the Master File.

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
12	SERVICER TRUSTEE RATE Servicer and Trustee Fee Rate	LPSRVTRRAT	16	ZONED	16,15	Using PIOSTRIP.KOFEECD of (MST,TRS,SUB,PRI) Sum PIOSTRIP.KO1RATE. If Master Servicer or Primary with a Sub Servicer also use PMASTR.CMSFR	This represents the annual fees payable to the trustee and servicers (will not include other fees outlined in lines 13-17 here). Includes Master Servicer Fees (MST), Trustee Fee (TRS), Sub Servicer, or Primary Servicer Fees (SUB, PRI) or PMASTR.CMSFR if you are the Master Servicer or a Primary with sub servicers.
13	FEE RATE/STRIP RATE 1	LPFEESTRP1	16	ZONED	16,15	Sum PIOSTRIP.KO1RATE	Represents fees that reduce annual remittance where the fees are not MST, TRS, PRI, or SUB (PIOSTRP.KOFEECD) and have been marked for reporting as Fee / Strip Rate 1 (PIOSTRP.KOCCFFEE)
14	FEE RATE/STRIP RATE 2	LPFEESTRP2	16	ZONED	16,15	Sum PIOSTRIP.KO1RATE	Represents fees that reduce annual remittance where the fees are not MST, TRS, PRI, or SUB (PIOSTRP.KOFEECD) and have been marked for reporting as Fee / Strip Rate 2 (PIOSTRP.KOCCFFEE)

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
15	FEE RATE/STRIP RATE 3	LPFEESTRP3	16	ZONED	16,15	Sum PIOSTRIP.KO1RATE	Represents fees that reduce annual remittance where the fees are not MST, TRS, PRI, or SUB (PIOSTRP.KOFEECD) and have been marked for reporting as Fee / Strip Rate 3 (PIOSTRP.KOCCFFEE)
16	FEE RATE/STRIP RATE 4	LPFEESTRP4	16	ZONED	16,15	Sum PIOSTRIP.KO1RATE	Represents fees that reduce annual remittance where the fees are not MST, TRS, PRI, or SUB (PIOSTRP.KOFEECD) and have been marked for reporting as Fee / Strip Rate 4 (PIOSTRP.KOCCFFEE)
17	FEE RATE/STRIP RATE 5	LPFEESTRP5	16	ZONED	16,15	Sum PIOSTRIP.KO1RATE	Represents fees that reduce annual remittance where the fees are not MST, TRS, PRI, or SUB (PIOSTRP.KOFEECD) and have been marked for reporting as Fee / Strip Rate 5 (PIOSTRP.KOCCFFEE)
18	NET RATE	LPNETRATE	16	ZONED	16,15	Calculated LPABCNDX – [LPSRVTRRAT+ LPFEESTRP1 + LPFEESTRP2+ LPFEESTRP3+ LPFEESTRP4+ LPFEESTRP5]	Calculated subtracting Fee Strip Rates and the Servicer/Trust Fees from the Current Note Rate for the loan and investor.

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
19	NEXT INDEX RATE	LPNXTIRATE	16	ZONED	16,15	PARMH.ARCNDX	For loans where the contract type is not equal to 'F' select the most recent ARM History record and display the New Index Rate.
20	NEXT NOTE RATE	LPNXTNRATE	16	ZONED	16,15	PARMH.ARCRAT	For loans where the contract type is not equal to 'F' select the most recent ARM History record and display the New Interest Rate%.
21	NEXT RATE ADJ DATE Next Rate Adjustment Date	LPECDT	10	DATE	10,00	PARM.ABECDT	For loans where the contract type is not equal to 'F' select the ARM record and display the Next Rate Adjustment Date.
22	NEXT PAYMENT ADJ DATE Next Payment Adjustment Date	LPPDT	10	DATE	10,00	PARM.ABPDT	For loans where the contract type is not equal to 'F' select the ARM record and display the P&I Payment Change Date.

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
23	SCHEDULED INTEREST AM Scheduled Interest Amount	LPSCHIAMT	17	ZONED	17,02	PIREM.IRI\$D	If the loan paid off prior to the current determination date (PMASTR.CMPAYO < PPSAIM.KGDTDET) the field value will be 0, otherwise display the Investor Gross Interest using the PIREM file where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Reg. Payment (PIREM.IRTC =2) and Record Seq# is 01 (PIREM.IRSEQ#)

PIRPXLPU - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
24	SCHEDULED PRINCIPAL A Scheduled Principal Amount	LPSCHPAMT	17	ZONED	17,02	PIREM.IRP\$D2	If the loan paid off prior to the current determination date (PMASTR.CMPAYO < PPSAIM.KGDTDET) the field value will be 0, otherwise display the Principal Due using the PIREM record where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Reg. Payment (PIREM.IRTC =2) and Record Seq# is 01 (PIREM.IRSEQ#)
25	TOTAL SCHEDULED P&I D Total Scheduled P&I Due	LPSCHPIDUE	17	ZONED	17,02	(LPSCHPAMT + LPSCHIAMT)	Sum of Sched Principal Amount and Sched Interest Amount.

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
	ALL CAPS – STRATEGY DESC.						
	Title Case – CREFC Description						
26	NEGATIVE AMORT INT CA Negative Amortization/Deferred Interest Capitalized Amount	LPNEGAMORT	17	ZONED	17,02	PIREM.IRP\$D2	If the loan paid off prior to the current determination date (PMASTR.CMPAYO < PPSAIM.KGDTDET) the field value will be 0, otherwise using the PIREM file where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Reg. Payment (PIREM.IRTC =2) and Record Seq# is 01 (PIREM.IRSEQ#) display a Scheduled Principal Due amount that is negative and if the Transaction Code is Dial Capitalization or Dial Recapture Capitalization (Y1 or Y2) display the Schedule Principal Due times -1.

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
27	UNSCHED PRIN COLLECTI Unscheduled Principal Collections	LPUNSCHP	17	ZONED	17,02	Calculated	Calculate the Principal Collected (PIREM.IRI\$C) using the PIREM record where the Transaction Date (PIREM.IRBTD) is within the period of the Prior Determination Date +1 day to the current Determination Date, the Transaction Code is a Payoff or Principal Curtailment (PIREM.IRTC =04 or 08) Then find all records for the period that are Reg. Payments (PIREM.IRTC =2) and Record Seq# is 01 (PIREM.IRSEQ#) that have a Principal Collected of Zero (PIREM.IRP\$C = 0). Sum the Principal Due (PIREM.IRP\$D2) for the unpaid transactions and subtract that from the Principal Collected obtained from Curtailments and Payoffs for a net amount.

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
28	OTHER PRINCIPAL ADJUS Unscheduled Principal Collections	LPOTHPADJ	17	ZONED	17,02	PIREM.IRP\$C	Using the PIREM file where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Principal Curtailment or Payoff (PIREM.IRTC =08 or 04) Sum the value in the Principal Collected fields
29	LIQUIDATION/PREPAYMEN Liquidation/Prepayment Date	LPLIQPDAT	10	ZONED	10,00	PMASSTR.CMPAYO	Display the payoff date from the PMASSTR file.
30	PREPAY PREMIUM/YM REC Prepayment Premium/Yield Maintenance (YM) Received	LPPPREMYM	17	ZONED	17,02	PTRANS.CHINT	Queries the Transaction file for all Transaction types (PTRANS.CHTC) of '59' (Interest Payments) with a Sundry Transaction Type (CHSUBC) of YM or PP – (for Yield Maintenance or Prepayment) that occurred when the Transaction Date (PTRANSTRG.CHTRND) is within the period of the prior Determination Date +1 day to the current Determination Date. If found the Interest Amount is used.

PIRPXLPU - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
31	PREPAYMENT INTEREST E Prepayment Interest Excess (Shortfall)	LPPINTEXC	17	ZONED	17,02	Calculated	Using the PIREM record where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Payoff (PIREM.IRTC =04) and Record Seq# is 01 display any Gross Interest Collected (PIREM.IRI\$C) plus the difference between and Interest Collected (PIREM.IRI\$C) and Interest Due (PIREM.IRI\$D) on any Regular Payment (PIREM.IRTC =02) in the same period.
32	LIQUIDATION/PREPAYMEN Liquidation/Prepayment Code	LPLIQPCOD	2	CHAR	2	PTRANS.CHLIQPPAY	If there is a value in the Payoff Date in PMASTR.CMPAYO, find the associated value in PTRANS and display the Liquidation Prepayment code in the record.
33	NET ASER AMOUNT Most Recent Net ASER Amount	LPASERAMTR	17	ZONED	17,02	PPSAADV.V.KFASERAMT	KFASERAMT that belonged with the IREM record P&I. Field generally used by Master Servicer
34	EMPTY FIELD	LPEMPTYO	1	CHAR	1		

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
35	CUMULATIVE ASER AMOUN Cumulative ASER Amount	LPASERAMTC	17	ZONED	17,02	PPSAIM.KGASERAAD	Cumulative Amount as of the Determination Date and is displayed in the Investor Processing module, Investor Master tab, Balances .
36	ACTUAL BALANCE	LPPBAL	17	ZONED	17,02	PMASSTR.CMPBAL	
37	P&I ADV OUTSTANDING Total P&I Advance Outstanding	LPPIADVO	17	ZONED	17,02	PPSAIM.KGPRNADVR	P&I Advances reported is displayed in the Investor Processing module, Investor Master tab, Balances .
38	T&I ADV OUTSTANDING Total T&I Advance Outstanding	LPTIADVO	17	ZONED	17,02	PPSAIM.KGINSADVR + PPSAIM.KGTAXADVR	T&I Advances reported is displayed in the Investor Processing module, Investor Master tab, Balances .
39	OTHER EXP ADV OUTSTAN Other Expense Advance Outstanding	LPOTHADVO	17	ZONED	17,02	PPSAIM.KGFEEADVR + PPSAIM.KGPPAADVR	Sums the Fees and PPA advances displayed in the Investor Processing module, Investor Master tab, Balances .
40	PAYMENT STATUS CODE Payment Status of Loan	LPPSTA	1	CHAR	1	PMASSTR.CMPSTA	Using Strategy's Payment Status code, the report translates to the appropriate CREFC Code as noted in the Delinquent Loan Status section of this document.
41	IN BANKRUPTCY Y/N In Bankruptcy (Y/N)	LPINBNKTCY	1	CHAR	1	PMASSTR3.CMINBNKTCY	Displayed in Loan Administration, Analysis & Reporting tab, Analysis & Report (1)

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
42	FORECLOSURE START DAT Foreclosure Start Date	LPFORECLDT	10	DATE	10,00	PCCOLLCRE.FORECLDT	Displayed on the Property tab of Asset Module or Collateral Maintenance
43	REO DATE	LPREODATE	10	DATE	10,00	PCCOLLCRE.REODATE	Displayed on the Property tab of Asset Module or Collateral Maintenance
44	BANKRUPTCY DATE	LPBNKFDT	10	DATE	10,00	PMASTR3.CMBNKFDT	Displayed in Loan Administration, Analysis & Reporting tab, Analysis & Report (1)
45	NET PROCEEDS ON LIQUI Net Proceeds Received on Liquidation	LPNETPLIQ	19	ZONED	19,02	PMASTR3.CMNETPRRLQ	Uploaded via the Special Loan File. Primarily used by Master Servicers.
46	LIQUIDATION EXPENSE	LPLIQEXP	19	ZONED	19,02	PMASTR3.CMLIQDNEXP	Uploaded via the Special Loan File. Primarily used by Master Servicers
47	REALIZED LOSS TO TRUS Realized Loss to Trust	LPREALLOSS	19	ZONED	19,02	PTRANS.CHPA	Queries the Transaction file for the oldest Transaction types (PTRANS.CHTC) of 'W2' (Debt Forgiveness) and reports the Principal Amount.

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
48	LAST MODIFICATION DAT Date of Last Modification	LPLMPD	10	DATE	10,00	PIRPXHLMLL.HLLMLPD	Loan Modification information is entered in the system via the Loan Modification widget . Report displays the Last Modification Date from the loan modification record with the highest seq # (PIRPXHLMLL.HLLSEQ#) for the loan, where the booking date is not blank.
49	MODIFICATION CODE	LPMODCODE	2	CHAR	2	PIRPXHLMLL.HLLMODCODE	Loan Modification information is entered in the system via the Loan Modification widget . Report displays the modification code from the loan modification record with the highest seq # (PIRPXHLMLL.HLLSEQ#) for the loan where the booking date is not blank.
50	MODIFIED NOTE RATE	LPMODNOTRT	16	ZONED	16,15	PIRPXHLMLL.HLLMODNOTRT	Loan Modification information is entered in the system via the Loan Modification widget . Represents the new initial note rate for the loan modification from the loan modification record with the highest seq # (PIRPXHLMLL.HLLSEQ#) for the loan, where the booking date is not blank.

PIRPXLPU - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
51	MODIFIED PAYMENT AMOU Modified Payment Amount	LPMODPMT	17	ZONED	17,02	PIRPXHLMLL.HLLMODPMT	Represents the new initial P&I and/or interest only payment amount associated with the loan modification record with the highest seq # (PIRPXHLMLL.HLLSEQ#) for the loan where the booking date is not blank
52	PRECEDING FISCAL YR R Preceding Fiscal Year Revenue	LPPREYRREV	17	ZONED	17,02	POPMST.MSEGI	EGI for the most recent fiscal year-end financial statement available.
53	PRECEDING FISCAL YR O Preceding Fiscal Year Operating Expense	LPPREYREXP	17	ZONED	17,02	POPMST.MSTEXP	Total Expenses for the most recent fiscal year-end financial statement available.
54	PRECEDING FISCAL YR N Preceding Fiscal Year NOI	LPPREYRNOI	17	ZONED	17,02	POPMST.NOI	Net Operating Income for the most recent fiscal year-end financial statement
55	PRECEDING FISCAL YR D Preceding Fiscal Year Debt Service Amount	LPPREYRSRV	17	ZONED	17,02	From POPMST sum MSDSAO, MSDSBO, MSDSCO or POPMST.MSDSCR	Sum of the Debt Service for the A, B and C notes for the most recent fiscal year-end financial statement. If multiple properties sum the values. If missing property level info or received consolidated populate using the DSCR Indicator Code

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
56	PRECEDING FISCAL YR D Preceding Fiscal Year DSCR (NOI)	LPPREYRDSC	17	ZONED	17,2	From POPMST MSNOI/ (MSDSAO + MSDSBO + MSDSCO) or POPMST.MSDSCR	NOI divided by the Sum of the Debt Service Amount for A, B & C Notes for the most recent fiscal year-end financial statement. If multiple properties sum the NOI for all properties and then divide by the sum of the debt service amount for all notes for all properties. If missing property level info or received consolidated populate using the DSCR Indicator Code
57	PRECEDING FISCAL YR P Preceding Fiscal Year Physical Occupancy	LPPREYROCC	6	ZONED	6,03	POCCUPA.OCO	From the Occupancy file record associated with the financial statement with the most recent fiscal year-end financial statement
58	PRECEDING FISCAL YR A Preceding Fiscal Year As of Date	LPPREYRFDT	10	DATE	10,00	POPMST.MSENDT	Period ending date from the most recent fiscal year-end financial statement
59	PRECEDING FISCAL YR R Second Preceding Fiscal Year Revenue	LPPREYRRE2	17	ZONED	17,02	POPMST.MSEGI	Effective Gross Income from the financial statement with the end date (MSENDT) of the first consecutive year end prior to the preceding fiscal year end.

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
60	PRECEDING FISCAL YR O Second Preceding Fiscal Year Operating Expenses	LPPREYREX2	17	ZONED	17,02	POPMST.MSTEXP	Total Expenses from the financial statement with the end date (MSENDT) of the first consecutive year end prior to the preceding fiscal year end.
61	PRECEDING FISCAL YR N Second Preceding Fiscal Year NOI	LPPREYRNO2	17	ZONED	17,02	POPMST.NOI	NOI from the financial statement with the end date (MSENDT) of the first consecutive year end prior to the preceding fiscal year end.
62	PRECEDING FISCAL YR D Second Preceding Fiscal Year Debt Service Amount	LPPREYRSR2	17	ZONED	17,02	From POPMST sum MSDSAO, MSDSBO, MSDSCO or POPMST.MSDSCR	Sum of the Debt Service for the A, B and C notes from the financial statement with the end date (MSENDT) of the first consecutive year end prior to the preceding fiscal year end. If missing property level info or received consolidated populate using the DSCR Indicator Code
63	PRECEDING FISCAL YR D Second Preceding Fiscal Year DSCR (NOI)	LPPREYRDS2	17	ZONED	17,2	From POPMST MSNOI/ (MSDSAO + MSDSBO + MSDSCO) or POPMST.MSDSCR	NOI divided by the Sum of the Debt Service Amount for A, B & C Notes from the financial statement with the end date (MSENDT) of the first consecutive year end prior to the preceding fiscal year end. If missing property level info or received consolidated populate using the DSCR Indicator Code.

PIRPXLPU - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
64	PRECEDING FISC YR PHY Second Preceding Fiscal Year Physical Occupancy	LPPREYROC2	6	ZONED	6,03	POCCUPA.OCO	Occupancy % from the Occupancy file record associated with the financial statement with the end date (MSENDT) of the first consecutive year end prior to the preceding fiscal year end.
65	PRECEDING FISC YR ASO Second Preceding Fiscal Year As of Date	LPPREYRFD2	10	DATE	10,00	POPMST.MSENDT	Period End date from the financial statement with the end date (MSENDT) of the first consecutive year end prior to the preceding fiscal year end.
66	MOST RECENT REVENUE	LPRCNTREV	17	ZONED	17,02	POPMST.MSEGI	Effective Gross Income from financial statement with the most recent end date (MSENDT).
67	MOST RECENT OPERATING	LPRCNTEXP	17	ZONED	17,02	POPMST.MSTEXP	Total Expenses from financial statement with the most recent end date (MSENDT).
68	MOST RECENT NOI	LPRCNTNOI	17	ZONED	17,02	POPMST.NOI	NOI from financial statement with the most recent end date (MSENDT).
69	MOST RECENT DEBT SERV	LPRCNTSRV	17	ZONED	17,02	From POPMST sum MSDSAO, MSDSBO, MSDSCO or POPMST.MSDSCR	Sum of the Debt Service for the A, B and C notes from financial statement with the most recent end date (MSENDT). If missing property level info or received consolidated populate using the DSCR Indicator Code

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description		Name	Length	Type	Act Length	Strategy Field	Notes
70	MOST RECENT DSCR	LPRCNTDSC	17	ZONED	17,2	From POPMST MSNOI/ (MSDSAO + MSDSBO + MSDSO) or POPMST.MSDSCR	NOI divided by the Sum of the Debt Service Amount for A, B & C Notes from financial statement with the most recent end date (MSENDT). If missing property level info or received consolidated populate using the DSCR Indicator Code.
71	MOST RECENT PHYS OCCU	LPRCNTOCC	6	ZONED	6,03	POCCUPA.OCO	Occupancy % from the Occupancy file record associated with from financial statement with the most recent end date (MSENDT).
72	MOST RECENT AS OF STA	LPRCNTSDT	10	DATE	10,00	POPMST.MSBGDT	Beginning date from financial statement with the most recent end date (MSENDT).
73	MOST RECENT AS OF END	LPRCNTEDT	10	DATE	10,00	POPMST.MSENDT	Period End date from financial statement with the most recent end date (MSENDT).
74	MOST RECENT VALUATION	LPRCNTVDT	10	DATE	10,00	PCAPPRAL.APDT	Select from the <u>Appraisal</u> record with the most recent date. (PCAPPRAL.APDT)
75	MOST RECENT VALUE	LPRCNTVAL	17	ZONED	17,02	PCAPPRAL.APAMT	Select from the <u>Appraisal</u> record with the most recent date. (PCAPPRAL.APDT)

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
76	WORKOUT STRATEGY CODE Workout Strategy	LPWOSTRAT	2	CHAR	2	PMASSTR3.CMWOSTRTCD	Field carries CREFC Workout Strategy codes using System Info Table WT. Field displays in Strategy on the Analysis & Reporting Tab , Analysis & Report (1).
77	MOST RECENT SPSRV TRA Most Recent Special Servicer Transfer Date	LPRCNTTDT	10	DATE	10,00	PPSATFER.TRFETDT	Select the loans most recent transfer to Special date from the Special Servicer Transfer screen.
78	MOST RECENT MASTSERV Most Recent Master Servicer Return Date	LPRCNTRDT	10	DATE	10,00	PPSATFER.TRFRTDT	Selects the most recent Return from Servicer Date if the Master file states that the loan is not in Special Servicing (PMASSTR.CMINSS = 'N'). Information is stored in the Investor Reporting Special Servicer Transfer window in Investor Processing module
79	DATE EXPECTED TO BE R Date Expected to be Resolved or Foreclosed	LPRESOLVDT	10	DATE	10,00	PCCOLLCRE.RESOLVEDT	Select the field from the Collateral file. If multiple properties use the latest date from the associated properties. Field is found on the Property tab in Asset Management and Collateral Maintenance.
80	EMPTY FIELD	LPEMPTY1	1	CHAR	1		
81	HYPER AMORTIZING DATE Current Hyper Amortizing Date	LPHAMORTDT	10	DATE	10,00	PMASSTR.CMCMAT	Uses the Strategy Internal Maturity Date.

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
82	MOST RECENT FINANCIAL Most Recent Financial Indicator	LPRCNTFIND	2	CHAR	2	POPMST.MSFININD	Uses Financial Indicator field populated using System Info Table TN.
83	LAST SETUP CHANGE DAT Last Setup Change Date	LPLSTCHGDT	10	DATE	10,00	PMASTR3.CMLSTCHGDT	
84	LAST LOAN CONTRIBUTIO Last Loan Contribution Date	LPLSTCONDT	10	DATE	10,00	PIMST.IMSETL or the securitization date PPSADIV/KISECDT	Settlement Date from the Investor Master record. OR the Securitization Date from the Investor Vendor record.
85	LAST PROP/COLL CONTRI Last Property/Collateral Contribution Date	LPLSTCOLDT	10	DATE	10,00	PPROP.PQLSPRDTAC PIMST.IMSETL or the securitization date PPSADIV/KISECDT	Most recent effective date of all properties on a loan. If no date displayed show the settlement date or the Securitization Date.
86	NUMBER OF PROPERTIES	LPNUMPROPS	3	ZONED	3,00	Calculated	No of properties associated with a loan less those with a property status of Defeased or Released from Mortgage (PPROP.PQPROPSTAT = 3 OR 5)

PIRPXLPU - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
87	PRECEDING DSCR INDICA Preceding Fiscal Year DSCR Indicator	LPPREDSCRI	1	CHAR	1	POPMST.MSDSCR	If Financial Statement Consolidated flag is 'Y' (POPMST.MSCNSL) then C C – Consolidated – All properties reported on one 'rolled up' financial statement from the borrower. F – Full – All statements have been collected. N – None collected – No financials were received P – Partial – Not all properties received financials – Value that applies to the most recent fiscal year statement available. DSCR Indicator is maintained on the Financial Statement – New Entry screen.

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
88	PRECEDING DSCR INDICA Second Preceding Fiscal Year DSCR Indicator	LPPREDSCI2	1	CHAR	1	POPMST.MSDSCR	<p>If Financial Statement Consolidated flag is 'Y' (POPMST.MSCNSL) then C</p> <p>C – Consolidated – All properties reported on one 'rolled up' financial statement from the borrower.</p> <p>F – Full – All statements have been collected.</p> <p>N – None collected – No financials were received</p> <p>P – Partial – Not all properties received financials – Value that applies to the most recent fiscal year end after the preceding fiscal year end as reported.</p> <p>DSCR Indicator is maintained on the Financial Statement – New Entry screen.</p>

PIRPXLPU - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
89	MOST RECENT DSCR INDI Most Recent DSCR Indicator	LPRCNTDSCR	1	CHAR	1	POPMST.MSDSCR	If Financial Statement Consolidated flag is 'Y' (POPMST.MSCNSL) then C C – Consolidated – All properties reported on one 'rolled up' financial statement from the borrower. F – Full – All statements have been collected. N – None collected – No financials were received P – Partial – Not all properties received financials – Value that applies to the most recent operating statement available after the previous year end. DSCR Indicator is maintained on the Financial Statement – New Entry screen.
90	NOI/NCF INDICATOR	LPNOINCF	5	CHAR	5	POPMST.NOINCF	Calculated using CREFC Standard (CR) Calculated using PSA (PS) Calculated using Underwriting (UW). NOI/NCF Indicator is maintained on the Financial Statement – New Entry Screen.
91	DATE OF ASSUMPTION	LPASSUMPDT	10	DATE	10,00	PASSUME.CMDAS	Reports the most recent Date of Assumption. Captured in Strategy with the use of the Assumption wizard.

PIRPXLPU - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
92	PRECEDING FISCAL YEAR Preceding Fiscal Year NCF	LPPRENCF	17	ZONED	17,02	POPMST.NTCF	Using the values from the operating statement with the most recent fiscal year end date (MSENDT). Sum NCF for all properties from the financial statement with the most recent Period End Date.
93	PRECEDING FISCAL YEAR Preceding Fiscal Year DSCR (NCF)	LPPREDSCR	17	ZONED	17,2	Sum POPMST.MSNTCF for all properties And divide by Sum of all A, B & C notes for all properties (POPMST.MSDSAO + POPMST.MSDSBO + POPMST.MSDSCO) Or *POPMST.MSDSCR	Using the values from the operating statement with the most recent fiscal year end date (MSENDT). If multiple properties exist and the related data is comparable, calculate the DSCR of the underlying properties. * If multiple properties exist and comparable data is not available for all properties display the value in DSCR Indicator field found on the Financial Statement New Entry screen .
94	PRECEDING FISCAL YEAR Second Preceding Fiscal Year NCF	LPPRENCF2	17	ZONED	17,02	POPMST.NTCF	Using the values from the operating statement with the first consecutive year end prior to the preceding fiscal year end date (MSENDT). Sum NCF for all properties from the financial statement with the most recent Period End Date.

PIRPXLPU - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
95	PRECEDING FISCAL YEAR Second Preceding Fiscal Year DSCR (NCF)	LPPREDSCR2	17	ZONED	17,2	Sum POPMST.MSNTCF for all properties And divide by Sum of all A, B & C notes for all properties (POPMST.MSDSAO + POPMST.MSDSBO + POPMST.MSDSCO) Or *POPMST.MSDSCR	Using the values from the operating statement with the first consecutive year end prior to the preceding fiscal year end date (MSENDT). If multiple properties exist and the related data is comparable, calculate the DSCR of the underlying properties. * If multiple properties exist and comparable data is not available for all properties display the value in DSCR Indicator field found on the Financial Statement New Entry screen.
96	MOST RECENT NCF Most Recent NCF	LPRCNTNCF	17	ZONED	17,02	POPMST.NTCF	Sum NCF for all properties from the financial statement with the most recent Period End Date.

PIRPXLPU - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
97	MOST RECENT DSCR Most Recent DSCR (NCF)	LPRCNTDSCA	17	ZONED	17,2	Sum POPMST.MSNTCF for all properties And divide by Sum of all A, B & C notes for all properties (POPMST.MSDSAO + POPMST.MSDSBO + POPMST.MSDSCO) Or *POPMST.MSDSCR	Value from the operating statement with the most recent end date (MSENDT). If multiple properties exist and the related data is comparable, calculate the DSCR of the underlying properties. * If multiple properties exist and comparable data is not available for all properties display the value in DSCR Indicator field found on the Financial Statement New Entry screen.
98	DEFEASANCE STATUS	LPPROPSTAT	1	CHAR	1	PPROP.PQPROPSTAT	Looking at the Property Status on the Property tab, the reporting program reports the following values using PQPROPSTATUS = 3 to indicate a Defeased property. F – All properties associated with the loan are defeased. P – Any properties associated with the loan are defeased. N – No properties associated with the loan are defeased. N is the default value

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
99	ARA AMOUNT	LPARAAMT	17	ZONED	17,02	PPSAIM.KGARAUC	ARA info displayed from the Investor Master ARA Amounts panel in the Investor Processing module. ARA to Use.
100	ARA DATE	LPARADATE	10	DATE	10,00	PPSAIM.KGARASD, IF BLANK USE PPSAIM.KGARAASSD	ARA info displayed from the Investor Master ARA Amounts panel in Investor Processing module.
101	EMPTY FIELD	LPEMPTY2	1	CHAR	1		
102	OTHER INTEREST ADJUST Other Interest Adjustment	LPOINTADJ	17	ZONED	17,02	Manual entry	
103	ACCRUED UNPAID ADV IN Cumulative Accrued Unpaid Advance Interest	LPUNPDINT	17	ZONED	17,02	From PPSAIM sum KGPRNCIOA KGTXCIOA KGINSCIOA KGFEECIOA KGPPACIOA	Values visible from Investor Master, Balances panel .

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
104	TOTAL RESERVE BALANCE	LPRSVBALT	17	ZONED	17,02	PRBL.RBBAL summed for all qualifying Reserve records associated with the loan.	For each record in the POESC file with an Escrow Type of 3, display the Translated Code for Insurance Type. Reporting Translation widget allows users to associate CREFC Reserve Types to existing PINFO Types. If there is not a translation for the Reserve/Insurance Type (POESC.SOTYPE) the record should be excluded from the report. [PRBL.RBLN = POESC.SOLN and RBESC = SOSES and RBRSV = SOSEQ. Display sum RBBAL that are associated with loan]
105	DATE ADDED TO WATCH L Date Added to Servicer Watchlist	LPADDWLDLT	10	DATE	10,00	PWATCHLOAD.W1NOTIFY	Rules with action set to Watchlist will populate Watchlist records. Records viewed/maintained via the Servicer Watchlist widget.
106	SPECIAL SERVICING FEE Special Servicing Fee Plus Adjustments	LPSSRVFEE	17	ZONED	17,02	PINIM.LQIOCOLL	Select appropriate fee records (PINIM.LQBT in Reporting period, where fee type is Special Servicer PINIM.LQFEEO = SPC)

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
107	REIMB INTEREST ON ADV Reimbursed Interest on Advances	LPRINTADV	17	ZONED	17,02	Sum of the following fields PPSAADV.V.KFIOARFO + PPSAADV.V.KFIOARRL + PPSAADV.V.KFIOARFT	Sums the IOA Amounts from Trust, IOA Amounts from Offset and IOA Amounts from Realized Loss. Amounts displayed on the Investor Master Tab, Balances window .
108	WORKOUT FEE AMOUNT	LPWOFEE	17	ZONED	17,02	PINIM.LQIOCOLL	Select appropriate fee records (PINIM.LQBT in Reporting period, where fee type is Special Servicer PINIM.LQFEEO = WFO)
109	LIQUIDATION FEE AMOUN	LPLIQFEE	17	ZONED	17,02	PINIM.LQIOCOLL	Select appropriate fee records (PINIM.LQBT in Reporting period, where fee type is Special Servicer PINIM.LQFEEO = LIQ)
110	NON-RECOVERABLE Y/N	LPNONRECYN	1	CHAR	1	Will be set to 'Y' if any of these conditions exist PPSAADV.V.KFNRCODE = 'Y' Any of these fields have a date PPSAIM.KGNONFEEDT PPSAIM.KGNONINSDT PPSAIM.KGNONPPADT PPSAIM.KGNONPRIDT PPSAIM.KGNONTAXDT	Indicates as to whether MS or SS has ceased advancing for the related mortgage loan.

PIRPXLPU - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
111	CLOSING EXTENSION DAT Closing Date of Original Document Permitted Extension	LPEXTDATE	10	DATE	10,00	PMASSTR.CMLEPD	
112	TOT LOAN AMT AT ORIGI Total Loan Amount at Origination	LPOPB	17	ZONED	17,02	PMASSTR.CMOPB plus PCLIEN.LNORGBAL for the same CMMCAI if PCLIEN.SATISFIED <> 'Y'	Provides the total loan balance at origination including split/loan note pieces using PCLIEN to track split/loan note pieces with the same MCA identifier.
113	LOCKBOX STATUS	LPLOCKBST	2	CHAR	2	PMASSTR5.CMLCKBXSTS	Lockbox Status uses PINFO Short Description to match CREFC required codes in System Info Table ID LX. [SPECS ALL SAY THE CREFC REQ IS A 1 NUMERIC, NO DECIMAL FIELD BUT APPROVED CODES INCLUDE SH, SF, S1, S2, N, F, & H. Strategy codes are 02, 04,05,06,07,03,&01 respectfully) Field located in Loan Administration>Master Info>Balances/Processing panel>Processing Info .
114	LIQUIDATION SALES PRI Liquidation Sales Price	LPLIQSP	17	ZONED	17,02	PMASSTR4.CMSLQSP	Liquidation Sales Price is available in Loan Administration, Analysis & Reporting (3)
115	AMT DUE SERVICERS TRU Amounts due Servicers and Trustees	LPSRVTRAMT	17	ZONED	17,02		Master Servicer Field

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
116	AMT HELD BACK FUTURE Amounts Held Back for Future Payment	LPAMTHBFP	17	ZONED	17,02	PMASR5.CMAMTHBFP	Master Servicer Field
117	ACCRUED INTEREST	LPACCINT	17	ZONED	17,02	Calculated for period	For the period equal to the Previous Determination Date+1 day to Current Determination Date, for the loan, find Interest due for all the investor remittance Write offs/Debt Forgiveness (W2) [PIREM.IRI\$D], add the Interest Due for Regular payments (02) less associated service fee records, (SUB, MST) [PIREM.IRI\$D – PINIM.LQIOAMT] Add Cumulative ASER Amounts [PPSAIM.KGASERAAD] plus Non Recoverable Interest [PPSAIM.KGCUMNRINT]
118	ADDTL TRUST FUND EXPE Additional Trust Fund Expense	LPADDLTFE	17	ZONED	17,02		Master Servicer Field.

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
119	CURR PERIOD ADJ LOAN- Current Period Adjustment to Loan – Principal	LPCURPADJ	17	ZONED	17,02	PTRANS.CHPA OR NET CHANGE IN PTRANS.CHPA Value will be 0 if there are no Reversals of Debt Forgiveness (PTRANS.CHTC = 'WB')	For the period between the Prior Determination Date plus 1 day and the Determination Date, find any Reversal of Debt Forgiveness transactions (PTRANS.CHTC = WB). If there is a WB transaction look within the period to determine if there are any Debt Forgiveness transactions (PTRANS.CHTC = W2). If there a multiple W2 transactions find the difference in principal activity by subtracting the latest W2 transaction from the immediately preceding W2 transaction and display the Net Principal Amount.
120	DATE CURR PER ADJ TO Date of Current Period Adjustment to Loan	LPCURPADT	10	DATE	10,00	PINVES.IVDSTRDT if LPCURPADJ is not blank	Provides the Distribution Date if there is an adjustment to the loan calculated in Current Period Adjustment to Loan – Principal.

PIRPXLPU - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
121	CUMULATIVE ADJUSTM TO Cumulative Adjustment to Loan	LPCUMADJL	17	ZONED	17,02	PTRANS.CHPA OR NET CHANGE IN PTRANS.CHPA Will be 0 if there is no Debt Forgiveness Reversals (PTRANS.CHTC -= WB)PTRANS.CHPA	For the period between the Prior Determination Date plus 1 day and the Determination Date, if there is a WB transaction (Reversal of Debt Forgiveness) do the following calculation. If there are any Debt Forgiveness transactions (PTRANS.CHTC = W2) Take the principal activity (PTRANS.CHPA) from the first* W2 transaction and subtract the principal activity from the most recent W2 transaction within the period and display the difference in the Principal Amount . *The first W2 transaction can be in a prior period.
122	NON-RECOV REIMB SERV- Advanced by Trust/Non-Recoverable Reimbursements to Servicer – Current Month	LPNRECMON	17	ZONED	17,02	PPSAADV.V.KFADVPPA	Display the if Non Recoverable flag is 'Y' for the loan, display the PPA Trust Expense.
123	ANTICIPATED AMT-ADV B Anticipated Amount to be Advanced by Trust – Left to Reimburse Servicer	LPANTAMTT	17	ZONED	17,02	PPSAADV.V.KFADVAMTR	Field is populated with the Advance Amount Outstanding if the Non Recoverable Date is less than the Current Date.

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
124	OTHER SHORTFALLS/REFU Other (Shortfalls)/Refunds	LPOTHSREF	17	ZONED	17,02	PMASR5.CMOTSR	Field is found in Loan Administration, Analysis & Reporting tab, Analysis & Report (3) .
125	DEFERRED INT-CUMULATI Deferred Interest – Cumulative	LPDEFINTCU	17	ZONED	17,02	PMASR.CMDIB	Displays Dial Int Balance from Master file. Viewed in Loan Administration on the DIAL panel
126	DEFERRED INT-COLLECTE Deferred Interest – Collected	LPDEFINTCO	17	ZONED	17,02	PIREM.IRI\$C	If the loan does not have an internal maturity date (PMASR.CMCMAT), identify payments of uncapitalized DIAL (PIREM.IRTC = 72 and IRSEQ# = 1) during the reporting period. If found display the interest collected.
127	REASON FOR SS TRANSFE Reason for SS Transfer	LPREASNSST	1	CHAR	1	PPSATFER2.TRREASXFR	Display reason for servicing transfer. Found in the Investor Reporting - Special Servicing Transfer window
128	ADVNCED BY TRUST –CUMU Advanced by Trust - Cumulative	LPADVTRSCU	17	ZONED	17,02	PPSAIM.KGTART	Claw backs amount is displayed on the Investor Master Tab, Balances window

PIRPXLPU - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
129	NON CASH PRINCIPAL AD Non-Cash Principal Adjustment	LPNCPRNADJ	17	ZONED	17,02	PTRANS.CHPA	From the Prior Determination Day +1 to the current Determination Date, determine if there are any transactions for Debt Forgiveness, Debt Forgiveness Reversal, Principal Credit or Principal Debit. If found display the Principal Amount. PTRANSTRG.CHTRND in period PTRANS.CHTC = W2,WB,44, or, 19
130	MODIFICATION EXECUTIO Modification Execution Date	LPMODEXDT	10	DATE	10,00	PIRPXHLMLL.HLLMODEXDT	Selects the most recent modification record with a booking date not blank and display the execution date. PIRPXHLMLL.HLLSEQ# - largest one PIRPXHLMLL.HLLMPD not blank
131	MODIFICATION BOOKING Modification Booking Date	LPMODBKDT	10	DATE	10,00	PMASSTR.CMLMPD	Field is displayed on the Commercial/Balloon panel, Master Info tab in Loan Administration
132	CURR PERIOD ADJ LOAN Current Period Adjustment to Loan – Other	LPCURPADJO	17	ZONED	17,02	Manual	

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
133	MASTER SERVICER	LPMSCODE	4	CHAR	4	SIFSD FROM SYSTEM INFO TABLE ID 8N – where SIFCD equals the value in PIRPXRLOAN.RNMASTCD	Provides the short description to meet CREFC Servicer required codes. Entered and maintained via the IRP Loan Reporting widget
134	SPECIAL SERVICER	LPSSCODE	4	CHAR	4	SIFSD FROM SYSTEM INFO TABLE ID 8N – where SIFCD equals the value in PIRPXRLOAN.RNSPECCD	Provides the short description to meet CREFC Servicer required codes. Entered and maintained via the IRP Loan Reporting widget
135	REPORTING PERIOD BEG Reporting Period Begin Date	LPRBEGDT	10	DATE	10,00	PINVES3.IVPDTDET + 1 day	Calculates the period beginning date from the Prior Determination Date
136	REPORTING PERIOD END Reporting Period End Date	LPREDDT	10	DATE	10,00	PPSAIM.KGDTDET	Determination Date for the Current period.
137	MODIFICATION INDICATO Modification Indicator	LPMODIND	1	CHAR	1	Calculated	If there is a date in the Last Modification Posting Date then Y else N Last Modification Posting Date is PMASTR.CMLMPD
138	ASSET SUBJ TO DEMAND Asset Subject to Demand	LPDEMYN	1	CHAR	1	Calculated	If the field Asset Subject to Demand is not blank then 'Y' else 'N' PMASTR5.CMASUBDMD
139	ASSET SUBJ DEMAND STA Status of Asset Subject to Demand	LPDEMSTA	1	CHAR	1	PMASTR5.CMASUBDMD	Field is located in Loan Administration, Analysis & Reporting, Analysis & Report (3)

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
140	DEMAND RESOLUTION DAT Demand Resolution Date	LPDEMRDT	10	DATE	10,00	PMASR5.CMDRD	Field is located in Loan Administration, Analysis & Reporting, Analysis & Report (3)
141	REPURCHASE OR REPLACM Repurchase or Replacement Reason	LPRRRPL	2	CHAR	2	PMASR5.CMRRRPRCD	Field is located in Loan Administration, Analysis & Reporting, Analysis & Report (3)
142	POST MODIFICATN AMORT Post Modification Amortization Period	LPMODAMRTP	2	PACKED	3,00	PMASR5.CMPMAP	
143	CURR NON RECOVERABLE Current Non-Recoverable Interest	LPCURNRINT	17	ZONED	17,02	PPSAIM.KGCURNRINT	Value is displayed on the Investor Master, Balances tab.
144	CUMULATV NON RECOVERA Cumulative Non-Recoverable Interest	LPCUMNRINT	17	ZONED	17,02	PPSAIM.KGCUMNRINT	Value is displayed on the Investor Master, Balances tab.
145	LEAD TRANSACTION ID Lead Transaction ID	LPLEADTR	15	CHAR	15	PPSAIM.LGLEADTR	Value is maintained on the Investor Master tab
146	CUMULATIVE ARD INTERE ARD Interest - Cumulative	LPARDICUM	17	ZONED	17,02	Manual Entry	
147	ARD INTEREST COLLECTE Anticipated Repayment Date (ARD) Interest Collected	LPARDICOL	17	ZONED	17,02	Manual Entry	
148	WODRA TO SERVICER-CUR Advanced by Trust-Workout Delayed Reimbursement Amounts (WODRA) to Servicer – Current Month	LPWODRAMO	17	ZONED	17,02	PPSAADV.KFAMTRST	Display the Amount Recovered from Trust if there is a date in the Date Recovered from Trust (PPSAADV.KFDFRTRUS)
149	DISCLOSABLE SS FEES Disclosable Special Servicing Fees	LPDSSFES	17	ZONED	17,02	PMASR5.CMDSSF	Field is located in Loan Administration, Analysis & Reporting, Analysis & Report (3)

PIRPXLP - Loan Periodic Update File – IRP Package 8.0 Report – L – 154 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
150	REPURCHASE AMOUNT	LPRPURAMT	17	ZONED	17,02	PMASSTR5.CMRAMT	Field is located in Loan Administration, Analysis & Reporting, Analysis & Report (3)
151	EXCESS LIQUIDATION PR Excess Liquidation Proceeds	LPEXCLIQ	17	ZONED	17,02	PIREMMA.IRMA\$C	In the Investor Remittance Misc. Amounts file, find Misc Amounts transactions within the reporting period where the Misc Amounts code is translated to the appropriate Fee code in the Reporting Translation widget. Display the sum of the Misc. Amts for those transactions. PIREMMA.IRBTD in period PIREMMA.IRTRC = 52 (Misc Amts) PIREMMA.IRMCOD – (C2) translated to values in the Reporting Translation widget.
152	INVESTOR #	INVNO	3	PACKED	5,00	PPSAIM.KGINVN	Usability
153	DETERMINATION DATE	DETDATE	10	DATE	10,00	PPSAIM.KGDTDET	Usability
154	LOAN NUMBER	LOAN#	9	ZONED	9,00	PMASSTR.CML#	Usability

PIRPXPRP - Property File - IRP Package 8.0 Report - P - 104 Fields

PIRPXPRP – Property File – IRP Package 8.0 Report – P – 104 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
1	TRANSACTION ID	PRTRANSID	15	CHAR	15	PPSAIM.KGTRANSID	Entered at the Investor Vendor on the Deal record and trickles down to Investor Master/Loan
2	LOAN NUMBER Loan ID	PRL#	15	CHAR	15	PMASSTR.CML# OR PIRPXRLOAN.RNMASTER	If the Servicing Role field in the Investor Vendor for the Deal indicates the investor is the Master Servicer or is blank use the Strategy Loan #. If the value in the Servicing Role is anything else, use the Master Servicer Loan number from the IRP Loan file (entered via the IRP Loan reporting widget). Default value is CML# from PMASSTR.
3	PROSPECTUS LOAN ID	PRPLID	11	CHAR	11	PPSAIM.KGPLID	Entered in the Investor Master record at Loan Level
4	PROPERTY ID	PRPROPID	20	CHAR	20	PPSAPROP.XSPROPID	Entered in the IRP Property Information screen off the Property tab in Strategy CS Asset Module.
5	DISTRIBUTION DATE	PRDTDIS	10	DATE	10,00	PPSADIV.KIDTDIS	Select the distribution date for the period.
6	CROSS COLLATERAL GROU Cross Collateralized Loan Grouping	PRCOLLGRP	20	CHAR	20	PCCOLLCRE.XCOLLGRP	Displays cross-collateralization Group Name

PIRPXPRP – Property File – IRP Package 8.0 Report – P – 104 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
7	PROPERTY NAME	PRIRPNAME	100	CHAR	100	PPSAPROP.XSIRPNAME or PCCOLLCRE.PQNAME	Uses IRP Name from the IRP Property information screen. If this is blank uses the Property name from the Collateral File.
8	STREET ADDRESS Property Address	PRIRPSTAD	250	CHAR	250	PPSAPROP.XSIRPSTAD or PCCOLLCRE.PQHOS1 + ‘ ‘ PCCOLLCRE.PQSTR	Uses the IRP Street Address from the IRP Property Information screen. If blank uses the House # and Street Name from PCCOLLCRE.
9	PROPERTY CITY	PRVILG	25	CHAR	25	PCCOLLCRE.PQTOWN	If PQTOWN is blank or ‘999’ system will use PCCOLLCRE.PQVILG
10	PROPERTY STATE	PRSTAT	2	CHAR	2	PCCOLLCRE.PQSTAT	Displayed on the Property tab in Asset Module, Collateral Maintenance, or Collateral widget
11	PROPERTY ZIP CODE	PRZIP	9	CHAR	9	PCCOLLCRE.PQZIP	Displayed on the Property tab in Asset Module, Collateral Maintenance, or Collateral widget
12	PROPERTY COUNTY	PRCNTY	30	CHAR	30	PCCOLLCRE.PCNTY	Displayed on the Property tab in Asset Module, Collateral Maintenance, or Collateral widget
13	PROPERTY TYPE	PRPROPTYPE	2	CHAR	2	PCCOLLCRE.PROPTYPE	Displays CMSA PROPERTY TYPE from the Collateral file as displayed on the Property tab in Asset Module, Collateral Maintenance, or Collateral widget.

PIRPXPRP – Property File – IRP Package 8.0 Report – P – 104 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
14	YEAR BUILT	PRYRBLTDT	4	ZONED	4,00	PCCOLLCRE.PQCOND	Displayed on the Property tab in Asset Module, Collateral Maintenance, or Collateral widget
15	YEAR LAST RENOVATED	PRYRRENDT	4	ZONED	4,00	PCCOLLCRE.PQREND	Displayed on the Property tab in Asset Module, Collateral Maintenance, or Collateral widget
16	CURRENT NET RENTABLE Current Net Rentable Square Feet	PRNETSQFT	7	ZONED	7,00	PCCOLLCRE.PQCNRA + PCCOLLCRE.PQRNA or if 0 then use PCCOLLCRE.PQTRSQ	This field is populated for Office(OF) , Retail(RT) , Industrial(I) , Warehouse(WH) , and Mixed Use(MU) properties. . Fields are displayed on the Property tab in Asset Management and Collateral Maintenance.
17	CURR NUM UNITS/BEDS/R Current Number of Units/Beds/Rooms	PRTNU	6	ZONED	6,00	PCCOLLCRE.PQTNU	This field is populated for Multifamily (MF), Coop housing (CH), Mobile Home Park (MH), Self Storage (SS), Health Care (HC), Lodging (LO). Displays on the Site/Market Info screen available from the Property tab's Right mouse option
18	PROPERTY STATUS	PRPROPSTAT	1	CHAR	1	PPROP.PQPROPSTAT	Displays on the Property tab in Asset Management. Will display CREFC Property Status as shown earlier in this document.

PIRPXPRP – Property File – IRP Package 8.0 Report – P – 104 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
19	ALLOC PCT LOAN CONTRI Allocated Percentage of Loan at Contribution	PRALPAC	8	ZONED	8,05	PPROP.PQALPAC	Fields are displayed on the Property tab in Asset Management
20	CURRENT ALLOCATED PER Current Allocated Percentage	PRALP	8	ZONED	8,05	PPROP.PQALP	Fields are displayed on the Property tab in Asset Management
21	CURR ALLOC END SCHD L Current Allocated Ending Scheduled Loan Amount	PRALPELA	17	ZONED	17,02	PPROP.PQALP*PIREM.IRESB or 0	Uses the property allocation balance times the ending scheduled balance from the current Investor Remittance record unless there is a Payoff Date in the Loan Master record (PMASTR.CMPAYO)
22	GROUND LEASE (Y/N/S)	PRGRL	1	CHAR	1	PCCOLLCRE.PQGRL	Fields are displayed on the Property tab in Asset Management
23	EMPTY FIELD	PREMPTY1	1	CHAR	1		
24	MOST RECENT VALUATION Most Recent Valuation Date	PRAPDT	10	DATE	10,00	PCAPPRAL.APDT	Select from the Appraisal record with the most recent date. (PCAPPRAL.APDT)
25	MOST RECENT VALUE	PRAPAMT	19	ZONED	19,02	PCAPPRAL.APAMT	Select from the Appraisal record with the most recent date. (PCAPPRAL.APDT)
26	DATE ASSET EXP RESOLV Date Asset Expected to be Resolved or Foreclosed	PRRESOLVDT	10	DATE	10,00	PCCOLLCRE.RESOLVEDT	Select the field from the Collateral file. Field is found on the Property tab in Asset Management and Collateral Maintenance.

PIRPXPRP – Property File – IRP Package 8.0 Report – P – 104 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
27	FORECLOSURE START DAT Foreclosure Start Date	PRFORECLDT	10	DATE	10,00	PCCOLLCRE.FORECLDT	Displayed on the Property tab of Asset Module or Collateral Maintenance
28	REO DATE	PRREODATE	10	DATE	10,00	PCCOLLCRE.REODATE	Displayed on the Property tab of Asset Module or Collateral Maintenance
29	MOST RECENT PHYS OCCU Most Recent Physical Occupancy	PROCO	6	ZONED	6,03	POCCUPA.OCO	Value associated with the most recent Occupancy As of Date –
30	OCCUPANCY AS OF DATE Most Recent Occupancy As of Date	PRAOD	10	DATE	10,00	POPMST.OCAOD	Most recent Occupancy As of Date for the same period as the Most Recent Financial As of End Date.
31	DATE LEASE ROLLOVER R Date Lease Rollover Review	PRADTE	10	DATE	10,00	PRROLL.RRADTE	Rent Roll effective date. Displayed in the Rent Roll application from the web.
32	PCT SQ FT EXPIRING 1- Pct. Sq. Feet Expiring 1-12 months	PRSQFT0112	6	ZONED	6,03	PRROLL.RRSQFT112	Displayed in the Rent Roll application from the web.
33	PCT SQ FT EXPIRING 13 Pct. Sq. Feet Expiring 13-24 months	PRSQFT1324	6	ZONED	6,03	PRROLL.RRSQFT1324	Displayed in the Rent Roll application from the web.
34	PCT SQ FT EXPIRING 25 Pct. Sq. Feet Expiring 25-36 months	PRSQFT2536	6	ZONED	6,03	PRROLL.RRSQFT2536	Displayed in the Rent Roll application from the web.
35	PCT SQ FT EXPIRING 37 Pct. Sq. Feet Expiring 37-48 months	PRSQFT3748	6	ZONED	6,03	PRROLL.RRSQFT3748	Displayed in the Rent Roll application from the web.
36	PCT SQ FT EXPIRING 49 Pct. Sq. Feet Expiring 49+ months	PRSQFT49	6	ZONED	6,03	PRROLL.RRSQFT49	Displayed in the Rent Roll application from the web.

PIRPXPRP – Property File – IRP Package 8.0 Report – P – 104 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
37	LARGEST TENANT	PRLSTNAM1	30	CHAR	30	PLEASEA.LSTNAM	Select the most recent Rent Roll, find the lease record with where the collateral id, loan # and rent roll seq # are the same and the Tenant Rank is 1 (PLEASEA.LSRANK = 1). Use the Tenant Name from that record.
38	SQ FT OF LARGEST TENA Square Feet of Largest Tenant	PRSQFL1	9	ZONED	9,00	PLEASEA.LSSQFL	Select the most recent Rent Roll, find the lease record with where the collateral id, loan # and rent roll seq # are the same and the Tenant Rank is 1 (PLEASEA.LSRANK = 1). Use the Leased Square Feet from the selected record.
39	SECOND LARGEST TENANT	PRLSTNAM2	30	CHAR	30	PLEASEA.LSTNAM	Select the most recent Rent Roll, find the lease record with where the collateral id, loan # and rent roll seq # are the same and the Tenant Rank is 2 (PLEASEA.LSRANK = 2). Use the Tenant Name from the selected record.

PIRPXPRP – Property File – IRP Package 8.0 Report – P – 104 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
40	SQ FT OF 2ND LARGEST Square Feet of Second (2 nd) Largest Tenant	PRSQFL2	9	ZONED	9,00	PLEASEA.LSSQFL	Select the most recent Rent Roll, find the lease record with where the collateral id, loan # and rent roll seq # are the same and the Tenant Rank is 2 (PLEASEA.LSRANK = 2). Use the Leased Square Feet from the selected record.
41	THIRD LARGEST TENANT	PRLSTNAM3	30	CHAR	30	PLEASEA.LSTNAM	Select the most recent Rent Roll, find the lease record with where the collateral id, loan # and rent roll seq # are the same and the Tenant Rank is 3 (PLEASEA.LSRANK = 3). Use the Tenant Name from the selected record.
42	SQ FT OF 3RD LARGEST Square Feet of Third (3 rd) Largest Tenant	PRSQFL3	9	ZONED	9,00		Select the most recent Rent Roll, find the lease record with where the collateral id, loan # and rent roll seq # are the same and the Tenant Rank is 3 (PLEASEA.LSRANK = 3). Use the Leased Square Feet from the selected record.
43	FISCAL YEAR END MONTH	PRFFE	2	ZONED	2,00	PMAS2.05FFE/100 rounded down to integer	Fiscal Year End Month. Field is available in the Portal via the Master 2 Maintenance widget

PIRPXPRP – Property File – IRP Package 8.0 Report – P – 104 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
44	CONTRIB FINANCIALS AS Contribution Financials As of Date	PRENDT	10	DATE	10,00	POPMST.MSENDT	Ending Date from Operating Statements with a purpose code (POPMST.MSPURP) of Underwriting at Securitization UWS from Web Financial Statements
45	REVNU CONTRIB/EFF GRO Revenue at Contribution/Effective Gross Income	PREGI	19	ZONED	19,02	POPMST.MSEGI	EGI from the Operating Statement with a purpose code (POPMST.MSPURP) of Underwriting at Securitization UWS from Web Financial Statements
46	OPERATING EXP CONTRIB Operating Expense at Contribution	PRTEXT	19	ZONED	19,02	POPMST.MSTEXP	Total Operating Expenses from the Operating Statement with a purpose code (POPMST.MSPURP) of Underwriting at Securitization UWS from Web Financial Statements
47	NOI AT CONTRIBUTION	PRNOI	19	ZONED	19,02	POPMST.MSNOI	NOI from the Operating Statement with a purpose code (POPMST.MSPURP) of Underwriting at Securitization UWS from Web Financial Statements

PIRPXPRP – Property File – IRP Package 8.0 Report – P – 104 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
48	DSCR (NOI) AT CONTRIB DSCR (NOI) At Contribution	PRNOIABCN	15	ZONED	15,13	POPMST.MSNOIABCN	DSCR (NOI) from the Operating Statement with a purpose code (POPMST.MSPURP) of Underwriting at Securitization UWS from Web Financial Statements
49	VALUATION AMT CONTRIB Valuation Amount at Contribution	PRAPPVALAC	21	ZONED	21,02	PPROP.PQAPPVALAC	Information available on the Property tab in Asset management and Collateral maintenance.
50	VALUATION DATE CONTRI Valuation Date at Contribution	PRAPPRDTAC	10	DATE	10,00	PPROP.PQAPPRDTAC	Information available on the Property tab in Asset management and Collateral maintenance.
51	PHYS OCCUPANCY CONTRI Physical Occupancy at Contribution	PROCOC	6	ZONED	6,03	POCCUPA.OCO	Occupancy % that Occupancy as of date coincides with the Ending Date from Operating Statements with a purpose code (POPMST.MSPURP) of Underwriting at Securitization UWS from Web Financial Statements .
52	DATE OF LAST INSPECTI Date of Last Inspection	PRLIDD	10	DATE	10,00	PINSPA.INLIDD	Uses the inspection record with the most recent INLIDD
53	PRECEDING FISCAL YR A Preceding Fiscal Year Financial As of Date	PRPREYRFD	10	DATE	10,00	POPMST.MSENDT	End date (MSENDT) of most recent fiscal year-end financial statement available.
54	PRECEDING FISCAL YR R Preceding Fiscal Year Revenue	PRPREYRREV	17	ZONED	17,02	POPMST.MSEGI	Effective Gross Income for the most recent fiscal year-end financial statement available.

PIRPXPRP – Property File – IRP Package 8.0 Report – P – 104 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
55	PRECEDING FISCAL YR O Preceding Fiscal Year Operating Expenses	PRPREYREXP	17	ZONED	17,02	POPMST.TEXP	Total Operating Expenses for the most recent fiscal year-end financial statement available.
56	PRECEDING FISCAL YR N Preceding Fiscal Year NOI	PRPREYRNOI	17	ZONED	17,02	POPMST.MSNOI	NOI for the most recent fiscal year-end financial statement available.
57	PRECEDING FISCAL YR D Preceding Fiscal Year Debt Service Amount	PRPREYRSRV	17	ZONED	17,02	From POPMST sum MSDSAO+MSDSBO+MSDSCO	Sum of Debt Service for A, B & C notes for the most recent fiscal year-end financial statement available.
58	PRECEDING FISCAL YR D Preceding Fiscal Year DSCR (NOI)	PRPREDSR	17	ZONED	17,02	POPMST.MSNOIABCN	DSCR (NOI) for the most recent fiscal year-end financial statement available.
59	PRECEDING FISCAL YR P Preceding Fiscal Year Physical Occupancy	PRPREYROCC	6	ZONED	6,03	POCCUPA.OCO	Occupancy % associated with the most recent fiscal year-end financial statement available.
60	2ND PRECEDING YEAR FI Second Preceding Fiscal Year As of Date	PRPREYRFD2	10	DATE	10,00	POPMST.MSENDT	Select the annual operating statement that has an end date that relates to the first consecutive year end prior to the preceding fiscal year end statement. (Note - the end date of the operating statement from the borrower used to annualize should be reported.)

PIRPXPRP – Property File – IRP Package 8.0 Report – P – 104 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
61	2ND PRECEDING YEAR RE Second Preceding Fiscal Year Revenue	PRPREYRRE2	17	ZONED	17,02	POPMST.MSEGI	Effective Gross Income from the operating statement with the first consecutive year end prior to the preceding fiscal year end.
62	2ND PRECEDING YEAR OP Second Preceding Fiscal Year Operating Expenses	PRPREYREX2	17	ZONED	17,02	POPMST.TEXP	Total Operating Expenses for the first consecutive year end prior to the preceding fiscal year end.
63	2ND PRECEDING YEAR NOI Second Preceding Fiscal Year NOI	PRPREYRNO2	17	ZONED	17,02	POPMST.MSNOI	NOI from the first consecutive year end prior to the preceding fiscal year end.
64	2ND PRECEDING YEAR DE Second Preceding Fiscal Year Debt Service Amount	PRPREYRSR2	17	ZONED	17,02	From POPMST sum MSDSAO+MSDSBO+MSDSCO	Sum of Debt Service for A, B & C notes for the first consecutive year end prior to the preceding fiscal year end.
65	2ND PRECEDING YEAR DS Second Preceding Fiscal Year DSCR (NOI)	PRPREYRDS2	17	ZONED	17,02	POPMST.MSNOIABCN	Debt Service (NOI/Debt Service A,B,C Note) with the first consecutive year end prior to the preceding fiscal year end.
66	2ND PRECEDING YEAR PH Second Preceding Fiscal Year Physical Occupancy	PRPREYRO2	6	ZONED	6,03	POCCUPA.OCO	Occupancy % associated with the operating statement with the first consecutive year end prior to the preceding fiscal year end.

PIRPXPRP – Property File – IRP Package 8.0 Report – P – 104 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
67	PROPERTY STATUS CHANG Property Status Change Date	PRLSPRDTAC	10	DATE	10,00	PPROP.PQLSPRDTAC PIMST.IMSETL or the securitization date PPSADIV/KISECDT	Displays the most recent Effective Date of Status Change from the Property Tab for all <u>properties on the loan or the settlement or securitization date.</u>
68	MOST RECENT REVENUE	PRRCNTREV	17	ZONED	17,02	POPMST.MSEGI	Effective Gross Income from financial statement with the most recent end date (MSENDT).
69	MOST RECENT OPERATING Most Recent Operating Expenses	PRRCNTEXP	17	ZONED	17,02	POPMST.MSTEXP	Total Expenses from financial statement with the most recent end date (MSENDT).
70	MOST RECENT NOI	PRRCNTNOI	17	ZONED	17,02	POPMST.NOI	NOI from financial statement with the most recent end date (MSENDT).
71	MOST RECENT DEBT SERV Most Recent Debt Service Amount	PRRCNTRSV	17	ZONED	17,02	POPMST.MSDSAO + POPMST.MSDSBO + POPMST.MSDSCO	Sum of the Debt Service for the A, B and C notes from financial statement with the most recent end date (MSENDT).
72	MOST RECENT DSCR (NOI Most Recent DSCR (NOI)	PRRCNTDSC	17	ZONED	17,02	POPMST.MSDSCR	Debt Service (NOI) financial statement with the most recent end date (MSENDT).
73	MOST RECENT AS OF STA Most Recent Financial As of Start Date	PRRCNTSDT	10	DATE	10,00	POPMST.MSBGDT	Beginning date from financial statement with the most recent end date (MSENDT).
74	MOST RECENT AS OF END Most Recent Financial As of End Date	PRRCNTEDT	10	DATE	10,00	POPMST.MSENDT	Period End date from financial statement with the most recent end date (MSENDT).

PIRPXPRP – Property File – IRP Package 8.0 Report – P – 104 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
75	MOST RECENT FINANCIAL Most Recent Financial Indicator	PRRCNTFIND	2	CHAR	2	POPMST.MSFIND	Uses Financial Indicator field populated using System Info Table TN.
76	NCF AT CONTRIBUTION	PRNTCF	17	ZONED	17,02	POPMST.MSNTCF	NCF from the Operating Statement with a purpose code (POPMST.MSPURP) of Underwriting at Securitization UWS from Web Financial Statements
77	DSCR (NCF) AT CONTRIB DSCR (NCF) At Contribution	PRDSCRCON	15	ZONED	15,13	POPMST.MSNCFABCN	DSCR from the Operating Statement with a purpose code (POPMST.MSPURP) of Underwriting at Securitization UWS from Web Financial Statements
78	PRECEDING FISCAL YEAR Preceding Fiscal Year NCF	PRPRENCF	17	ZONED	17,02	POPMST.MSNTCF	NCF for the most recent fiscal year-end financial statement available.
79	PRECEDING FISCAL YEAR Preceding Fiscal Year DSCR (NCF)	PRPREYRDSC	17	ZONED	17,02	POPMST.MSNCFABCN	Value from the operating statement with the end date (MSENDT) of the most recent fiscal year-end financial statement available.
80	SECOND PRECED.FISCAL Second Preceding Fiscal Year NCF	PRPRENCF2	17	ZONED	17,02	POPMST.MSNTCF	Value from the operating statement with the first consecutive year end prior to the preceding fiscal year end.

PIRPXPRP – Property File – IRP Package 8.0 Report – P – 104 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
81	SECOND PRECED.FISCAL Second Preceding Fiscal Year DSCR (NCF)	PRPREDSR2	17	ZONED	17,02	POPMST.MSNCFABCN	Value from the operating statement with the end date (MSENDT) of the first consecutive year end prior to the preceding fiscal year end.
82	MOST RECENT NCF	PRRCNTNCF	17	ZONED	17,02	POPMST.MSNTCF	NCF from the financial statement with the most recent Period End Date.
83	MOST RECENT DSCR Most Recent DSCR (NCF)	PRRCNTDSCA	17	ZONED	17,02	POPMST.MSNCFABCN	Value from the operating statement with most recent Period End Date.
84	NOI/NCF INDICATOR	PRNOINCF	5	CHAR	5	POPMST.NOINCF	Calculated using CREFC Standard (CR) Calculated using PSA (PS) Calculated using Underwriting (UW). NOI/NCF Indicator is maintained on the Financial Statement – New Entry Screen.
85	DEFERRED MAINTENANCE Deferred Maintenance Flag (Y/N)	PRDEFM	1	CHAR	1	PINSPA.INDEFM	For the most recent inspection detail, if deferred maintenance is 'Y' (PINDTLA.IIDEFM), the actual completion date (PINDTLA.IICDAT) is blank and major deferred (PINDTLA.IIMAJD) is 'Y', SPDEFM = 'Y', otherwise SPDEFM='N'. Blank if defeased.

PIRPXPRP – Property File – IRP Package 8.0 Report – P – 104 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
86	LEASE EXP DTE LARGEST Date of Lease Expiration of Largest Tenant	PREXDT1	10	DATE	10,00	PLEASEA.LSEXDT	Select the most recent Rent Roll, find the lease record with where the collateral id, loan # and rent roll seq # are the same and the Tenant Rank is 1 (PLEASEA.LSRANK = 1). Display the Lease Expiration Date from the record.
87	LEASE EXP DTE 2ND LAR Date of Lease Expiration of Second (2 nd) Largest Tenant	PREXDT2	10	DATE	10,00	PLEASEA.LSEXDT	Select the most recent Rent Roll, find the lease record with where the collateral id, loan # and rent roll seq # are the same and the Tenant Rank is 2 (PLEASEA.LSRANK = 2). Display the Lease Expiration Date from the record.
88	LEASE EXP DTE 3RD LAR Date of Lease Expiration of Third (3 rd) Largest Tenant	PREXDT3	10	DATE	10,00	PLEASEA.LSEXDT	Select the most recent Rent Roll, find the lease record with where the collateral id, loan # and rent roll seq # are the same and the Tenant Rank is 3 (PLEASEA.LSRANK = 3). Display the Lease Expiration Date from the record.

PIRPXPRP – Property File – IRP Package 8.0 Report – P – 104 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
89	PROPERTY CONDITION	PRPCC	5	CHAR	5	PINSPA.INPCC	Uses the inspection record with the most recent INLIDD with an Inspection Type of Annual (PINSPA.INITYP = AN). Value entered in Strategy will be translated to the CREFC Legend value for Property Condition as shown in the Property Condition table.
90	MOST RECENT VALUATION Most Recent Valuation Source	PRMRVS	10	CHAR	10	PCAPPRAL2.A2MRVS	Found in the Appraisal app via the Portal. Values populated via System Info Table ID V2.
91	CREDIT TENANT LEASE Y Credit Tenant Lease (Y/N)	PRCT	1	CHAR	1	PLEASEA.LSCT -= 'Y'	Report will be populated with a 'Y' if a Lease associated with the most recent rent roll is identified as a Credit Tenant.
92	FOURTH LARGEST TENANT	PRLSTNAM4	30	CHAR	30	PLEASEA.LSTNAM	Select the most recent Rent Roll, find the lease record with where the collateral id, loan # and rent roll seq # are the same and the Tenant Rank is 4 (PLEASEA.LSRANK = 4). Use the Tenant Name from the selected record.

PIRPXPRP – Property File – IRP Package 8.0 Report – P – 104 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
93	SQ FT 4TH LARGEST TEN Square Feet of Fourth (4 th) Largest Tenant	PRSQFL4	9	ZONED	9,00	PLEASEA.LSSQFL	Select the most recent Rent Roll, find the lease record with where the collateral id, loan # and rent roll seq # are the same and the Tenant Rank is 5 (PLEASEA.LSRANK = 5). Use the Leased Square Feet from the selected record.
94	FIFTH LARGEST TENANT	PRLSTNAM5	30	CHAR	30	PLEASEA.LSTNAM	Select the most recent Rent Roll, find the lease record with where the collateral id, loan # and rent roll seq # are the same and the Tenant Rank is 5 (PLEASEA.LSRANK = 5). Use the Tenant Name from the selected record.
95	SQ FT 5TH LARGEST TEN Square Feet of Fifth (5 th) Largest Tenant	PRSQFL5	9	ZONED	9,00	PLEASEA.LSSQFL	Select the most recent Rent Roll, find the lease record with where the collateral id, loan # and rent roll seq # are the same and the Tenant Rank is 2 (PLEASEA.LSRANK = 2). Use the Leased Square Feet from the selected record.

PIRPXPRP – Property File – IRP Package 8.0 Report – P – 104 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
96	LEASE EXP DTE 4TH LAR Date of Lease Expiration of Fourth (4th) Largest Tenant	PREXDT4	10	DATE	10,00	PLEASEA.LSEXDT	Select the most recent Rent Roll, find the lease record with where the collateral id, loan # and rent roll seq # are the same and the Tenant Rank is 4 (PLEASEA.LSRANK = 4). Display the Lease Expiration Date from the record.
97	LEASE EXP DTE 5TH LAR Date of Lease Expiration of Fifth (5th) Largest Tenant	PREXDT5	10	DATE	10,00	PLEASEA.LSEXDT	Select the most recent Rent Roll, find the lease record with where the collateral id, loan # and rent roll seq # are the same and the Tenant Rank is 5 (PLEASEA.LSRANK = 5). Display the Lease Expiration Date from the record.
98	NET OP IND AT CONTRIB Net Operating Income Indicator at Contribution	PRNOINCF	5	CHAR	5	POPMST.MSNOINCF	Display NOI/NCF Indicator from the Operating Statement with a purpose code (POPMST.MSPURP) of Underwriting at Securitization UWS from Web Financial Statements. NOI/NCF Indicator is found on the Financial Statement New Entry screen .
99	VALUATION SOURCE AT C Valuation Source at Contribution	PRPURP	250	CHAR	250	PCAPPRAL.APPURP	Select the Appraisal Purpose from the oldest Appraisal record.
100	INVESTOR NUMBER	PRINVN	3	PACKED	5,00	PPSAIM.KGINVN	Usability
101	DETERMINATION DATE	PRDETD	10	DATE	10,00	PPSAIM.KGDTDET	Usability

PIRPXPRP – Property File – IRP Package 8.0 Report – P – 104 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
102	COLLATERAL ID	PRFKEY1	4	BINARY	9,00	PPROP.PQFKEY1	Usability
103	CS LOAN NUMBER	PRCSL#	9	ZONED	9,00	PMASTR.CML#	Usability
104	IRP PROSUP EXT	PRIRPROEXT	10	CHAR	10	PPSAPROP.XSIRPPROEXT	Usability

PIRPXWL - Servicer Watchlist File – IRP Package 8.0 Report – W – 26 Fields

PIRPXWL - Servicer Watchlist File – IRP Package 8.0 Report – W – 26 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
1	TRANSACTION ID	WLTRANSID	15	CHAR	15	PPSAIM.KGTRANSID	Entered at the Investor Vendor on the Deal record and trickles down to Investor Master/Loan
2	GROUP NUMBER	WLG#	9	CHAR	9	PIMST.IMG#	Entered at the Investor Master level
3	LOAN NUMBER Loan ID	WLL#	15	CHAR	15	PMASSTR.CML# or PIRPXRLOAN.RNMASTER	If the Servicing Role field in the Investor Vendor for the Deal indicates the investor is the Master Servicer or is blank use the Strategy Loan #. If the value in the Servicing Role is anything else, use the Master Servicer Loan number from the IRP Loan file (entered via the IRP Loan reporting widget). Default value is CML# from PMASSTR.
4	PROSPECTUS ID Prospectus Loan ID	WLPLID	11	CHAR	11	PPSAIM.KGPLID	Entered in the Investor Master record at Loan Level
5	IRP PROPERTY NAME Property Name	WLIRPNAME	100	CHAR	100	PPSAPROP.XSIRPNAME if blank use PCCOLLCRE.PQNAME	Selecting the first property sequence for the loan display the Property Name from the IRP Property Information . If the field is blank, use the Prop Name from the Collateral File.

PIRPXWL - Servicer Watchlist File – IRP Package 8.0 Report – W – 26 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
6	PROPERTY TYPE	WLPROPTYPE	2	CHAR	2	PCCOLLCRE.PROPTYPE or 'XX'	If a loan has multiple properties that are not defeased or released from mortgage (PPROP.PQPROPSTQT <> 3 OR 5) Display 'XX' otherwise display CMSA PROPERTY TYPE from the Collateral file.
7	VILLAGE Property City	WLVILG	25	CHAR	25	PCCOLLCRE.PQTOWN Or VARIOUS	If there are multiple properties tied to the referenced loan, and the Property Status is not (3) Defeased, or (5) Released from Mortgage and not all cities are the same, display 'Various' otherwise display PQTOWN for Property Seq#1. If this field is blank or contains 999 use PQVILG.
8	STATE CODE Property State	WLSTAT	2	CHAR	2	PCCOLLCRE.PQSTAT Or XX	If there are multiple properties tied to the referenced loan, and the Property Status (PQPROPSTAT) is not (3) Defeased, or (5) Released from Mortgage and not all properties are in the same State, display 'XX' otherwise display PQSTAT For Prop Seq#1.
9	DATE ADDED TO WL Date Added to Servicer Watchlist	WLDTADDWL	10	DATE	10,00	PWATCHLOAD.W1NOTIFY	Available from the Portal via the Watchlist widget. Date added by user or date added to Watchlist by Rules Engine.

PIRPXWL - Servicer Watchlist File – IRP Package 8.0 Report – W – 26 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
10	ENDING SCHEDULED BAL Current Ending Scheduled Balance	WLESB	17	ZONED	17,02	PIREM.IRESB	Displays the ending scheduled balance from the current Investor Remittance record unless there is a Payoff Date in the Loan Master record (PMASTR.CMPAYO)
11	LAST PAID DATE Paid Through Date	WLLPIDT	10	DATE	10,00	PMASTR3.CMLPIDT	Displayed on the Analysis & Reporting Info tab in Loan Administration (Analysis & Report (1))
12	MATURITY DATE	WLMATD	10	DATE	10,00	PMASTRTRG.CMMATD	
13	PRV DSCR NCF/DBT SRV Preceding Fiscal Year DSCR (NCF)	WLNCFABCN	15	ZONED	15,13	Sum POPMST.MSNTCF for all properties And divide by Sum of all A, B & C notes for all properties (POPMST.MSDSAO + POPMST.MSDSBO + POPMST.MSDSCO) Or *POPMST.MSDSCR	Using the values from the operating statement with the most recent fiscal year end date (MSENDT). If multiple properties exist and the related data is comparable, calculate the DSCR of the underlying properties. * If multiple properties exist and comparable data is not available for all properties display the value in DSCR Indicator field found on the Financial Statement New Entry screen .
14	PRV PERIOD END DATE Preceding Fiscal Year As of Date	WLENDT	10	DATE	10,00	POPMST.MSENDT	Period ending date from the most recent fiscal year-end financial statement

PIRPXWL - Servicer Watchlist File – IRP Package 8.0 Report – W – 26 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
15	CUR DSCR NCF/DBT SRV Most Recent DSCR (NCF)	WLNCFABCNC	15	ZONED	15,13	Sum POPMST.MSNTCF for all properties And divide by Sum for all properties (POPMST.MSDSAO + POPMST.MSDSBO + POPMST.MSDSCO) Or *POPMST.MSDSCR	Value from the operating statement with the most recent end date (MSENDT). If multiple properties exist and the related data is comparable, calculate the DSCR of the underlying properties. * If multiple properties exist and comparable data is not available for all properties display the value in DSCR Indicator field found on the Financial Statement New Entry screen.
16	CUR PERIOD BEG DATE Most Recent Financial As of Start Date	WLBGDTCT	10	DATE	10,00	POPMST.MSBGDT	Beginning date from financial statement with the most recent end date (MSENDT).
17	CUR PERIOD END DATE Most Recent Financial As of End Date	WLENDTCT	10	DATE	10,00	POPMST.MSENDT	Period End date from financial statement with the most recent end date (MSENDT).
18	WATCHLIST REASON CODE	WLCODES	80	CHAR	80	PWATCHRSN.W2REASON	Populated in the Watchlist widget by CREFC Rules .
19	WATCH LIST COMMENTS Comments – Servicer Watchlist	WLWLCMT	30000	CHAR	30000	PMAS2.05WLCMT	Entered updated via Master 2 Maintenance widget.
20	WATCH LIST REASON TYPE	WLTYPE	30	CHAR	30	PWATCHRSN.W2TYPE	Populated in the Watchlist widget by CREFC Rules
21	OCCUPANCY Most Recent Physical Occupancy	WLOCO	6	ZONED	6,03	POCCUPA.OCO	Occupancy % from the Occupancy file record associated with from financial statement with the most recent end date (MSENDT).

PIRPXWL - Servicer Watchlist File – IRP Package 8.0 Report – W – 26 Fields							
	Field Description ALL CAPS – STRATEGY DESC. Title Case – CREFC Description	Name	Length	Type	Act Length	Strategy Field	Notes
22	OCCUPANCY DATE Most Recent Occupancy As of Date	WLOAD	10	DATE	10,00	POCCUPA.OCO	Occupancy Value associated with the Most Recent Financial As of End Date –
23	STRATEGY LOAN NO.	WLSL#	9	ZONED	9,00	PMASTR.CML#	Usability
24	INVESTOR	WLINV	5	ZONED	5,00	PPSAIM.KGINVN	Usability
25	DETERMINATION DT	WLDETD	10	DATE	10,00	PPSAIM.KGDTDET	Usability
26	OFFICER CODE	WLOFF	5	CHAR	5	PMASTR.CMOFF	Usability

PIRPXLS - Loan Setup Report - New

Generally prepared by the Master Servicer, this file contains information about the loan at time of issuance and generally contains static information.

PIRPXLS – Loan Setup File – IRP Package 8.0 Report – S – 98 Fields

	Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
	ALL CAPS – STRATEGY DESC.						
	Title Case – CREFC Description						
1	Transaction ID	LSTRANSID	15	CHAR	15	PPSAIM.KGTRANSID	
2	Group Number	LSIMG#	9	CHAR	9	PIMST.IMG#	
3	Loan ID	LSL#	15	CHAR	9	PMASSTR.CML#?	
4	Prospectus Loan ID	LSPLID	11	CHAR	11	PMASSTR.CML#, PIRPXRLOAN.RNTRUSTEE, OR PIRPXRLOAN.RNMASTER	If the Servicing Role field PPSADIV.KISRROLL for the Investor Vendor is equal to 'M' Master, or blank, then display Strategy Loan# PMASSTR.CML#; otherwise, if the trustee number (PIRPXRLOAN.RNTRUSTEE) is not blank in the reporting loan number file, display PIRPXRLOAN.RNTRUSTEE, if blank, then display the master number PIRPXRLOAN.RNMASTER.
5	Original Note Amount	LSOPB	17	NUM	17,2	PMASSTR.CMOPB	
6	Original Term of Loan	LSOTERM	3	NUM	3,0	PMASSTR5.CMOTERM	
7	Original Amortization Term	LSOAMORT	3	NUM	3,0	PMASSTR5.CMOAMORT	
8	Original Note Rate	LSONOTER	15	NUM	15,13	PMASSTR5.CMONOTER	
9	Original Payment Rate	LSOPAYR	15	NUM	15,13	PMASSTR5.CMOPAYR	
10	First Loan Payment Due Date	LS1PDT	10	DATE	10	PMASSTR.CM1PDT	
11	Grace Days Allowed	LSGDYS	3	NUM	3,0	PMASSTR.CMGDYS	

PIRPXLS – Loan Setup File – IRP Package 8.0 Report – S – 98 Fields

	Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
	ALL CAPS – STRATEGY DESC.						
	Title Case – CREFC Description						
12	Interest Only (Y/N)	LSPAYTYPE	1	CHAR	1		If PMASTR.CMPYT = 'I' (Interest Only) or PMASTR.O5IOENDDT (Interest Only End Date) is greater than the Securitization Date (PPSADIV.KISECDT), then equal to 'Y'
13	Balloon (Y/N)	LSDMD	1	CHAR	1	PMASTR.CMDMD	
14	Interest Rate Type	LSCNTRCTYP	1	CHAR	1	PMASTR.CMCOT	If PMASTR.CMCOT = Fixed - 'F' - display '1' Adjustable - 'A' - display '2' Step - 'G' - display '3' Otherwise display '4'
15	Interest Accrual Method	LSIBC	2	CHAR	2	PMASTR.CMIB	If PMASTR.CMIB = 'A60', display '1' 'A65', display '2' 'B66', display '3' 'A66', display '4' 'B65', display '98'
16	Interest in Arrears (Y/N)	LSICIA	1	CHAR	1	PMASTR.CMICIA	
17	Payment Type	LSCMBSPAYT	2	NUM	2,0	PMASTR5.CMCMBSPAYT	
18	Prepayment Lock-out End Date	LSEXPDATE1	10	DATE	10	PPREPAY.PRMEXD	Display the Prepayment End Date if the Prepayment Premium type is Lockout - PPREPAY.PRMTYP = 'LCK'

PIRPXLS – Loan Setup File – IRP Package 8.0 Report – S – 98 Fields

	Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
	ALL CAPS – STRATEGY DESC.						
	Title Case – CREFC Description						
19	Yield Maintenance End Date	LSEXPDATE2	10	DATE	10	PPREPAY.PRMEXD	Display the Prepayment End Date if the Prepayment Premium type is Yield Maintenance - PPREPAY.PRMTYP = 'YLD' (Yield Maintenance)
20	Prepayment Premium End Date	LSEXPDATE3	10	DATE	10	PPREPAY.PRMEXD	Display the Prepayment End Date if the Prepayment Premium type is not Lockout, Defeasance of Defeasance Not Allowed. PPREPAY.PRMTYP not = 'LCK' or 'DEF' or 'XXX'
21	Prepayment Terms Description	LSPPTYPE	1000	CHAR	1000	PPREPAY.PRMTYP	PINFO CODE 'PN'
22	ARM Index	LSARMINDX	30	CHAR	30	PIRPXXLATE.XLTRCODE	Look up translation file PIRPXXLATE with code 'I2' and value found in PARM.ABINDEX. If not found, then '98'.
23	First Rate Adjustment Date	LSRDAT	10	DATE	10	PARMH.ARECDT or PARMH.ABECDT	If record in PARMH where Rate Change Date (ARECDT) > Securitization Date (PPSADIV.KISECDT), display that date; otherwise use PARM.ABECDT

PIRPXLS – Loan Setup File – IRP Package 8.0 Report – S – 98 Fields

	Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
	ALL CAPS – STRATEGY DESC.						
	Title Case – CREFC Description						
24	First Payment Adjustment Date	LSPDT	10	DATE	10	PARMH.ARPDT or PARMH.ABPDT	If record in PARMH where Payment Change Date PARMH.ARPDT > Securitization Date (PPSADIV.KISECDT), add 1 payment frequency and display that date; otherwise add 1 payment frequency to Payment Change Date PARM.ABPDT
25	ARM Margin	LSMARG	16	NUM	16,15	PARMH.ARMARG	PARMH.ARMARG/100
26	Lifetime Rate Cap	LSMAX	9	NUM	16,15	PARM.ABMAX	PARM.ABMAX/100
27	Lifetime Rate Floor	LSMIN	9	NUM	16,15	PARM.ABMIN	PARM.ABMIN/100
28	Periodic Rate Increase Limit	LSRICP	16	NUM	16,15	PARM.ABRICP	PARM.ABRICP/100
29	Periodic Rate Decrease Limit	LSRDCP	16	NUM	16,15	PARM.ABRDCP	PARM.ABRDCP/100
30	Periodic Pay Adj Max-%	LSPICDP	6	NUM	6,5	PARM.ABRICP	PARM.ABRICP
31	Periodic Pay Adj Max-\$	LSPIIDP	17	NUM	17,2	PARM.ABRDCP	PARM.ABRDCP
32	Payment Frequency	LSPCHG	3	NUM	3,0	PMASR.CMMORD AND PMASR. CMBPF	CMMORD CMBPF DISPLAY M 1 1 M 3 3 M 6 6 M 12 12 D 1 365 ELSE BLANK

PIRPXLS – Loan Setup File – IRP Package 8.0 Report – S – 98 Fields

	Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
	ALL CAPS – STRATEGY DESC.						
	Title Case – CREFC Description						
33	Rate Reset Frequency	LSFREQ	3	NUM	3,0	PARM.ABMORD AND PARM.ABFREQ	ABMORD ABFREQ DISPLAY M 1 1 M 2 2 M 3 3 M 6 6 M 12 12 D 1 365 ELSE BLANK
34	Pay Reset Frequency	LSRCFREQ	3	NUM	3,0	PARM.ABPCHG, PARM.ABFREQ , AND PARM.ABMORD	ABMORD ABPCHG DISPLAY M 1 1 M 2 2 M 3 3 M 6 6 M 12 12 ELSE BLANK
35	Rounding Code	LSIRM	1	CHAR	1	PARM.ABIRM	If Rate Rounding method PARM.ABIRM is: Round to nearest 1/8 (N) display '2' Unconditional Down (D) display '4' Unconditional Up (U) display '3' if Rate Rounding Method is blank display '1'

PIRPXLS – Loan Setup File – IRP Package 8.0 Report – S – 98 Fields

	Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
	ALL CAPS – STRATEGY DESC.						
	Title Case – CREFC Description						
36	Rounding Increment	LSIRF	13	NUM	13,13	PARM.ABIRF	
37	Index Look Back in Days	LSLTR	3	NUM	3,0	PARM.ABLTR	
38	Neg Amort Allowed (Y/N)	LSPYT	1	CHAR	1	PMASSTR.CMPYT	If Payment Type (PMASSTR.CMPYT) = 'G' - Negative Amortization Allowed or 'B' - DOP to DOP With Neg Amortization display 'Y' otherwise 'N'
39	Max Neg Allowed(% Org Bal)	LSNAP	5	NUM	5,4	PMASSTR.CMNAP	If CMNAP is not zero (Negative Amortization % Allowed(CMNAP) - 100)/100
40	Max Neg Allowed (\$)	LSMAXNEG	17	NUM	17,2	PMASSTR.CMNAP	If CMNAP is not zero (Negative Amortization % Allowed(CMNAP) - 100)/100)*Orig Principal Balance (CMOPB)
41	Remaining Term at Contrib	LSRTM	3	NUM	3,0	PMASSTR5.CMRTM	
42	Remain Amort Term at Contrib	LSRAMORT	3	NUM	3,0	PMASSTR5.CMRAMORT	
43	Maturity Date-Contribution	LSOLDMTDT	10	DATE	10	PIRPXHLMLL.HLLOMATDT or PMASSTR.CMMATD	If the oldest Loan Modification record has a Maturity Date that is not blank (PIRPXHLMLL.HLLOMATDT) then use that date, otherwise use the Maturity Date from the Master file (PMASSTR.CMMATD)

PIRPXLS – Loan Setup File – IRP Package 8.0 Report – S – 98 Fields

	Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
	ALL CAPS – STRATEGY DESC.						
	Title Case – CREFC Description						
44	Sched Prin Bal at Contrib	LSBALCONT	17	NUM	17,2	PIREM.IRBSB	Using the oldest due date with the receivable record after the Securitization Date [FIND THE OLDEST OPEN RECEIVABLE RECORD AFTER THE SECURITIZATION DATE] (PPSADIV.KISECDT) and use that receivable record to find the associated Investor Remittance record to determine the Schedule Balance (PIREM.IRBSB)
45	Note Rate at Contribution	LSINVGRINT	16	NUM	16,15	PIREM.IRRATE	WOULD THIS BE THE SAME LOGIC AS FOR THE SCHEDULED BALANCE?
46	Serv and Trustee Fee Rate	LSSRVTRRAT	16	NUM	16,15		SUM OF WHAT RATES - ?
47	Fee Rate/Strip Rate 1	LSFEESTRP1	16	NUM	16,15	PIOSTRP.JPCRFFEE	LOGIC FOR LOCATING? INVESTOR AND LOAN ARE KEYS TO PIOSTRP
48	Fee Rate/Strip Rate 2	LSFEESTRP2	16	NUM	16,15	PIOSTRP.JPCRFFEE	
49	Fee Rate/Strip Rate 3	LSFEESTRP3	16	NUM	16,15	PIOSTRP.JPCRFFEE	
50	Fee Rate/Strip Rate 4	LSFEESTRP4	16	NUM	16,15	PIOSTRP.JPCRFFEE	
51	Fee Rate/Strip Rate 5	LSFEESTRP5	16	NUM	16,15	PIOSTRP.JPCRFFEE	

PIRPXLS – Loan Setup File – IRP Package 8.0 Report – S – 98 Fields

	Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
	ALL CAPS – STRATEGY DESC.						
	Title Case – CREFC Description						
52	Net Rate at Contribution	LSNTRATCNT	15	NUM	15,13	LSINVGRINT-LSSRVTRRAT – LSFEESTRP1 – LSFEESTRP2 – LSFEESTRP3 – LSFEESTRP4 – LSFEESTRP5	Note rate at contribution less cumulative fee rate 1-5 and servicer and trustee.
53	Periodic P&I Paymnt-Contrib	LSPERPMTCT	17	NUM	17,2	PIREM.IRP\$D2 + PIREM.IRIS\$D	Total P&I due. Scheduled prin amt and scheduled interest amt as of determination date. Trans code PIREM.IRTC=2, PIREM.IRSEQ#=1
54	Number of Properties-Contrib	LS#OFPROP	3	NUM	3,0	Calculates number of Properties on the loan	Calculates number of Properties on the loan
55	Property Name	LSIRPNAME	100	CHAR	100	PPSAPROP.XSIRPNAME or PCCOLLCRE.PQNAME - or "Various"	If PPSAPROP.XSIRPNAME, is blank use PCCOLLCRE.PQNAME. If Property is defeased leave Blank. If multiple properties, display 'Various'
56	Property Address	LSIRPSTAD	250	CHAR	250	PPSAPROP.XSIRPSTAD or PCCOLLCRE.PQHOS1 + PQSTR1, or "Various"	If PPSAPROP.XSIRPSTAD is blank than use PCCOLLCRE.PQHOS1 + PQSTR1. If multiple properties on the loan, display 'Various'
57	Property City	LSVILG	25	CHAR	25	PCCOLLCRE.PQVILG	If multiple properties, and all cities are not the same, display 'Various'
58	Property State	LSSTAT	2	CHAR	2	PCCOLLCRE.PQSTAT	If multiple properties, and all states are not the same, display 'XX'
59	Property Zip Code	LSZIP	10	CHAR	10	PCCOLLCRE.PQZIP	If multiple properties, and all zip codes are not the same, display 'Various'

PIRPXLS – Loan Setup File – IRP Package 8.0 Report – S – 98 Fields

	Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
	ALL CAPS – STRATEGY DESC.						
	Title Case – CREFC Description						
60	Property County	LSCNTY	30	CHAR	30	PCCOLLCRE.PQCNTY	If multiple properties, and all counties are not the same, display 'Various' SYSTEM INFO TABLE ID '33' use Full Description where SIFCD = PCCOLLCRE.PQCNTY
61	Property Type	LSPROPTYPE	2	CHAR	2	PCCOLLCRE.PROPTYPE	If multiple properties and all are not same type, display 'XX'. System Info Table ID 'PZ'
62	Net Rentable SqFt at Contrib	LSNETSQFT	9	NUM	9,0	PPROP.PQNETSQFT	If multiple properties and all are same property type, sum the values. If not the same or any are missing, leave blank.
63	# Units/Beds/Rooms-Contrib	LS#UNTBDAC	4	NUM	4,0	PPROP.NOUNITBDAC	If multiple properties and all are same property type, sum the values in PPROP.NOUNITBDAC. If not the same Property Type or any are missing, leave blank.
64	Year Built	LSYRBLTDT	4	NUM	4,0	PCCOLLCRE.PQCOND	If multiple properties, if all the same year, display year. If not all the same, leave blank.
65	NOI at Contribution	LSNOI	19	NUM	19,2	POPMST.MSNOI	If multiple properties LSDSCR='C', display POPMST.MSNOI from the consolidated UWS statements LSDSCR='F', sum of POPMST.MSNOI for all UWS statements LSDSCR='P' OR 'N' leave blank

PIRPXLS – Loan Setup File – IRP Package 8.0 Report – S – 98 Fields

	Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
	ALL CAPS – STRATEGY DESC.						
	Title Case – CREFC Description						
66	DSCR (NOI) at Contribution	LSNOIABCN	15	NUM	15,13	(POPMST.MSNOI/MSDSA0)+MSDSBO+MSDS00	If multiple properties LSDSCR='C', display (POPMST.MSNOI/MSDSA0)+MSDSBO+MSDS00 from the consolidated UWS statements LSDSCR='F', sum of (POPMST.MSNOI/MSDSA0)+MSDSBO+MSDS00 for all UWS statements LSDSCR='P' OR 'N' leave blank,
67	Valuation Amt Contribution	LSAPPVALAC	21	NUM	21,2	PPROP.PQAPPVALAC	If multiple properties, sum the values. If some missing, leave empty.
68	Valuation Date Contribution	LSAPPRDTAC	10	DCHARTE	10,	PPROP.PQAPPRDTAC	If multiple properties, and some missing or not the same date, leave empty.
69	Phys Occupancy Contribution	LSOCOC	6	NUM	6,3	POCCUPA.OCO	If multiple properties, sum all with POPMST.MSPURP purpose code 'UWS'. If POPMST.MSCNSL consolidated flag is 'Y', do not sum.
70	Revenue at Contribution	LSEGI	19	NUM	19,2	POPMST.MSEGI	If multiple properties LSDSCR='C', display (POPMST.MSEGI) from the consolidated UWS statements LSDSCR='F', sum of (POPMST.MSNOI/MSDSA0)+MSDSBO+MSDS00 for all UWS statements LSDSCR='P' OR 'N' leave blank,

PIRPXLS – Loan Setup File – IRP Package 8.0 Report – S – 98 Fields

	Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
	ALL CAPS – STRATEGY DESC.						
	Title Case – CREFC Description						
71	Operating Exp Contribution	LSTEXT	19	NUM	19,2	POPMST.MSTEXP	If multiple properties LSDSCR='C', display (POPMST.MSTEXP) from the consolidated UWS statements LSDSCR='F', sum of (POPMST.MSTEXP) for all UWS statements LSDSCR='P' OR 'N' leave blank,
72	Contrib Financials As Of Dte	LSENDT	10	DATE	10	POPMST.MSENDT	If multiple properties LSDSCR='C', display (POPMST.MSENDT) from the consolidated UWS statements LSDSCR='F', sum of (POPMST.MSENDT) for all UWS statements LSDSCR='P' OR 'N' leave blank
73	Recourse (Y/N)	LSRECOURS	1	CHAR	1	PMASSTR3.CMRECOURS	
74	EMPTY FIELD	LSFLD74	1	CHAR	1	Blank	
75	Cross Collater Loan Grouping	LSCOLLGRP	20	CHAR	20	PCCOLLCRE.XCOLLGRP	First property on loan
76	Collection of Escrow (Y/N)	LSTECIEC	1	CHAR	1	PMASSTR.CMTEC/PMASSTR.CMIEC	If CMTEC = 'Y' or CMIEC = 'Y', display 'Y'
77	Collection of Reserves (Y/N)	LSRSVA	1	CHAR	1	PMASSTR.CMRSVA	

PIRPXLS – Loan Setup File – IRP Package 8.0 Report – S – 98 Fields

	Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
	ALL CAPS – STRATEGY DESC.						
	Title Case – CREFC Description						
78	Lien Position-Contribution	LSLIEN	2	CHAR	2	PPROP.PQLIEN	IF PROP.PQLIEN is '1', display '1' '2', display '2' '3', display '3' If blank, display '99' If multiple properties and all values are not the same, display '99'.
79	Hyper Amortizing Date	LSHAMORTDT	10	DATE	10	PMASSTR.CMCMAT	
80	Defeasance Option Start Date	LSEFFDTDEF	10	DATE	10	PPREPAY.PRMEFD	If type PPREPAY.PRMTYP = 'DEF'
81	EMPTY FIELD	LSFLD81	1	CHAR	1	Blank	
82	Last Setup Change Date	LSLSTCHGDT	10	DATE	10	PIRPXHLMLL.HLLSETUPCH	If no record in PIRPXHLMLL or the date field is blank, use the 1 st Distribution Date (PINVES.IVDSTRDT)
83	NCF at Contribution	LSNTCF	17	NUM	17,2	POPMST.MSNTCF	If multiple properties LSDSCR='C', display POPMST.MSNTCF from the consolidated UWS statements LSDSCR='F', sum of POPMST.MSNTCF for all UWS statements LSDSCR='P' OR 'N' leave blank

PIRPXLS – Loan Setup File – IRP Package 8.0 Report – S – 98 Fields

	Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
	ALL CAPS – STRATEGY DESC.						
	Title Case – CREFC Description						
84	DSCR (NCF) at Contribution	LSDSCRCON	15	NUM	15,13	POPMST.MSNTCF/(MSDSAO+MSDSBO+MSDSO)	If multiple properties display POPMST.MSNTCF/(MSDSAO+MSDSBO+MSDSO) using the following additional computations. LSDSCR='C'. Use values from the consolidated UWS statement LSDSCR='F', sum the calculation from all UWS statements LSDSCR='P' OR 'N', Leave blank.
85	DSCR Indicator-Contribution	LSDSCR	1	CHAR	1	POPMST.MSDSCR	Where Financial Statement Purpose is Underwriting (POPMST.MSPURP='UWS'); If there are multiple properties and Financial Statements is Consolidated (MSCNSL = 'Y', display 'C'), If all properties have an Underwriting Statement, display 'F', If all properties, but not all, have an Underwriting Statement, display 'P', If none of the properties have a Underwriting Statement, display 'N'.
86	Loan Contrib Securitization	LSINVNAME	30	CHAR	30	PINVES.IVNAME	Investor number from PIRPXRLOAN.RNORIGINV used to retrieve from investor master

PIRPXLS – Loan Setup File – IRP Package 8.0 Report – S – 98 Fields

	Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
	ALL CAPS – STRATEGY DESC.						
	Title Case – CREFC Description						
87	Credit Tenant Lease Y/N	LSCT	1	CHAR	1	PLEASEA.LSCT	Most recent PRROLL record associated with PLEASEA records. Default to 'N'. If one tenant record indicates at least one Credit Tenant 'Y' in LSCT, display 'Y'.
88	Fin Info Subm Penalties	LSFINPEN	1	CHAR	1	PMASR5.CMFINPEN	PINFO CODE 'II'
89	Addtl Financing Indicator	LSAFINMEZD	1	NUM	1,0	PMASR5.CMFININD	PINFO CODE 'IO'
90	Loan Structure	LSLOANSTR	2	CHAR	2	PMASR5.CMLOANSTR	PINFO CODE 'IK'
91	Origination Date	LSOLD	10	DATE	10	PMASR.CMOLD	
92	Orig Interest Only Term	LSIOPER	3	NUM	3,0	PMAS2.O5IOPER	
93	Underwriting Indicator	LSUNDIND	1	CHAR	1	PMASR5.CMUNDIND	
94	Serv Advance Methodology	LSADVMETH	2	NUM	2,0	Always '1'	
95	Valuation Source at Contrib	LSPURP	10	CHAR	10	PCAPPRAL2.A2MRVS	Oldest appraisal record
96	Investor #	LSINVNO	5	NUM	5,0	PINVES.IVI#	Usability field
97	Determination Date	LSDETDAT	10	DATE	10	PIRPXRW.WFDETD	Usability field
98	Loan Number	LSLOAN#	9	NUM	9,0	PIMST3.IML#	Usability field

PIRPXSSL - Special Servicer Loan File - New

This report is prepared by the Special Servicer and delivered to the Master Servicer. The intent is to transfer data from the Special Servicer to the Master Servicer electronically in a standardized format. The Special Servicer Loan file does not contain financial statement fields. The assumption is that the Master Servicer performs the financial statement analysis. The Special Servicer Loan file is not sent to the Certificate Administrator.

PIRPXSSL – Special Servicer Loan File – IRP Package 8.0 Report – D – 92 Fields

	Field Description ALL CAPS – STRATEGY DESCRIPTION Title Case – CREFC Definition	Name	Length	Type	Act Length	Strategy Field	Notes
1	Transaction ID	SSTRANSID	15	CHAR	15	PPSAIM.KGTRANSID	
2	Group Number	SSIMG#	9	CHAR	9	PIMST.IMG#	
3	Loan ID	SSL#	15	CHAR	15	PMASSTR.CML#, PIRPXRLOAN.RNTRUSTEE, OR PIRPXRLOAN.RNMASTER	If the Servicing Role field PPSADIV.KISRROLL for the Investor Vendor is equal to 'M' Master, or blank, then display Strategy Loan# PMASSTR.CML#; otherwise, if the trustee number (PIRPXRLOAN.RNTRUSTEE) is not blank in the reporting loan number file, display PIRPXRLOAN.RNTRUSTEE, if blank, then display the master number PIRPXRLOAN.RNMASTER.
4	Prospectus Loan ID	SSPLID	11	CHAR	11	PPSAIM.KGPLID	
5	Distribution Date	SSDTDIS	10	DATE	10,00	PPSADIV.KIDTDIS	
6	Maturity Date	SSMATD	10	DATE	10,00	PMASSTR.CMMATD	
7	Liquidation/PrePay: Date	SSLIQPDAT	10	DATE	10,00	PMASSTR.CMPAYO	
8	Liquidation/PrePay: Code	SSLIQPCOD	2	CHAR	2	PTRANS.CHLIQPPAY	When Transaction Type (PTRANS.CHTC) = '04' Loan Payoff or 'W2' – Debt Forgiveness, display Liquidation/Prepayment Code (PTRANS.CHLIQPPAY)
9	SS Total P&I Adv Outstanding	SSPIADV	17	NUM	17,02	PPSAIM.KGPRNADVO	

PIRPXSSL – Special Servicer Loan File – IRP Package 8.0 Report – D – 92 Fields

	Field Description ALL CAPS – STRATEGY DESCRIPTION Title Case – CREFC Definition	Name	Length	Type	Act Length	Strategy Field	Notes
10	SS Total T&I Adv Outstanding	SSTIADV	17	NUM	17,02	PPSAIM.INSADVO + PPSAIM.KGTAXADVO	
11	SS Other Exp Adv Outstanding	SSEXPADV	17	NUM	17,02	PPSAIM.KGFEEADVO + PPSAIM.KGPPAADVO	
12	EMPTY FIELD	SSEMPY1	1	CHAR	1	Blank	
13	In Bankruptcy Y/N	SSINBNKTCY	1	CHAR	1	PMASTR3.CMINBNKTCY	
14	Foreclosure Start Date	SSFORECLDT	10	DATE	10,00	PCCOLLCRE.FORECLDT	
15	REO Date	SSREODATE	10	DATE	10,00	PCCOLLCRE.REODATE	
16	Bankruptcy Date	SSBNKFDT	10	DATE	10,00	PMASTR3.CMBNKFDT	
17	Net Proceeds on Liquidation	SSNETPLIQ	19	NUM	19,02	PMASTR3.CMNETPRRLQ	
18	Liquidation Expense	SSLIQEXP	19	NUM	19,02	PMASTR3.CMLIQDNEXP	
19	Realized Loss to Trust	SSREALLOSS	19	NUM	19,02	PTRANS.CHPA where CHTC = 'W2'	When Transaction Type (PTRANS.CHTC) = 'W2' – Debt Forgiveness, display amount of Transaction applied to Principal (PTRANS.CHPA)
20	Last Modification Date	SSLMPD	10	DATE	10,00	PIRPXHLMLL.HLLMLPD, or PMASTR.CMLMPD	If there is a value in Date of Last Modification in the Loan Modification File (PIRPXHLMLL.HLLMLPD) for this loan, use HLLMLPD, otherwise use Last Modification Date from Master file (PMASTR.CMLMPD).
21	Modification Code	SSMODCODE	2	CHAR	2	PIRPXHLMLL.HLLMODCODE or PMASTR3.CMMODCODE	If there is a Loan Modification record (PIRPXHLMLL) for this loan publish the Modification Code (PIRPXHLMLL.HLLMODCODE); if there is value in PMASTR3.CMMODCODE and it is '8' or '10' then display '98'

PIRPXSSL – Special Servicer Loan File – IRP Package 8.0 Report – D – 92 Fields

	Field Description ALL CAPS – STRATEGY DESCRIPTION Title Case – CREFC Definition	Name	Length	Type	Act Length	Strategy Field	Notes
22	Modified Note Rate	SSMODNOTRT	16	NUM	16,15	PIRPXHLMLL.HLLMODNOTR or PMASTR3.CMMODNOTRT	If there is a Loan Modification record (PIRPXHLMLL) for this loan, publish the Modified Note Rate/100 if available (PIRPXHLMLL.HLLMODNOTR/100) , otherwise use Modified Note Rate from PMASTR3/100. (PMASTR3.CMMODNOTRT/100)
23	Modified Payment Amount	SSMODPMT	17	NUM	17,02	PIRPXHLMLL.HLLMODNOTR or PMASTR3.CMMODNOTRT	If there is a Loan Modification record (PIRPXHLMLL) for this loan, publish the Modified Payment Amount (PIRPXHLMLL.HLLMODPMT) otherwise use Modified Payment Rate from the PMASTR3 file (PMASTR3.CMMODPMT).
24	Most Recent Valuation Date	SSRCNTVDT	10	DATE	10,00	PCAPPRAL.APPRDATE	
25	Most Recent Valuation Source	SSMRVS	10	CHAR	10	PCAPPRAL2.A2MRVS	
26	Most Recent Value	SSRCNTVAL	17	NUM	17,02	PCAPPRAL.APAMT	
27	ARA Amount	SSARAAMT	17	NUM	17,02	PPSAIM.KGARAUC	
28	ARA Date	SSARADATE	10	DATE	10,00	PPSAIM.KGARASD or PPSAIM.KGARASSD	If the ARA Date/Strategy (PPSAIM.KGARASD) is blank use the ARA Special Svc Date (PPSAIM.KGARASSD).
29	Workout Strategy Code	SSWOSTRAT	2	CHAR	2	PMASTR3.CMWOSTRTCD	Workout Strategy Code
30	Most Recent SpSrv Transf Dte	SSRCNTTDT	10	DATE	10,00	PPSATFER.TRFETDT	
31	Date Expected to be Resolved	SSRESOLVDT	10	DATE	10,00	PCCOLLCRE.RESOLVEDT	
32	Date of Assumption	SSASSUMPDT	10	DATE	10,00	PASSUME.PADAS	
33	SS Accrued Unpaid Adv Int	SSACCRINT	17	NUM	17,02	PPSAIM.KGPRNCIOA + KGTAXCIOA + KGINSICIOA + KGFEECIOA + KGPPACIOA	Totals calculated Interest on Advances for P&I, Taxes, Insurance, Fees and Property Protection Advances from the

PIRPXSSL – Special Servicer Loan File – IRP Package 8.0 Report – D – 92 Fields

	Field Description ALL CAPS – STRATEGY DESCRIPTION Title Case – CREFC Definition	Name	Length	Type	Act Length	Strategy Field	Notes
							Loan level Investor Security info file (PPSAIM)
34	Closing Extension Date	SSEXTDATE	10	DATE	10,00	PMASSTR.CMLEPD	
35	Balance When Sent to SS	SSBALSENT	17	NUM	17,02	PPSATFER.TRBAL	
36	Balance Eff Dte Modification	SSBALMOD	17	NUM	17,02	PIRPXHLMLL.HLLBAFDM	
37	Old Note Rate	SSOLDNOTER	16	NUM	16,15	PIRPXHLMLL.HLLONRATE	
38	Number Months Rate Chg	SSMONTHSRC	5	NUM	9,00	PIRPXHLMLL.HLLNUMMRC	
39	Old P&I	SSOLDPI	17	NUM	17,02	PIRPXHLMLL.HLLOLDPI	
40	Old Maturity Date	SSMATDOLD	10	DATE	10,00	PIRPXHLMLL.HLLOMATDT	
41	Tot Months Chg of Mod	SSMONTHSCM	2	NUM	3,00	PIRPXHLMLL.HLLNUMMCM	
42	EMPTY FIELD	SSEMPY2	1	CHAR	1	Blank	
43	Liquidation Sales Price	SSLIQSP	17	NUM	17,02	PMASSTR4.CMSLQSP	
44	EMPTY FIELD	SSEMPY3	1	CHAR	1	Blank	
45	Cumulative Adjustm to Loan	SSCUMADJL	17	NUM	17,02	Default to zero – no map for now	
46	EMPTY FIELD	SSEMPY4	1	CHAR	1	Blank	
47	Comments 1 - DLSR/REO	SSCOMM1	255	CHAR	255	PMASSTR4.CMCOMM1	
48	Comments 2	SSCOMM2	255	CHAR	255	PMASSTR4.CMCOMM2	
49	Comments 3	SSCOMM3	255	CHAR	255	PMASSTR4.CMCOMM2	
50	Comments 4	SSCOMM4	255	CHAR	255	PMASSTR4.CMCOMM4	
51	Comments 5	SSCOMM5	255	CHAR	255	PMASSTR4.CMCOMM5	
52	Comments 6	SSCOMM6	255	CHAR	255	PMASSTR4.CMCOMM6	
53	Comments 7 - HLMFCLR	SSCOMM7	255	CHAR	255	PIRPXHLMLL.HLLCOMM7	
54	EMPTY FIELD	SSEMPY5	1	CHAR	1	Blank	

PIRPXSSL – Special Servicer Loan File – IRP Package 8.0 Report – D – 92 Fields

	Field Description ALL CAPS – STRATEGY DESCRIPTION Title Case – CREFC Definition	Name	Length	Type	Act Length	Strategy Field	Notes
55	Special Servicer Fee Rate	SSSSFR	15	NUM	15,13	PIOSTRP.KO1RATE if PIOSTRP.KOFEECD='SPC'	When the Fee stripped from Interest is defined as 'SPC' for Special Servicer (PIOSTRP.KOFEECD) use the Fee Rate (PIOSTRP.KO1RATE).
56	Special Serv Fee No Day-Year	SSSSRFNDY	17	NUM	17,02	PIOSTRP.KO1IBC	Using the Interest Basis Code defined in the PIOSTRP file where the fee is defined as 'SPC' (KOFEECD) for the fee. If (PIOSTRP.KO1IBC) code is: A60, use 360 A65, use 365 A66, use 365 B65, use 360 B66, then 360.
57	Special Serv Fee No Day-Mos.	SSSSRFNDM	17	NUM	17,02	Interest Basis Code/Number of days	Using the Interest Basis Code defined in the PIOSTRP file where the fee is defined as 'SPC' (KOFEECD) for the fee. If (PIOSTRP.KO1IBC) code is A60 Days = 30 A66 The number of calendar days in the month of the Last Determination Date (PPSADIV.KIPDTDET); if leap year and month is February, days = 29; B66 The number of calendar days in the month of the Last Determination Date (PPSADIV.KIPDTDET); if leap year and month is February, days = 29; A65 The number of calendar days in the month of the Last Determination Date (PPSADIV.KIPDTDET); if leap year and month is February, leap year is ignored and days = 28;

PIRPXSSL – Special Servicer Loan File – IRP Package 8.0 Report – D – 92 Fields

	Field Description ALL CAPS – STRATEGY DESCRIPTION Title Case – CREFC Definition	Name	Length	Type	Act Length	Strategy Field	Notes
							B65 The number of calendar days in the month of the Last Determination Date (PPSADIV.KIPDTDET); if leap year and month is February, leap year is ignored and days = 28; If Determination Date (PPSADIV>KIPDTDET) is null, then days = 0
58	Special Serv Fee Amt +Adj	SSFEEADJ	17	NUM	17,02	PINIM.LQIOCOLL	PINIM LQFEED= ' SPC'
59	EMPTY FIELD	SSEEMPTY7	1	CHAR	1	Blank	
60	EMPTY FIELD	SSEEMPTY8	1	CHAR	1	Blank	
61	EMPTY FIELD	SSEEMPTY9	1	CHAR	1	Blank	
62	EMPTY FIELD	SSEEMPTY10	1	CHAR	1	Blank	
63	EMPTY FIELD	SSEEMPTY11	1	CHAR	1	Blank	
64	Workout Fee Rate	SSWOFR	15	NUM	15,13	PIOSTRP.KO1RATE (KOFEECD = 'WFO')	When the Fee stripped from Interest is defined as 'Work Out' (PIOSTRP.KOFEECD='WFO') use the Fee Rate (PIOSTRP.KO1RATE).
65	Workout Fee Amount	SSWOFEE	17	NUM	17,02	PINIM.LQIOCOLL (LQFEED = 'WFO')	When the Fee collected is defined as 'Work Out' (PINIM.FQFEED='WFO') use the Amount Collected from (PINIM.LQIOCOLL).
66	EMPTY FIELD	SSEEMPTY12	1	CHAR	1	Blank	
67	EMPTY FIELD	SSEEMPTY13	1	CHAR	1	Blank	
68	EMPTY FIELD	SSEEMPTY14	1	CHAR	1	Blank	
69	EMPTY FIELD	SSEEMPTY15	1	CHAR	1	Blank	
70	Liquidation: Fee Proceeds	SSLQFPRO	17	ZONED	17,02	PMASSTR4.CMSLQSP	

PIRPXSSL – Special Servicer Loan File – IRP Package 8.0 Report – D – 92 Fields

	Field Description ALL CAPS – STRATEGY DESCRIPTION Title Case – CREFC Definition	Name	Length	Type	Act Length	Strategy Field	Notes
71	Liquidation Fee Rate	SSLQFRATE	15	ZONED	15,13	PIOSTRP.KO1RATE	When the Fee stripped from Interest is defined as ‘Liquidation’ (PIOSTRP.KOFEECD=’LIQ’) use the Fee Rate (PIOSTRP.KO1RATE).
72	Liquidation Fee Amount	SSLIQFEE	17	ZONED	17,02	PINIM.LQIOCOLL	When the Fee collected is defined as ‘Liquidation’ (PINIM.FQFEECD=’LIQ’) use the Amount Collected from (PINIM.LQIOCOLL).
73	Most Recent: MastServ Rtn Dte	SSRCNTRDT	10	DATE	10,00	PPSATFER.TRFRTDT	Use the most recent transfer record where there is a return transfer date (PPSATFER.TRFRTDT)
74	Amt Due Servicers Trustees	SSSRVTRAMT	17	NUM	17,02		Default to zero – no map for now
75	Amt Held Back Future Paymnt	SSAMTHBFP	17	NUM	17,02	PMASR5.CMAMTHBFP	
76	Accrued Interest	SSACCINT	17	NUM	17,02		Default to zero – no map for now
77	Addtl Trust Fund Expense	SSADDLTFE	17	NUM	17,02		Default to zero – no map for now
78	Curr Period Adj Loan-Prncpl	SSCURPADJ	17	NUM	17,02		Default to zero – no map for now
79	Date Curr Per Adj to Loan	SSCURPADT	10	DATE	10,00		PINVES.IVDSTRDT if SSCURPADJ not zero – if SSCURPADJ is defaulted to zero the system will not look to Distribution Date ever.
80	Other Shortfalls/Refunds	SSOTHSREF	17	NUM	17,02	PMASR5.CMOTSR	
81	Curr Period Adj Loan-Other	SSPERADJ	17	NUM	17,02		Not populated at this time (zero)
82	Modification Execution Date	SSMODEXDT	10	DATE	10,00	PIRPXHLMLL.HLLMODEXDT or PMASR5.CMMODEXDT	If there is a Loan Modification record for this loan, use the Modification Execution Date (PIRPXHLMLL.HLLMODEXDT), otherwise use the Modification Execution Date (CMMODEXDT) from PMASR5.

PIRPXSSL – Special Servicer Loan File – IRP Package 8.0 Report – D – 92 Fields

	Field Description ALL CAPS – STRATEGY DESCRIPTION Title Case – CREFC Definition	Name	Length	Type	Act Length	Strategy Field	Notes
83	Asset Subj to Demand Y/N	SSDEMYN	1	CHAR	1	PMASR5.CMASUBDMD	If the Status Asset Subject to Demand field in PMASR5 (PMASR5.CMASUBDMD) is blank, then 'N', otherwise 'Y'.
84	Asset Subj Demand Status	SSDEMSTA	1	CHAR	1	PMASR5.CMASUBDMD	
85	Demand Resolution Date	SSDEMRDT	10	DATE	10,00	PMASR5.CMDRD	
86	Repurchase or Replacmnt Code	SSRPRRPL	2	CHAR	2	PMASR5.CMRPRPCD	Repurchase/Replacement Reason code.
87	Repurchase Amount	SSRPURAMT	17	NUM	17,02	PMASR5.CMRAMT	
88	Post Modificatn Amort Period	SSMODAMRTP	2	NUM	3,00	PMASR5.CMPMAP	
89	Disclosable SS Fees	SSDSSFEE	17	NUM	17,02	PMASR5.CMDSSF	Disclosable Special Servicer Fee
90	Investor Number	SSINVN	3	NUM	5,00	PINVES.IVI#	Strategy's Investor Number
91	Determination Date	SSDETD	10	DATE	10,00	PIRPXRW.WFDETD	Determination Date
92	CS Loan Number	SSCSL#	9	NUM	9,00	PIMST3.IML# s	Strategy Loan Number

PIRPXSSL - Special Servicer Property File - New

The Special Servicer Property file is also prepared by the Special Servicer and sent to the Master Servicer. Its primary purpose of the Special Servicer Property file is to report on properties security a specially serviced loan detailing the liquidation or defeasance of these properties. Like the Special Servicer Loan file, the **Property file does not include financial information, nor is it sent to the Certificate Administrator.**

PIRPXSSP – Special Servicer Property File – IRP Package 8.0 Report -DP – 23 Fields							
	Field Description ALL CAPS – STRATEGY DESCRIPTION Title Case – CREFC Definition	Name	Length	Type	Act Length	Strategy Field	Notes
1	Transaction ID	SPTRANSID	15	CHAR	15	PPSAIM.KGTRANSID	
2	Loan ID	SPL#	15	CHAR	15	PMASSTR.CML#, PIRPXRLOAN.RNTRUSTEE, OR PIRPXRLOAN.RNMASTER	If the Servicing Role field PPSADIV.KISRROLL for the Investor Vendor is equal to 'M' Master, or blank, then display Strategy Loan# PMASSTR.CML#; otherwise, if the trustee number (PIRPXRLOAN.RNTRUSTEE) is not blank in the reporting loan number file, display PIRPXRLOAN.RNTRUSTEE, if blank, then display the master number PIRPXRLOAN.RNMASTER.
3	Prospectus Loan ID	SPPLID	11	CHAR	11	PPSAIM.KGPLID	
4	Property ID	SPPROPID	20	CHAR	20	PPSAPROP.XSPROPID	
5	Distribution Date	SPDTPDIS	10	DATE	10,00	PPSADIV.KIDTPDIS	
6	Cross Collateral Group	SPCOLLGRP	20	CHAR	20	PCCOLLCRE.XCOLLGRP	First property on loan

PIRPXSSP – Special Servicer Property File – IRP Package 8.0 Report -DP – 23 Fields							
	Field Description ALL CAPS – STRATEGY DESCRIPTION Title Case – CREFC Definition	Name	Length	Type	Act Length	Strategy Field	Notes
7	Property Name	SPIRPNAME	100	CHAR	100	'Deceased', PPSAPROP.XSIRPNAME or PCCOLLCRE.PQNAME	If the property is deceased, name is 'Deceased'. If not deceased, name is PPSAPROP.XSIRPNAME. If PPSAPROP.XSIRPNAME is blank, use name from collateral file PCCOLLCRE.PQNAME
8	Date Asset Exp Resolv/Forecl	SPRESOLVDT	10	DATE	10,00	PCCOLLCRE.RESOLVEDT	
9	Date of Last Inspection	SPLIDD	10	DATE	10,00	PINSPA.INLIDD.	Blank if deceased
10	Deferred Maintenance Y/N	SPDEFM	1	CHAR	1	PINDTLA.IIMAJD	For the most recent inspection detail, if the actual completion date (PINDTLA.IICDAT) is blank and major deferred (PINDTLA.IIMAJD) is 'Y', SPDEFM = 'Y', otherwise SPDEFM='N'. Blank if deceased.
11	Foreclosure Start Date	SPFORECLDT	10	DATE	10,00	PCCOLLCRE.FORECLDT	
12	Most Recent Valuation Date	SPAPDT	10	DATE	10,00	PCAPPRAL.APPRDATE.	Blank if deceased.
13	Most Recent Valuation Source	SPMRVS	10	CHAR	10	PCAPPRAL2.A2MRVS.	CMBS Most Recent Value Source (BPO) Broker's Price Opinion (MAI) Certified MAI Appraisal (Non-MAI) Non-Certified MAI Appraisal (MS) Master Servicer Estimate (SS) SS Estimate (98) Other Blank if deceased.
14	Most Recent Value	SPAPAMT	19	NUM	19,02	PCAPPRAL.APAMT.	Blank if deceased.

PIRPXSSP – Special Servicer Property File – IRP Package 8.0 Report -DP – 23 Fields							
	Field Description ALL CAPS – STRATEGY DESCRIPTION Title Case – CREFC Definition	Name	Length	Type	Act Length	Strategy Field	Notes
15	Property Condition	SPPCC	5	CHAR	5	For the most recent inspection record, PINSIPA.INPCC . Blank if defeased.	If Overall Condition is” ‘E’, display - ‘1’ ‘1’, display - ‘1’ ‘G’, display - ‘2’ ‘2’, display - ‘2’ ‘F’ display - ‘3’ ‘3’ display - ‘3’ ‘P’ display - ‘4’ ‘4’ display - ‘4’ ‘5’ display - ‘5’
16	Property Status	SPPROPSTAT	1	CHAR	1	PPROP.PQPROPSTAT or PIRPXXLATE.XLTRCODE	If there is a value in PPROP.PQPROPSTAT, look to the Report Translation widget to locate code from PIRPXXLATE.XLTRCODE. Valid entries 1 – In foreclosure 2 – REO 3 – Defeased 4 – Partial Release/Release 5 – Substituted 6 – Same as at Contribution
17	REO Date	SPREODATE	10	DATE	10,00	PCCOLLCRE.REODATE	
18	Property Status Change Date	SPLSPRDTAC	10	DATE	10,00	PPROP.PQLSPRDTAC, PIMST.IMSETL, or PPSADIV.KISECDT	If PQLSPRDTAC is blank, use PIMST.IMSETL, if IMSETL is blank, use PPSADIV.KISECDT.
19	Investor Number	SPINVN	3	NUM	5,00	PINVES.IVI#	Usability field
20	Determination Date	SPDETD	10	DATE	10,00	PIRPXRW.WFDETD	Usability field
21	CS Loan Number	SPCSL#	9	NUM	9,00	PIMST3.IML#	Usability field

PIRPXSSP – Special Servicer Property File – IRP Package 8.0 Report -DP – 23 Fields							
	Field Description ALL CAPS – STRATEGY DESCRIPTION Title Case – CREFC Definition	Name	Length	Type	Act Length	Strategy Field	Notes
22	IRP PROSUP Ext	SPIRPROEXT	10	CHAR	10	PPSAPROP.XSIRPROEXT	Usability field
23						PPROP.PQFKEY1	Usability field

PIRPXCR01 - Remittance Format - 01 - 22 Fields

PIRPXCR01 - Remittance Format - 01 - 22 Fields						
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
1 MASTER SERVICER LOAN	R403ABC	15	CHAR	15	PIRPXRLOAN.RNMASTER	Ability to record loan numbers for Master and other servicers is provided in the IRP Loan Reporting widget.
2 LOAN NUMBER Sub Servicer Loan Number	R161ABC	9	ZONED	9,00	PIRPXRLOAN.RNPRISUB OR PIRPXRLOAN.RNSUBSUB	Ability to record loan numbers for Master and other servicers is provided in the IRP Loan Reporting widget.
3 BEGIN SCHEDULED BAL Current Beginning Scheduled Balance	R076ABC	17	ZONED	17,02	PIREM.IRBSB	Selects the Beginning Scheduled Balance for the loan and investor from the Investor Remittance for the period. [Period is equal to the Prior Determination Date + 1 day to the Determination Date.]
4 TOTAL SCHEDULED P&I D Total Scheduled P&I Due	R384ABC	17	ZONED	17,02	Calculated	Sum of Scheduled Principal Due + Scheduled Interest Due R342ABC + R341ABC

PIRPXCR01 - Remittance Format - 01 - 22 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
5 SCHEDULED PRINCIPAL A Scheduled Principal Amount	R342ABC	17	ZONED	17,02	PIREM.IRP\$D2	If the loan paid off prior to the current determination date (PMASTR.CMPAYO < PPSAIM.KGDTDET) the field value will be 0, otherwise display the Principal Due using the PIREM record where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Reg. Payment (PIREM.IRTC =02) and Record Seq# is 01 (PIREM.IRSEQ#). If amount is negative, write out zeros. Remittance details are available from the Investor Remittance Detail window.

PIRPXCR01 - Remittance Format - 01 - 22 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
6 PRINCIPAL RECEIVED	R411ABC	17	ZONED	17,02	Calculated using PIREM.IRP\$C for all applicable records	Select the Principal Amount Collected for the loan and investor from the Investor Remittance with the Investor Remittance Bill/Trans Date (PIREM.IRBTD) within the period and the Tran Code (IREM.IRTC) equal to '02' with a Seq# of 1 (PIREM.IRSEQ#). Add Principal Collected for any PIREM records for the loan with a Tran Code of 04 or 08 and a seq# of 1 [Accumulation of Scheduled and unscheduled principal activity for between the Prior Determination Date + 1 day and the Determination Date.]

PIRPXCR01 - Remittance Format - 01 - 22 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
7 SCHEDULED INTEREST AM Scheduled Interest Amount	R341ABC	17	ZONED	17,02	PIREM.IRI\$D	If the loan paid off prior to the current determination date (PMASTR.CMPAYO < PPSAIM.KGDTDET) the field value will be 0, otherwise display the Investor Gross Interest Due using the PIREM file where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Reg. Payment (PIREM.IRTC =02) and Record Seq# is 01 (PIREM.IRSEQ#)
8 INT RECEIVED GROSS Interest Received Gross	R412ABC	17	ZONED	17,02	Calculated using PIREM.IRI\$C for all applicable records	Display the Investor Gross Interest Collected using the PIREM file where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Reg. Payment or Loan Payoff (PIREM.IRTC =02 or 04) and Record Seq# is 02 (PIREM.IRSEQ#). [Value provided would be the sum of the interest collected for the applicable records]

PIRPXCR01 - Remittance Format - 01 - 22 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
9 UNSCHEDULED PRINC COL Unscheduled Principal Collected	R391ABC	17	ZONED	17,02	Calculated	Calculate the Principal Collected (PIREM.IRI\$C) using the PIREM record where the Transaction Date (PIREM.IRBTD) is within the period of the Prior Determination Date +1 day to the current Determination Date, the Transaction Code is a Payoff or Principal Curtailment (PIREM.IRTC =04 or 08) Then find all records for the period that are Reg. Payments (PIREM.IRTC =2) and Record Seq# is 01 (PIREM.IRSEQ#) that have a Principal Collected of Zero (PIREM.IRP\$C = 0). Sum the Principal Due (PIREM.IRP\$D2) for the unpaid transactions and subtract that from the Principal Collected obtained from Curtailments and Payoffs for a net amount.
10 END SCHEDULED BAL Current Ending Scheduled Balance	R079ABC	17	ZONED	17,02	PIREM.IRESB or 0	Displays the ending scheduled balance from the current Investor Remittance record unless there is a Payoff Date in the Loan Master record (PMASTR.CMPAYO) which will report a 0 for this field.
11 SCHEDULED P&I Total Scheduled P&I Due	R384ABD	17	ZONED	17,02	Calculated	Sum of Scheduled Principal Due + Scheduled Interest Due R342ABC + R341ABC

PIRPXCR01 - Remittance Format - 01 - 22 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
12 LESS DELINQUENT AMT	R413ABC	17	ZONED	17,02	Calculation	Review all PIREM records where the Bill/Transaction Date (PIREM.IRBTD) is in the Period between the Prior Determination Date + 1 day and the Determination Date, and the Tran Code (IREM.IRTC) equal to '02' with a Seq# of 01 (PIREM.IRSEQ#). Display (IRP\$D2 + IRI\$D) less (IRP\$C + IRI\$C) (Principal due + Interest due) less (Principal collected + Interest Collected).
13 ACTUAL SUB-SERVICER F Service Fee Amount Paid if Primary	R465ABC	17	ZONED	17,02	PINIM.LQIOCOLL or PIREM.IRSFEE	Review all PINIM records where the Bill/Transaction Date (PINIM.LQBTD) is in the Period between the Prior Determination Date + 1 day and the Determination Date, find all records where the fee code (PINIM.LQFEED) is SUB or PRI, and display the Interest Collected (PINIM.LQFEED). If Interest collected is zero or not found, find all PIREM records for the period where the Tran code is '02' and Seq # is '02' and display PIREM.IRSFEE.

PIRPXCR01 - Remittance Format - 01 - 22 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
14 NET REMITTANCE Net Pass thru amount	R405ABC	17	ZONED	17,02	Calculated R384ABD - R413ABC - R465ABC	Scheduled P&I less Delinquent Amount less Service Fee Amount Paid when you are the Primary
15 LATE CHARGES	R409ABC	17	ZONED	17,02	Calculated using (PIREM.IRLC\$C – PIREM.IRSLC) for all applicable records.	Review all PIREM records where the Bill/Transaction Date (PIREM.IRBTD) is in the Period between the Prior Determination Date + 1 day and the Determination Date, find all PIREM records in the period for this loan where the late charges are collected and determine the net late charge collected as Late Charge Collected less Servicer's Late Charge Amt (PIREM.IRLC\$C – PIREM.IRSLC) Sum for all applicable records.
16 DEFAULT INTEREST	R410ABC	17	ZONED	17,02	PMISCA.MQAMT	Review all PMISCA records where the Cash Transaction Date (PMISCA.MQTRDT) is in the Period between the Prior Determination Date + 1 day and the Determination Date, and where the code (PMISCA.MQCODE) is 007. Sum the amounts for the loan and multiply by the Investor's % (PIMST.IMPP).
17 TRANSACTION ID	R386ABC	15	CHAR	15	PPSAIM.KGTRANSID	Heading 2

PIRPXCR01 - Remittance Format - 01 - 22 Fields						
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
18 CURRENT DATE	R416ABC	10	DATE	10,00	PSYSCPER.S2PTDT + 1 day	Heading 4
19 INVESTOR	R426ABC	5	ZONED	500	PPSAIM.KGINVN	Heading 3
20 SUB SERVICER NAME Sub Servicer Name	R415ABC	55	CHAR	55	PSYSCGEN.S1RHDG	Heading 1 Displays the Report Heading from System Control file.
21 DETERMINATION END DAT Determination Date	R440ABC	10	DATE	10,00	PPSAIM.KGINVN	Heading 5
22 OTHER PRINCIPAL ADJUS Other Principal Adjustments	R245ABC	17	ZONED	17.02	R076ABC – R342ABC + R202ABC – R391ABA – R079ABC	Beginning Sched Balance – Scheduled Principal + Neg am deferred cap – Unscheduled Principal – Ending Balance -

PIRPXCR02 - Remittance Format - 02 - 46 Fields

PIRPXCR02 - Remittance Format - 02 - 46 Fields							
	Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
1	SUB SERVICER ID	R414ABC	2	CHAR	2	Manually Entered	
2	MASTER SERVICER LOAN	R403ABC	15	CHAR	15	PIRPXRLOAN.RNMASTER	Ability to record loan numbers for Master and other servicers is provided in the IRP Loan Reporting widget.
3	LOAN NUMBER Sub Servicer Loan Number	R161ABC	9	ZONED	9,00	PIRPXRLOAN.RNPRISUB OR PIRPXRLOAN.RNSUBSUB	Ability to record loan numbers for Master and other servicers is provided in the IRP Loan Reporting widget.
4	PROSPECTUS LOAN ID	R293ABC	40	CHAR	40	PPSAIM.KGPLID	Entered in the Investor Master record at Loan Level
5	SCHEDULED DUE DATE	R459ABC	10	DATE	10,00	PIREM.IRBTD	Select the Investor Remittance Billing / Tran Date within in the Period between the Prior Determination Date + 1 day and the Determination Date,
6	BEGIN SCHEDULED BAL Current Beginning Scheduled Balance	R076ABC	17	ZONED	17,02	PIREM.IRBSB	Displays the beginning scheduled balance from the current Investor Remittance record
7	END SCHEDULED BAL Current Ending Scheduled Balance	R079ABC	17	ZONED	17,02	PIREM.IRESB or 0	Displays the ending scheduled balance from the current Investor Remittance record unless there is a Payoff Date in the Loan Master record (PMASTR.CMPAYO)

PIRPXCR02 - Remittance Format - 02 - 46 Fields						
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
8 PAID THROUGH DATE	R246ABC	10	DATE	10,00	PMASTR3.CMLPIDT	Displayed on the Analysis & Reporting Info tab in Loan Administration (Analysis & Report (1))
9 CURRENT NOTE RATE	R085ABC	15	ZONED	15,13	PIREM.IRRATE	Display the Investor Gross Interest Rate using the PIREM file where the Transaction Date is within the period of the prior Determination Date +1 day to the current Determination Date (PIREM.IRBTD), the Transaction Code is Reg. Payment (PIREM.IRTC =02) and Record Seq# is 01 (PIREM.IRSEQ#)
10 SUB SERVICE FEE RATE Sub-Servicer Fee Rate %	R462ABC	15	ZONED	15,13	PIOSTRP.KO1RATE or PIREM.IRSFR	For the appropriate IREM record, Select all active fees (PIOSTRP.KOSTATUS = ACTIVE and defined as service fees (PIOSTRP.KOFEECD = 'SUB', 'PRI' or 'MST') which are stripped from interest (PIOSTRP.KOSRCE = '2') and display the amount (PIOSTRP.KO1RATE. If = zero, use the servicer fee rate from the associated Investor Remittance file (PIREM.IRSFR).

PIRPXCR02 - Remittance Format - 02 - 46 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
11 SCHEDULED PRINCIPAL A Scheduled Principal Amount	R342ABC	17	ZONED	17,02	PIREM.IRP\$D2	If the loan paid off prior to the current determination date (PMASTR.CMPAYO < PPSAIM.KGDTDET) the field value will be 0, otherwise display the Principal Due using the PIREM record where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Reg. Payment (PIREM.IRTC =02) and Record Seq# is 01 (PIREM.IRSEQ#). If amount is negative display 0
12 SCHEDULED INTEREST AM Scheduled Interest Amount	R341ABC	17	ZONED	17,02	PIREM.IRI\$D	If the loan paid off prior to the current determination date (PMASTR.CMPAYO < PPSAIM.KGDTDET) the field value will be 0, otherwise display the Investor Gross Interest Due using the PIREM file where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Reg. Payment (PIREM.IRTC =2) and Record Seq# is 01 (PIREM.IRSEQ#)

PIRPXCR02 - Remittance Format - 02 - 46 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
13 TOTAL SCHEDULED P&I D Total Scheduled P&I Due	R384ABC	17	ZONED	17,02	Calculated R342ABC + R341ABC	Sum of Scheduled Principal Amount and Scheduled Interest Amount
14 SCHED SUB-SRV FEE Scheduled Sub Servicer Fee Amount	R463ABC	17	ZONED	17,02	Calculate	Select from the Investor Fee file (PINIM) all records within the Period (LQBTB) is within the period between the Prior Determination Date +1 and the Determination Date with a fee code of "PRI" (LQFEED). Show the fee amount LQIOAMT. If zero or not found, Select Service Fee Rate (IRSFR) from the PIREM file where the Bill Tran Date (IRBTD) is in the period and the Record Seq# is 1 (IRSEQ#). Use Service Fee Rate to calculate Service Fee.

PIRPXCR02 - Remittance Format - 02 - 46 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
SCHED ADDL SUB-SUB FE Scheduled Additional Sub-Sub Fee						Select from the Investor Fee file (PINIM) all records within the Period (LQBTB) is within the period between the Prior Determination Date +1 and the Determination Date with a fee code of "SUB" (LQFECD). Show the fee amount LQIOAMT. If zero or not found, Select Service Fee Rate (IRSFR) from the PIREM file where the Bill Tran Date (IRBTD) is in the period and the Record Seq# is 1 (IRSEQ#). Use Service Fee Rate to calculate Service Fee.
15 Amount	R464ABC	17	ZONED	17,02		

PIRPXCR02 - Remittance Format - 02 - 46 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
NEGAM DEFERRED INTERE Negative Amortization/Deferred						If the loan paid off prior to the current determination date (PMASTR.CMPAYO < PPSAIM.KGDTDET) the field value will be 0, otherwise using the PIREM file where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Reg. Payment (PIREM.IRTC =2) and Record Seq# is 01 (PIREM.IRSEQ#) display a Scheduled Principal Due amount that is negative and if the Transaction Code is Dial Capitalization or Dial Recapture Capitalization (Y1 or Y2) display the Schedule Principal Due times
16 Interest Capitalized Amount	R202ABC	17	ZONED	17,02	PIREM.IRP\$D2	

PIRPXCR02 - Remittance Format - 02 - 46 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
17 UNSCHEDULED PRINC COL Unscheduled Principal Collected	R391ABC	17	ZONED	17,02	Calculated	Calculate the Principal Collected (PIREM.IRI\$C) using the PIREM record where the Transaction Date (PIREM.IRBTD) is within the period of the Prior Determination Date +1 day to the current Determination Date, the Transaction Code is a Payoff or Principal Curtailment (PIREM.IRTC =04 or 08) Then find all records for the period that are Reg. Payments (PIREM.IRTC =2) and Record Seq# is 01 (PIREM.IRSEQ#) that have a Principal Collected of Zero (PIREM.IRP\$C = 0). Sum the Principal Due (PIREM.IRP\$D2) for the unpaid transactions and subtract that from the Principal Collected obtained from Curtailments and Payoffs for a net amount.
18 OTHER PRINCIPAL ADJUS Other Principal Adjustments	R245ABC	17	ZONED	17,02	Calculated [R076ABC – (R342ABC + R391ABC + R079ABC)]	Beginning Scheduled Balance less Scheduled Principal Amount less Unscheduled Principal Collected less Ending Schedule Balance.

PIRPXCR02 - Remittance Format - 02 - 46 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
19 OTHER INTEREST ADJUST Other Interest Adjustments	R243ABC	17	ZONED	17,02	Calculated	If the Net Interest Collected > 0 then adjustments are equal to the Schedule Gross Interest – Net Interest Collected – Sub Servicing Fees – Result should be 0. If R404ABC > 0 then R341ABC – R404ABC – (R465ABC+R466ABC)
20 LIQUIDATION PREPAYMEN Liquidation/Prepayment Date	R159ABC	10	DATE	10,00	PMASTR.CMPAYO	Display the payoff date from the PMASTR file.
21 PREPMT YIELD MAINT RE Prepayment Premium/Yield Maintenance (YM) Received	R279ABC	17	ZONED	17,02	PTRANS.CHINT	Select from the Transaction file for records with Transaction type (PTRANS.CHTC) of '59' (Interest Payments) and a Sundry Transaction Type (CHSUBC) of YM or PP – (for Yield Maintenance or Prepayment) that occurred when the Transaction Date (PTRANSTRG.CHTRND) is within the period of the prior Determination Date +1 day to the current Determination Date. If found the Interest Amount is used.

PIRPXCR02 - Remittance Format - 02 - 46 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
PREPMT INTEREST EXCES Prepayment Interest Excess (Shortfall) [different than what published in LPU file field 31]	R274ABC	17	ZONED	17,02		Using the PIREM record where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Payoff (PIREM.IRTC =04) and Record Seq# is 01 display any Gross Interest Collected (PIREM.IRI\$C) plus the difference between and Interest Collected (PIREM.IRI\$C) and Interest Due (PIREM.IRI\$D) on any Regular Payment (PIREM.IRTC =02) in the same period.
LIQUIDATION PREPAYMEN Liquidation/Prepayment Code	R158ABC	2	ZONED	2,00	PTRANS.CHLIQPPAY	If there is a value in the Payoff Date in PMASTR.CMPAYO, find the associated record in PTRANS and display the Liquidation Prepayment code in the record.
TOTAL T&I ADV OUTSTAN Total T&I Advance Outstanding	R385ABC	17	ZONED	17,02	PPSAIM.KGINSADVR + PPSAIM.KGTAXADVR	T&I Advances reported is displayed in the Investor Processing module, Investor Master tab, Balances .
TRANSACTION EFFECTIVE Transaction Effective Date	R421ABC	10	DATE	10,00	PIREM.IREBD	Displays the Effective Back date from the current PIREM record.

PIRPXCR02 - Remittance Format - 02 - 46 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
						Select the Principal Amount Collected for any regular payments, payoffs or principal curtailments for the loan and investor from the <u>Investor Remittance</u> with the Investor Remittance Bill/Trans Date (PIREM.IRBTD) within the period and the Tran Code (IREM.IRTC) equal to '02' with a Seq# of 02 (PIREM.IRSEQ#) and from any records with a Tran Code of '04' or '08' and a Seq# of 01. [Period is equal to the Prior Determination Date + 1 day to the Determination Date.]
26 PRINCIPAL RECEIVED	R411ABC	17	ZONED	17,02	PIREM.IRP\$C	

PIRPXCR02 - Remittance Format - 02 - 46 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
27 INT RECEIVED GROSS Interest Received Gross	R412ABC	17	ZONED	17,02	PIREM.IRI\$C	Display the Investor Gross Interest using the PIREM file where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Reg. Payment or Loan Payoff (PIREM.IRTC =2 or 4) and Record Seq# is 02 (PIREM.IRSEQ#). Value provided would be the sum of the interest collected for the applicable records. If amount is zero value will be zero.
28 ACTUAL SUB-SERVICER F Actual Sub Servicer Fee Paid	R465ABC	17	ZONED	17,02	Calculate	Select from the Investor Fee file (PINIM) all records within the Period (LQBTDD) is within the period between the Prior Determination Date +1 and the Determination Date with a fee code of "PRI" (LQFEED). Show the fee amount LQIOLL. If zero or not found, Select Service Fee (IRSFE) from the PIREM file where the Bill Tran Date (IRBTD) is in the period and the Record Seq# is 1 (IRSEQ#).

PIRPXCR02 - Remittance Format - 02 - 46 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
29 ADDL SUB-SUB FEE PAID	R466ABC	17	ZONED	17,02	Calculate	Select from the Investor Fee file (PINIM) all records within the Period (LQBTB) is within the period between the Prior Determination Date +1 and the Determination Date with a fee code of "SUB" (LQFECD). Show the fee amount LQIOLL.
30 NET INTEREST REC'D Net Interest Collected	R404ABC	17	ZONED	17,02	PIREM.IRNIR	Select the Net Interest Remitted for the loan and investor from the <u>Investor Remittance</u> with the Investor Remittance Bill/Trans Date (PIREM.IRBTD) within the period and the Tran Code (IREM.IRTC) equal to '02' with a Seq# of 2 (PIREM.IRSEQ#). If amount is negative display 0. [Period is equal to the Prior Determination Date + 1 day to the Determination Date.]

PIRPXCR02 - Remittance Format - 02 - 46 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
31 LATE CHARGES	R409ABC	17	ZONED	17,02	Calculated using (PIREM.IRLC\$C – PIREM.IRSLC) for all applicable records.	Review all PIREM records where the Bill/Transaction Date (PIREM.IRBTD) is in the Period between the Prior Determination Date + 1 day and the Determination Date, find all PIREM records in the period for this loan where the late charges are collected and determine the net late charge collected as Late Charge Collected less Servicer's Late Charge Amt (PIREM.IRLC\$C – PIREM.IRSLC) Sum for all applicable records.
32 DEFAULT INTEREST	R410ABC	17	ZONED	17,02	PMISCA.MQAMT	Review all PMISCA records where the Cash Transaction Date (PMISCA.MQTRDT) is in the Period between the Prior Determination Date + 1 day and the Determination Date, and where the code (PMISCA.MQCODE) is 007. Sum the amounts for the loan and multiply by the Investor's % (PIMST.IMPP).

PIRPXCR02 - Remittance Format - 02 - 46 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
						In the Investor Remittance Misc. Amounts file, find Misc Amounts transactions within the reporting period where the Misc Amounts code is translated to the appropriate Fee code in the Reporting Translation widget. Display the sum of the Misc. Amts for those transactions. PIREMMA.IRBTD in period PIREMMA.IRTRC = 52 (Misc Amts) PIREMMA.IRMCOD = PINFO – C2 AND SELECTED SIFCD IS ASSOCIATED WITH PIRPXXLATE XLTRCODE = 100 (WHERE PIRPXXLATE.XLSIFTID = (C2)) translated to values in the Reporting Translation widget.
33 ASSUMPTION FEES PAID	R422ABC	17	ZONED	17,02	PIREMMA.IRMA\$C	

PIRPXCR02 - Remittance Format - 02 - 46 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
						In the Investor Remittance Misc. Amounts file, find Misc Amounts transactions within the reporting period where the Misc Amounts code is translated to the appropriate Fee code in the Reporting Translation widget. Display the sum of the Misc. Amts for those transactions. PIREMMA.IRBTD in period PIREMMA.IRTRC = 52 (Misc Amts) PIREMMA.IRMCD = PINFO – C2 AND SELECTED SIFCD IS ASSOCIATED WITH PIRPXXLATE XLTRCODE = 200 (WHERE PIRPXXLATE.XLSIFTID = (C2)) translated to values in the Reporting Translation widget.
34 ADDITIONAL FEES PAID	R423ABC	17	ZONED	17,02	PIREMMA.IRMA\$C	
REMITTANCE AMOUNT RPT					Calculated from fields on the report	Actual Principal received +
35 Remittance Amount Reported	R408ABC	17	ZONED	17,02	R411ABC + R404ABC + R409ABC + R410ABC + R422ABC + R423ABC	Actual (Net) Interest received + Late Charges received + Default Interest + Assumption Fees + Additional Fees
36 ACTUAL BALANCE	R003ABC	17	ZONED	17,02	PMASSTR.CMPBAL	Actual balance from Loan Admin

PIRPXCR02 - Remittance Format - 02 - 46 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
						For each record in the POESC file with an Escrow Type of 3, display the Translated Code for Insurance Type. Reporting Translation widget allows users to associate CREFC Reserve Types to existing PINFO Types. If there is not a translation for the Reserve/Insurance Type (POESC.SOTYPE) the record should be excluded from the report. [PRBL.RBLN = POESC.SOLN and RBESC = SOSES and RBRVS = SOSEQ. Display sum RBBAL that are associated with loan]
37 TOTAL RESERVE BALANCE	R383ABC	17	ZONED	17,02	PRBL.RBBAL summed for all qualifying Reserve records associated with the loan.	
38 PAYMENT STATUS OF LOA Payment Status of Loan	R249ABC	1	CHAR	1	PMASTR.CMPSTA	Using Strategy's Payment Status code, the report translates to the appropriate CREFC Code as noted in the Delinquent Loan Status section of this document.
39 MATURITY DATE	R167ABC	10	DATE	10,00	PMASTRTRG.CMMATD	Maturity Date from the Master File.
40 COMMENT	R424ABC	80	CHAR	80		Manually entered.
41 SUB SERVICER NAME	R415ABC	55	CHAR	55	PSYSCGEN.S1RHDG	Heading 1 Displays the Report Heading from System Control file.
42 TRANSACTION ID	R386ABC	15	CHAR	15	PPSAIM.KGTRANSID	Heading 2
43 INVESTOR NUMBER	R426ABC	5	ZONED	5,00	PPSAIM.KGINVN	Heading 3
44 DISTRIBUTION DATE	R110ABC	10	DATE	10,00	PPSAIM.KGDTDIS	Heading 4

PIRPXCR02 - Remittance Format - 02 - 46 Fields						
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
45 DETERMINATION END DAT Determination Date	R440ABC	10	DATE	10,00	PPSAIM.KGDTDET	Heading 5
46 PREPAY OR YLD MAINT C Prepayment Premium/Yield Maintenance Code	R461ABC	2	CHAR	2	PTRANS.CHSUBC	Select from transaction file all transactions with a transaction date within the period (PTRANSTRG.CHTRND) with a Tran type of Int Payment (PTRANSCHTC = 59) and a sub Tran category of YM or PP (PTRANS.CHSUBC). Display the sub Tran category of YM or PP.

PIRPXCR03 - Remittance Format - 03 - 18 Fields

PIRPXCR03 - Remittance Format - 03 - 18 Fields						
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
1 MASTER SERVICER LOAN	R403ABC	15	CHAR	15	PIRPXRLOAN.RNMASTER	Ability to record loan numbers for Master and other servicers is provided in the IRP Loan Reporting widget.
2 LOAN NUMBER Sub Servicer Loan Number	R161ABC	9	ZONED	9,00	PIRPXRLOAN.RNPRISUB OR PIRPXRLOAN.RNSUBSUB	Ability to record loan numbers for Master and other servicers is provided in the IRP Loan Reporting widget.
3 PROSPECTUS LOAN NAME	R294ABC	40	CHAR	40	PNAMADD.LKFMTAD1	Displays the Primary Borrower Name using the Formatted Address Line 1 when Associated Name record (PANAME.TNINACTIVE) is defined as the Primary Borrower (PANAME.TNPBORR = 'Y'). Must be an active Associated Name record (PANAME.TNINACTIVE='Y').
4 BEGIN SCHEDULED BAL Current Beginning Scheduled Balance	R076ABC	17	ZONED	17,02	PIREM.IRBSB	Selects the Beginning Scheduled Balance for the loan and investor from the Investor Remittance for the period. [Period is equal to the Prior Determination Date + 1 day to the Determination Date.]
5 TOTAL SCHEDULED PI DU Total Scheduled P&I Due	R384ABC	17	ZONED	17,02	Calculated	Sum of Scheduled Principal Due + Scheduled Interest Due R342ABC + R341ABC

PIRPXCR03 - Remittance Format - 03 - 18 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
6	PRINCIPAL RECEIVED	R411ABC	17	ZONED	17,02	Calculated using PIREM.IRP\$C for all applicable records
						Select the Principal Amount Collected for the loan and investor from the <u>Investor Remittance</u> with the Investor Remittance Bill/Trans Date (PIREM.IRBTD) within the period and the Tran Code (IREM.IRTC) equal to '02' with a Seq# of 1 (PIREM.IRSEQ#). Add Principal Collected for any PIREM records for the loan with a Tran Code of 04 or 08 and a seq# of 1 [Accumulation of Scheduled and unscheduled principal activity for between the Prior Determination Date + 1 day and the Determination Date.]

PIRPXCR03 - Remittance Format - 03 - 18 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
7 INT RECEIVED GROSS Interest Received Gross	R412ABC	17	ZONED	17,02	Calculated using PIREM.IRI\$C for all applicable records	Display the Investor Gross Interest Collected using the PIREM file where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Reg. Payment or Loan Payoff (PIREM.IRTC =02 or 04) and Record Seq# is 02 (PIREM.IRSEQ#). [Value provided would be the sum of the interest collected for the applicable records]
8 ACTUAL SUB-SERVICER F Service Fee Amount Paid When You Are Primary	R465ABC	17	ZONED	17,02	PINIM.LQIOCOLL or PIREM.IRSFEE	Review all PINIM records where the Bill/Transaction Date (PINIM.LQBTBD) is in the Period between the Prior Determination Date + 1 day and the Determination Date, find all records where the fee code (PINIM.LQFEED) is SUB or PRI, and display the Interest Collected (PINIM.LQFEED). If Interest collected is zero or not found, find all PIREM records for the period where the Tran code is '02' and Seq # is '02' and display PIREM.IRSFEE.

PIRPXCR03 - Remittance Format - 03 - 18 Fields						
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
9 NET INTEREST REC'D Net Interest Received Calc	R430ABC	17	ZONED	17,02	R412ABC – R465ABC	This is the Interest Received Gross less the Actual Sub Servicer Fee Paid
10 REMITTANCE AMOUNT RPT Remittance Amount Reported	R406ABC	17	ZONED	17,02	Calculated	Principal Received + Net Interest Received (R411ABC + R430ABC)
11 END SCHEDULED BAL Current Ending Scheduled Balance	R079ABC	17	ZONED	17,02	PIREM.IRESB or 0	Displays the ending scheduled balance from the current <u>Investor Remittance record</u> unless there is a Payoff Date in the Loan Master record (PMASTR.CMPAYO) which will report a 0 for this field.
12 PAID THROUGH DATE	R246ABC	10	DATE	10,00	PMASTR3.CMLPIDT	Displayed on the Analysis & Reporting Info tab in Loan Administration (Analysis & Report (1))
13 SUB SERVICER NAME	R415ABC	55	CHAR	55	PSYSCGEN.S1RHDG	Heading 1 Displays the Report Heading from System Control file.
14 TRANSACTION ID	R386ABC	15	CHAR	15	PPSAIM.KGTRANSID	Heading 2
15 INVESTOR NUMBER	R426ABC	5	ZONED	5,00	PPSAIM.KGINVN	Heading 3
16 DISTRIBUTION DATE	R110ABC	10	DATE	10,00	PPSAIM.KGDTDIS	Heading 4
17 DETERMINATION END DAT Determination Date	R440ABC	10	DATE	10,00	PPSAIM.KGDTDET	Heading 5
18 OTHER PRINCIPAL ADJ	R245ABC	16	ZONED	17,2	R076ABC – R342ABC + R202ABC – R391ABA – R079ABC	Beginning Sched Balance – Scheduled Principal + Neg am deferred cap – Unscheduled Principal – Ending Balance -

PIRPXCR04 - Remittance Format - 04 - 26 Fields

PIRPXCR04 - Remittance Format - 04 - 26 Fields							
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes	
1 MASTER SERVICER LOAN	R403ABC	15	CHAR	15	PIRPXRLOAN.RNMASTER	Ability to record loan numbers for Master and other servicers is provided in the IRP Loan Reporting widget.	
2 LOAN NUMBER Sub Servicer Loan Number	R161ABC	9	ZONED	9,00	PIRPXRLOAN.RNPRISUB OR PIRPXRLOAN.RNSUBSUB	Ability to record loan numbers for Master and other servicers is provided in the IRP Loan Reporting widget.	
3 PAID THROUGH DATE	R246ABC	10	DATE	10,00	PMASTR3.CMLPIDT	Displayed on the Analysis & Reporting Info tab in Loan Administration (Analysis & Report (1))	
4 CURRENT NOTE RATE	R085ABC	15	ZONED	15,13	PIREM.IRRATE	Display the Investor Gross Interest Rate using the PIREM file where the Transaction Date is within the period of the prior Determination Date +1 day to the current Determination Date (PIREM.IRBTD), the Transaction Code is Reg. Payment (PIREM.IRTC =02) and Record Seq# is 01 (PIREM.IRSEQ#)	
5 BEGIN SCHEDULED BAL Current Beginning Scheduled Balance	R076ABC	17	ZONED	17,02	PIREM.IRBSB	Displays the beginning scheduled balance from the current Investor Remittance record	

PIRPXCR04 - Remittance Format - 04 - 26 Fields							
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes	
6 TOTAL SCHEDULED PI DU Total Scheduled P&I Due	R384ABC	17	ZONED	17,02	Calculated R342ABC + R341ABC	Sum of Scheduled Principal Amount and Scheduled Interest Amount	
7 SCHEDULED PRINCIPAL A Scheduled Principal Amount	R342ABC	17	ZONED	17,02	PIREM.IRP\$D2	If the loan paid off prior to the current determination date (PMASTR.CMPAYO < PPSAIM.KGDTDET) the field value will be 0, otherwise display the Principal Due using the PIREM record where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Reg. Payment (PIREM.IRTC =02) and Record Seq# is 01 (PIREM.IRSEQ#). If amount is negative display 0	

PIRPXCR04 - Remittance Format - 04 - 26 Fields						
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
8 SCHEDULED INTEREST AM Scheduled Interest Amount	R341ABC	17	ZONED	17,02	PIREM.IRI\$D	If the loan paid off prior to the current determination date (PMASTR.CMPAYO < PPSAIM.KGDTDET) the field value will be 0, otherwise display the Investor Gross Interest Due using the PIREM file where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Reg. Payment (PIREM.IRTC =2) and Record Seq# is 01 (PIREM.IRSEQ#)
9 P&I ADJUSTMENT	R425ABC	17	ZONED	17,02		Entered Manually

PIRPXCR04 - Remittance Format - 04 - 26 Fields						
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
10 UNSCHEDULED PRINC COL Unscheduled Principal Collected	R391ABC	17	ZONED	17,02	Calculated	Calculate the Principal Collected (PIREM.IRISC) using the PIREM record where the Transaction Date (PIREM.IRBTD) is within the period of the Prior Determination Date +1 day to the current Determination Date, the Transaction Code is a Payoff or Principal Curtailment (PIREM.IRTC =04 or 08) Then find all records for the period that are Reg. Payments (PIREM.IRTC =2) and Record Seq# is 01 (PIREM.IRSEQ#) that have a Principal Collected of Zero (PIREM.IRPC = 0). Sum the Principal Due (PIREM.IRPCD2) for the unpaid transactions and subtract that from the Principal Collected obtained from Curtailments and Payoffs for a net amount.

PIRPXCR04 - Remittance Format - 04 - 26 Fields							
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes	
11 PREPMT YIELD MAINT RE Prepayment Premium/Yield Maintenance (YM) Received	R279ABC	17	ZONED	17,02	PTRANS.CHINT	Select from the Transaction file for records with Transaction type (PTRANS.CHTC) of '59' (Interest Payments) and a Sundry Transaction Type (CHSUBC) of YM or PP – (for Yield Maintenance or Prepayment) that occurred when the Transaction Date (PTRANSTRG.CHTRND) is within the period of the prior Determination Date +1 day to the current Determination Date. If found the Interest Amount is used.	
12 INTEREST SHORTFALL EX Interest Shortfall (Excess)	R143ABC	17	ZONED	17,02	Calculated	Using the PIREM record where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Payoff (PIREM.IRTC =04) and Record Seq# is 01 display any Gross Interest Collected (PIREM.IRI\$C) plus the difference between and Interest Collected (PIREM.IRI\$C) and Interest Due (PIREM.IRI\$D) on any Regular Payment (PIREM.IRTC =02) in the same period.	

PIRPXCR04 - Remittance Format - 04 - 26 Fields						
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
13 SUB SERVICE FEE RATE Sub Servicer Fee Rate %	R462ABC	15	ZONED	15,13	PIOSTRP.KO1RATE or PIREM.IRSFR	For the appropriate IREM record, Select all active fees (PIOSTRP.KO1STATUS = ACTIVE and defined as service fees (PIOSTRP.KO1FEECD = 'SUB', 'PRI' or 'MST') which are stripped from interest (PIOSTRP.KO1SRCE = '2') and display the amount (PIOSTRP.KO1RATE. If = zero, use the servicer fee rate from the associated Investor Remittance file (PIREM.IRSFR).
14 SCHED SUB-SRV FEE Scheduled Sub Servicer Fee Amount	R463ABC	17	ZONED	17,02	Calculate	Select from the Investor Fee file (PINIM) all records within the Period (LQ1BTD) is within the period between the Prior Determination Date +1 and the Determination Date with a fee code of "PRI" (LQ1FEECD). Show the fee amount LQ1OAMT. If zero or not found, Select Service Fee Rate (IRSFR) from the PIREM file where the Bill Tran Date (IRBTD) is in the period and the Record Seq# is 1 (IRSEQ#). Use Service Fee Rate to calculate Service Fee.

PIRPXCR04 - Remittance Format - 04 - 26 Fields							
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes	
15 REMITTANCE AMOUNT RPT Remittance Amount Reported	R407ABC	17	ZONED	17,02	Sum of following fields shown on report: (R411ABC + R412ABC + R409ABC + R279ABC + R143ABC + R422ABC + R410ABC) - R465ABC	Sums amounts reported as remitted on the report: Actual Principal Remit + Actual Interest + Late Charges + Prepayment YM + Int Short + Assumption Fee + Default Int - Sched Sub Svc Fee	
16 ASSUMPTION FEES PAID	R422ABC	17	ZONED	17,02	PIREMMA.IRMA\$C	In the Investor Remittance Misc. Amounts file, find Misc Amounts transactions within the reporting period where the Misc Amounts code is translated to the appropriate Fee code in the Reporting Translation widget. Display the sum of the Misc. Amts for those transactions. PIREMMA.IRBTD in period PIREMMA.IRTRC = 52 (Misc Amts) PIREMMA.IRMCOD = PINFO – C2 AND SELECTED SIFCD IS ASSOCIATED WITH PIRPXXLATE XLTRCODE = 100 (WHERE PIRPXXLATE.XLSIFTID = (C2)) translated to values in the Reporting Translation widget.	

PIRPXCR04 - Remittance Format - 04 - 26 Fields						
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
17 LATE CHARGES	R409ABC	17	ZONED	17,02	Calculated using (PIREM.IRLC\$C – PIREM.IRSLC) for all applicable records.	Review all PIREM records where the Bill/Transaction Date (PIREM.IRBTD) is in the Period between the Prior Determination Date + 1 day and the Determination Date, find all PIREM records in the period for this loan where the late charges are collected and determine the net late charge collected as Late Charge Collected less Servicer's Late Charge Amt (PIREM.IRLC\$C – PIREM.IRSLC) Sum for all applicable records.
18 DEFAULT INTEREST	R410ABC	17	ZONED	17,02	PMISCA.MQAMT	Review all PMISCA records where the Cash Transaction Date (PMISCA.MQTRDT) is in the Period between the Prior Determination Date + 1 day and the Determination Date, and where the code (PMISCA.MQCODE) is 007. Sum the amounts for the loan and multiply by the Investor's % (PIMST.IMPP).

PIRPXCR04 - Remittance Format - 04 - 26 Fields						
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
19 PRINCIPAL RECEIVED	R411ABC	17	ZONED	17,02	PIREM.IRP\$C	Select the Principal Amount Collected for any regular payments, payoffs or principal curtailments for the loan and investor from the Investor Remittance with the Investor Remittance Bill/Trans Date (PIREM.IRBTD) within the period and the Tran Code (IREM.IRTC) equal to '02' with a Seq# of 02 (PIREM.IRSEQ#) and from any records with a Tran Code of '04' or '08' and a Seq# of 01. [Period is equal to the Prior Determination Date + 1 day to the Determination Date.]

PIRPXCR04 - Remittance Format - 04 - 26 Fields						
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
20 INT RECEIVED GROSS	R412ABC	17	ZONED	17,02		Display the Investor Gross Interest using the PIREM file where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Reg. Payment or Loan Payoff (PIREM.IRTC =2 or 4) and Record Seq# is 02 (PIREM.IRSEQ#). Value provided would be the sum of the interest collected for the applicable records. If amount is zero value will be zero.
					PIREM.IRI\$C	
21 ACTUAL SUB-SERVICER F Service Fee Amount Paid if Primary	R465ABC	17	ZONED	17,02	PINIM.LQIOCOLL or PIREM.IRSFEE	Review all PINIM records where the Bill/Transaction Date (PINIM.LQBTDD) is in the Period between the Prior Determination Date + 1 day and the Determination Date, find all records where the fee code (PINIM.LQFEED) is SUB or PRI, and display the Interest Collected (PINIM.LQFEED). If Interest collected is zero or not found, find all PIREM records for the period where the Tran code is '02' and Seq # is '02' and display PIREM.IRSFEE.

PIRPXCR04 - Remittance Format - 04 - 26 Fields							
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes	
22 SUB SERVICER NAME	R415ABC	55	CHAR	55	PSYSCGEN.S1RHDG	Heading 1 Displays the Report Heading from System Control	
23 TRANSACTION ID	R386ABC	15	CHAR	15	PPSAIM.KGTRANSID	Heading 2	
24 INVESTOR NUMBER	R426ABC	5	ZONED	5,00	PPSAIM.KGINVN	Heading 3	
25 CURRENT DATE	R416ABC	10	DATE	10,00	PSYSCPER.S2PTDT + 1 DAY	Heading 4	
26 DETERMINATION END DAT Determination Date	R440ABC	10	DATE	10,00	PPSAIM.KGDTDET	Heading 5	
27 OTHER PRINCIPAL ADJ	R245ABC	16	ZONED	17,02	R076ABC – R342ABC + R202ABC – R391ABA – R079ABC	Beginning Sched Balance – Scheduled Principal + Neg am deferred cap – Unscheduled Principal – Ending Balance -	

PIRPXCR05 - Remittance Format - 05 - 44 Fields

PIRPXCR05 - Remittance Format - 05 - 44 Fields							
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes	
1 SUB SERVICER ID	R414ABC	2	CHAR	2	Manually Entered		
2 MASTER SERVICER LOAN	R403ABC	15	CHAR	15	PIRPXRLOAN.RNMASTER	Ability to record loan numbers for Master and other servicers is provided in the IRP Loan Reporting widget.	
3 LOAN NUMBER Sub Servicer Loan Number	R161ABC	9	ZONED	9,00	PIRPXRLOAN.RNPRISUB OR PIRPXRLOAN.RNSUBSUB	Ability to record loan numbers for Master and other servicers is provided in the IRP Loan Reporting widget.	
4 PROSPECTUS LOAN ID	R293ABC	40	CHAR	40	PPSAIM.KGPLID	Entered in the Investor Master record at Loan Level	
5 SCHEDULED DUE DATE	R459ABC	10	DATE	10,00	PIREM.IRBTD	Select the Investor Remittance Billing / Tran Date within in the Period between the Prior Determination Date + 1 day and the Determination Date,	
6 BEGIN SCHEDULED BAL	R076ABC	17	ZONED	17,02	PIREM.IRBSB	Displays the beginning scheduled balance from the current Investor Remittance record	
7 END SCHEDULED BAL	R079ABC	17	ZONED	17,02	PIREM.IRESB or 0	Displays the ending scheduled balance from the current Investor Remittance record unless there is a Payoff Date in the Loan Master record (PMASTR.CMPAYO)	

PIRPXCR05 - Remittance Format - 05 - 44 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
8 PAID THROUGH DATE	R246ABC	10	DATE	10,00	PMASSTR3.CMLPIDT	Displayed on the Analysis & Reporting Info tab in Loan Administration (Analysis & Report (1))
9 CURRENT NOTE RATE	R085ABC	15	ZONED	15,13	PIREM.IRRATE	Display the Investor Gross Interest Rate using the PIREM file where the Transaction Date is within the period of the prior Determination Date +1 day to the current Determination Date (PIREM.IRBTD), the Transaction Code is Reg. Payment (PIREM.IRTC =02) and Record Seq# is 01 (PIREM.IRSEQ#)
10 SUB SERVICE FEE RATE	R462ABC	15	ZONED	15,13	PIOSTRP.KO1RATE or PIREM.IRSFR	For the appropriate IREM record, Select all active fees (PIOSTRP.KO1STATUS = ACTIVE and defined as service fees (PIOSTRP.KO1FEECD = 'SUB', 'PRI' or 'MST') which are stripped from interest (PIOSTRP.KO1SRCE = '2') and display the amount (PIOSTRP.KO1RATE. If = zero, use the servicer fee rate from the associated Investor Remittance file (PIREM.IRSFR).

PIRPXCR05 - Remittance Format - 05 - 44 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
						If the loan paid off prior to the current determination date (PMASTR.CMPAYO < PPSAIM.KGDTDET) the field value will be 0, otherwise display the Principal Due using the PIREM record where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Reg. Payment (PIREM.IRTC =02) and Record Seq# is 01 (PIREM.IRSEQ#). If amount is negative display 0
11 SCHEDULED PRINCIPAL A	R342ABC	17	ZONED	17,02	PIREM.IRP\$D2	
						If the loan paid off prior to the current determination date (PMASTR.CMPAYO < PPSAIM.KGDTDET) the field value will be 0, otherwise display the Investor Gross Interest Due using the PIREM file where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Reg. Payment (PIREM.IRTC =2) and Record Seq# is 01 (PIREM.IRSEQ#)
12 SCHEDULED INTEREST AM	R341ABC	17	ZONED	17,02	PIREM.IRI\$D	

PIRPXCR05 - Remittance Format - 05 - 44 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
13 TOTAL SCHEDULED P&I D	R384ABC	17	ZONED	17,02	Calculated R342ABC + R341ABC	Sum of Scheduled Principal Amount and Scheduled Interest Amount
14 SCHED SUB-SRV FEE Scheduled Sub Servicer Fee Amount	R463ABC	17	ZONED	17,02	Calculate	Select from the Investor Fee file (PINIM) all records within the Period (LQBTDD) is within the period between the Prior Determination Date +1 and the Determination Date with a fee code of "PRI" (LQFEED). Show the fee amount LQIOAMT. If zero or not found, Select Service Fee Rate (IRSFR) from the PIREM file where the Bill Tran Date (IRBTD) is in the period and the Record Seq# is 1 (IRSEQ#). Use Service Fee Rate to calculate Service Fee.
15 SCHED ADDL SUB-SUB FE Scheduled Additional Sub Sub Fee Amount	R464ABC	17	ZONED	17,02	Calculated	Select from the Investor Fee file (PINIM) all records within the Period (LQBTDD) is within the period between the Prior Determination Date +1 and the Determination Date with a fee code of "SUB" (LQFEED). Show the fee amount LQIOAMT. If zero or not found, Select Service Fee Rate (IRSFR) from the PIREM file where the Bill Tran Date (IRBTD) is in the period and the Record Seq# is 1 (IRSEQ#). Use Service Fee Rate to calculate Service Fee.

PIRPXCR05 - Remittance Format - 05 - 44 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes	
16	NEGAM DEFERRED INTERE Negative Amortization/Deferred Interest Capitalized Amount	R202ABC	17	ZONED	17,02	PIREM.IRP\$D2	If the loan paid off prior to the current determination date (PMASTR.CMPAYO < PPSAIM.KGDTDET) the field value will be 0, otherwise using the PIREM file where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Reg. Payment (PIREM.IRTC =2) and Record Seq# is 01 (PIREM.IRSEQ#) display a Scheduled Principal Due amount that is negative and if the Transaction Code is Dial Capitalization or Dial Recapture Capitalization (Y1 or Y2) display the Schedule Principal Due times -1.

PIRPXCR05 - Remittance Format - 05 - 44 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
17 UNSCHEDULED PRINC COL	R391ABC	17	ZONED	17,02	Calculated	Calculate the Principal Collected (PIREM.IRISC) using the PIREM record where the Transaction Date (PIREM.IRBDT) is within the period of the Prior Determination Date +1 day to the current Determination Date, the Transaction Code is a Payoff or Principal Curtailment (PIREM.IRTC =04 or 08) Then find all records for the period that are Reg. Payments (PIREM.IRTC =2) and Record Seq# is 01 (PIREM.IRSEQ#) that have a Principal Collected of Zero (PIREM.IRPC = 0). Sum the Principal Due (PIREM.IRPCD2) for the unpaid transactions and subtract that from the Principal Collected obtained from Curtailments and Payoffs for a net amount.
18 Other Principal Adjustments	R245ABC	17	ZONED	17,02	R076ABC – R342ABC + R202ABC – R391ABA – R079ABC	Beginning Sched Balance – Scheduled Principal + Neg am deferred cap – Unscheduled Principal – Ending Balance -

PIRPXCR05 - Remittance Format - 05 - 44 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
19 OTHER INTEREST ADJUST Other Interest Adjustments	R243ABC	17	ZONED	17,02	Calculated	If the Net Interest Collected > 0 then adjustments are equal to the Schedule Gross Interest – Net Interest Collected – Sub Servicing Fees – Result should be 0. If R404ABC > 0 then R341ABC – R404ABC – (R465ABC+R466ABC)
20 LIQUIDATION PREPAYMEN Liquidation/Prepayment Date	R159ABC	10	DATE	10,00	PMASTR.CMPAYO	Display the payoff date from the PMASTR file.
21 PREPMT YIELD MAINT RE Prepayment Premium/Yield Maintenance (YM) Received	R279ABC	17	ZONED	17,02	PTRANS.CHINT	Select from the Transaction file for records with Transaction type (PTRANS.CHTC) of '59' (Interest Payments) and a Sundry Transaction Type (CHSUBC) of YM or PP – (for Yield Maintenance or Prepayment) that occurred when the Transaction Date (PTRANSTRG.CHTRND) is within the period of the prior Determination Date +1 day to the current Determination Date. If found the Interest Amount is used.

PIRPXCR05 - Remittance Format - 05 - 44 Fields						
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
PREPMT INTEREST EXCES						Using the PIREM record where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Payoff (PIREM.IRTC =04) and Record Seq# is 01 display any Gross Interest Collected (PIREM.IRI\$C) plus the difference between and Interest Collected (PIREM.IRI\$C) and Interest Due (PIREM.IRI\$D) on any Regular Payment (PIREM.IRTC =02) in the same period.
22 Prepayment Interest Excess (Shortfall)	R274ABC	17	ZONED	17,02	Calculated	
LIQUIDATION PREPAYMEN						If there is a value in the Payoff Date in PMASTR.CMPAYO, find the associated record in PTRANS and display the Liquidation Prepayment code in the record.
23 Liquidation Prepayment Code	R158ABC	2	ZONED	2,00	PTRANS.CHLIQPPAY	
TOTAL T&I ADV OUTSTAN					PPSAIM.KGINSADVR +	T&I Advances reported is displayed in the Investor Processing module, Investor Master tab, Balances.
24 Total T&I Advance Outstanding	R385ABC	17	ZONED	17,02	PPSAIM.KGTAXADVR	
TRANSACTION EFFECTIVE						Displays the Effective Back date from the current PIREM record.
25 Transaction Effective Date	R421ABC	10	DATE	10,00	PIREM.IREBD	

PIRPXCR05 - Remittance Format - 05 - 44 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
26 PRINCIPAL RECEIVED	R411ABC	17	ZONED	17,02	PIREM.IRP\$C	Select the Principal Amount Collected for any regular payments, payoffs or principal curtailments for the loan and investor from the Investor Remittance with the Investor Remittance Bill/Trans Date (PIREM.IRBTD) within the period and the Tran Code (IREM.IRTC) equal to '02' with a Seq# of 02 (PIREM.IRSEQ#) and from any records with a Tran Code of '04' or '08' and a Seq# of 01. [Period is equal to the Prior Determination Date + 1 day to the Determination Date.]
27 INT RECEIVED GROSS Interest Received Gross	R412ABC	17	ZONED	17,02	PIREM.IRI\$C	Display the Investor Gross Interest using the PIREM file where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Reg. Payment or Loan Payoff (PIREM.IRTC =2 or 4) and Record Seq# is 02 (PIREM.IRSEQ#). Value provided would be the sum of the interest collected for the applicable records. If amount is zero value will be zero.

PIRPXCR05 - Remittance Format - 05 - 44 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
28 ACTUAL SUB-SERVICER F Actual Sub Servicer Fee Paid	R465ABC	17	ZONED	17,02	Calculate	Select from the Investor Fee file (PINIM) all records within the Period (LQBTB) is within the period between the Prior Determination Date +1 and the Determination Date with a fee code of "PRI" (LQFEED). Show the fee amount LQIOLL. If zero or not found, Select Service Fee (IRSFEE) from the PIREM file where the Bill Tran Date (IRBTD) is in the period and the Record Seq# is 1 (IRSEQ#).
29 ADDL SUB-SUB FEE PAID	R466ABC	17	ZONED	17,02	Calculate	Select from the Investor Fee file (PINIM) all records within the Period (LQBTB) is within the period between the Prior Determination Date +1 and the Determination Date with a fee code of "SUB" (LQFEED). Show the fee amount LQIOLL.

PIRPXCR05 - Remittance Format - 05 - 44 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
30 NET INTEREST REC'D Net Interest Collected	R404ABC	17	ZONED	17,02	PIREM.IRNIR	Select the Net Interest Remitted for the loan and investor from the <u>Investor Remittance</u> with the Investor Remittance Bill/Trans Date (PIREM.IRBTD) within the period and the Tran Code (IREM.IRTC) equal to '02' with a Seq# of 2 (PIREM.IRSEQ#). If amount is negative display 0. [Period is equal to the Prior Determination Date + 1 day to the Determination Date.]
31 LATE CHARGES	R409ABC	17	ZONED	17,02	Calculated using (PIREM.IRLC\$C – PIREM.IRSLC) for all applicable records.	Review all PIREM records where the Bill/Transaction Date (PIREM.IRBTD) is in the Period between the Prior Determination Date + 1 day and the Determination Date, find all PIREM records in the period for this loan where the late charges are collected and determine the net late charge collected as Late Charge Collected less Servicer's Late Charge Amt (PIREM.IRLC\$C – PIREM.IRSLC) Sum for all applicable records.

PIRPXCR05 - Remittance Format - 05 - 44 Fields						
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
32 DEFAULT INTEREST	R410ABC	17	ZONED	17,02	PMISCA.MQAMT	Review all PMISCA records where the Cash Transaction Date (PMISCA.MQTRDT) is in the Period between the Prior Determination Date + 1 day and the Determination Date, and where the code (PMISCA.MQCODE) is 007. Sum the amounts for the loan and multiply by the Investor's % (PIMST.IMPP).
33 ASSUMPTION FEES PAID	R422ABC	17	ZONED	17,02	PIREMMA.IRMA\$C	In the Investor Remittance Misc. Amounts file, find Misc Amounts transactions within the reporting period where the Misc Amounts code is translated to the appropriate Fee code in the Reporting Translation widget. Display the sum of the Misc. Amts for those transactions. PIREMMA.IRBTD in period PIREMMA.IRTRC = 52 (Misc Amts) PIREMMA.IRMCOD = PINFO – C2 AND SELECTED SIFCD IS ASSOCIATED WITH PIRPXXLATE XLTRCODE = 100 (WHERE PIRPXXLATE.XLSIFTID = (C2)) translated to values in the Reporting Translation widget.

PIRPXCR05 - Remittance Format - 05 - 44 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
						In the Investor Remittance Misc. Amounts file, find Misc Amounts transactions within the reporting period where the Misc Amounts code is translated to the appropriate Fee code in the Reporting Translation widget. Display the sum of the Misc. Amts for those transactions. PIREMMA.IRBTD in period PIREMMA.IRTRC = 52 (Misc Amts) PIREMMA.IRMCOD = PINFO – C2 AND SELECTED SIFCD IS ASSOCIATED WITH PIRPXXLATE XLTRCODE = 200 (WHERE PIRPXXLATE.XLSIFTID = (C2)) translated to values in the Reporting Translation widget.
34 ADDITIONAL FEES PAID	R423ABC	17	ZONED	17,02	PIREMMA.IRMA\$C	
REMITTANCE AMOUNT RPT					Calculated from fields on the report	Actual Principal received +
35 Remittance Amount Reported	R408ABC	17	ZONED	17,02	R411ABC + R404ABC + R409ABC + R410ABC + R422ABC + R423ABC	Actual (Net) Interest received + Late Charges received + Default Interest + Assumption Fees + Additional Fees
36 ACTUAL BALANCE	R003ABC	17	ZONED	17,02	PMASSTR.CMPBAL	Actual balance from Loan Admin

PIRPXCR05 - Remittance Format - 05 - 44 Fields						
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
						For each record in the POESC file with an Escrow Type of 3, display the Translated Code for Insurance Type. Reporting Translation widget allows users to associate CREFC Reserve Types to existing PINFO Types. If there is not a translation for the Reserve/Insurance Type (POESC.SOTYPE) the record should be excluded from the report.
37 TOTAL RESERVE BALANCE	R383ABC	17	ZONED	17,02	PRBL.RBBAL summed for all qualifying Reserve records associated with the loan.	[PRBL.RBLN = POESC.SOLN and RBESC = SOSES and RBRSV = SOSEQ. Display sum RBBAL that are associated with loan]
						Using Strategy's Payment Status code, the report translates to the appropriate CREFC Code as noted in the Delinquent Loan Status section of this document.
38 PAYMENT STATUS OF LOA Payment Status of Loan	R249ABC	1	CHAR	1	PMASSTR.CMPSTA	
39 COMMENT	R424ABC	80	CHAR	80		
40 SUB SERVICER NAME	R415ABC	55	CHAR	55	PSYSCGEN.S1RHDG	Heading 1 Displays the Report Heading from System Control file.
41 TRANSACTION ID	R386ABC	15	CHAR	15	PPSAIM.KGTRANSID	Heading 2
42 INVESTOR NUMBER	R426ABC	5	ZONED	5,00	PPSAIM.KGINVN	Heading 3
43 CURRENT DATE	R416ABC	10	DATE	10,00	PSYSCPER.S2PTDT + 1 DAY	Heading 4
44 DETERMINATION END DAT Determination Date	R440ABC	10	DATE	10,00	PPSAIM.KGDTDET	Heading 5

PIRPXCR06 - Remittance Format - 06 - 20 Fields

PIRPXCR06 - Remittance Format - 06 - 20 Fields						
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
1 MASTER SERVICER LOAN	R403ABC	15	CHAR	15	PIRPXRLOAN.RNMASTER	Ability to record loan numbers for Master and other servicers is provided in the IRP Loan Reporting widget.
2 LOAN NUMBER Sub Servicer Loan Number	R161ABC	9	ZONED	9,00	PIRPXRLOAN.RNPRISUB OR PIRPXRLOAN.RNSUBSUB	Ability to record loan numbers for Master and other servicers is provided in the IRP Loan Reporting widget.
3 BEGIN SCHEDULED BAL Current Beginning Scheduled Balance	R076ABC	17	ZONED	17,02	PIREM.IRBSB	Selects the Beginning Scheduled Balance for the loan and investor from the Investor Remittance for the period. [Period is equal to the Prior Determination Date + 1 day to the Determination Date.]
4 TOTAL SCHEDULED P&I D Total Scheduled P&I Due	R384ABC	17	ZONED	17,02	Calculated	Sum of Scheduled Principal Due + Scheduled Interest Due R342ABC + R341ABC

PIRPXCR06 - Remittance Format - 06 - 20 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
5	PRINCIPAL RECEIVED	R411ABC	17	ZONED	17,02	<p>Calculated using PIREM.IRP\$C for all applicable records</p> <p>Select the Principal Amount Collected for the loan and investor from the <u>Investor Remittance</u> with the Investor Remittance Bill/Trans Date (PIREM.IRBTD) within the period and the Tran Code (IREM.IRTC) equal to '02' with a Seq# of 1 (PIREM.IRSEQ#). Add Principal Collected for any PIREM records for the loan with a Tran Code of 04 or 08 and a seq# of 1 [Accumulation of Scheduled and unscheduled principal activity for between the Prior Determination Date + 1 day and the Determination Date.]</p>
6	INT RECEIVED GROSS	R412ABC	17	ZONED	17,02	<p>Calculated using PIREM.IRI\$C for all applicable records</p> <p>Display the Investor Gross Interest Collected using the PIREM file where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Reg. Payment or Loan Payoff (PIREM.IRTC =02 or 04) and Record Seq# is 02 (PIREM.IRSEQ#). [Value provided would be the sum of the interest collected for the applicable records]</p>

PIRPXCR06 - Remittance Format - 06 - 20 Fields						
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
7 CURRENT INDEX RATE	R081ABC	15	ZONED	15,13	PARMH.ABCNDX	For loans where the contract type is not equal to 'F' select the most recent ARM History record for the loan where the Effective date (PARMH.AREDI) has past and display the current index.
8 ACTUAL SUB-SERVICER F Actual Sub-Servicer Fee Paid	R465ABC	17	ZONED	17,02	PINIM.LQIOCOLL or PIREM.IRSFEE	Review all PINIM records where the Bill/Transaction Date (PINIM.LQBTDD) is in the Period between the Prior Determination Date + 1 day and the Determination Date, find all records where the fee code (PINIM.LQFEED) is SUB or PRI, and display the Interest Collected (PINIM.LQFEED). If Interest collected is zero or not found, find all PIREM records for the period where the Tran code is '02' and Seq # is '02' and display PIREM.IRSFEE.
9 NET INTEREST REC'D CALC	R430ABC	17	ZONED	17,02	R412ABC – R465ABC	This is the Interest Received Gross less the Actual Sub Servicer Fee Paid

PIRPXCR06 - Remittance Format - 06 - 20 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
10 LATE CHARGES	R409ABC	17	ZONED	17,02	Calculated using (PIREM.IRLC\$C – PIREM.IRSLC) for all applicable records.	Review all PIREM records where the Bill/Transaction Date (PIREM.IRBTD) is in the Period between the Prior Determination Date + 1 day and the Determination Date, find all PIREM records in the period for this loan where the late charges are collected and determine the net late charge collected as Late Charge Collected less Servicer's Late Charge Amt (PIREM.IRLC\$C – PIREM.IRSLC) Sum for all applicable records.
11 REMITTANCE AMOUNT RPT Remittance Amount Reported	R407ABC	17	ZONED	17,02	Calculated	Principal Received + Net Interest Received (R411ABC + R430ABC)
12 END SCHEDULED BAL Current Ending Schedule Balance	R079ABC	17	ZONED	17,02	PIREM.IRESB or 0	Displays the ending scheduled balance from the current Investor Remittance record unless there is a Payoff Date in the Loan Master record (PMASTR.CMPAYO) which will report a 0 for this field.
13 TRANSACTION EFFECTIVE	R421ABC	10	DATE	10,00	PIREM.IREBD	Displays the Effective Back date from the current PIREM record.
14 PAID THROUGH DATE	R246ABC	10	DATE	10,00	PMASTR3.CMLPIDT	Displayed on the Analysis & Reporting Info tab in Loan Administration (Analysis & Report (1))

PIRPXCR06 - Remittance Format - 06 - 20 Fields							
Field Description	Name	Length	Type	Act Length	Strategy Field	Notes	
15 SUB SERVICER NAME	R415ABC	55	CHAR	55	PSYSCGEN.S1RHDG	Heading 1 Displays the Report Heading from System Control file.	
16 TRANSACTION ID	R386ABC	15	CHAR	15	PPSAIM.KGTRANSID	Heading 2	
17 INVESTOR NUMBER	R426ABC	5	ZONED	5,00	PPSAIM.KGINVN	Heading 3	
18 DISTRIBUTION DATE	R110ABC	10	DATE	10,00	PPSAIM.KGDTDIS	Heading 4	
19 DETERMINATION END DATE	R440ABC	10	DATE	10,00	PPSAIM.KGDTDET	Heading 5	
20 OTHER PRINCIPAL ADJ Other Principal Adjustments	R245ABC	16	ZONED	17,02	R076ABC – R342ABC + R202ABC – R391ABA – R079ABC	Beginning Sched Balance – Scheduled Principal + Neg am deferred cap – Unscheduled Principal – Ending Balance -	

PIRPXQR – Freddie Mac Q Remittance File Type - 07 - 46 Fields

PIRPXQR - Remittance Format - 07 - 47 Fields							
	Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
1	TRANSACTION ID	R386ABC	15	CHAR	15	PPSAIM.KGTRANSID	Entered at the Investor Vendor on the Deal record and trickles down to Investor Master/Loan
2	DISTRIBUTION DATE	R110ABC	10	DATE	10,00	PPSAIM.KGDTDIS	
3	SUB SERVICER ID	R414ABC	2	CHAR	2	Manually Entered	
4	MASTER SERVICER LOAN	R403ABC	15	CHAR	15	PIRPXRLOAN.RNMASTER	Ability to record loan numbers for Master and other servicers is provided in the IRP Loan Reporting widget.
5	LOAN NUMBER Sub Servicer Loan Number	R161ABC	9	ZONED	9,00	PIRPXRLOAN.RNPRISUB OR PIRPXRLOAN.RNSUBSUB	Ability to record loan numbers for Master and other servicers is provided in the IRP Loan Reporting widget.
6	PROSPECTUS LOAN ID	R293ABC	40	CHAR	40	PPSAIM.KGPLID	Entered in the Investor Master record at Loan Level
7	SCHEDULED DUE DATE	R459ABC	10	DATE	10,00	PIREM.IRBTD	Select the Investor Remittance Billing / Tran Date within in the Period between the Prior Determination Date + 1 day and the Determination Date,
8	BEGIN SCHEDULED BAL Current Beginning Scheduled Balance	R076ABC	17	ZONED	17,02	PIREM.IRBSB	Displays the beginning scheduled balance from the current Investor Remittance record

PIRPXQR - Remittance Format - 07 - 47 Fields

	Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
9	END SCHEDULED BAL Current Ending Scheduled Balance	R079ABC	17	ZONED	17,02	PIREM.IRESB or 0	Displays the ending scheduled balance from the current <u>Investor Remittance record</u> unless there is a Payoff Date in the Loan Master record (PMASTR.CMPAYO)
10	PAID THROUGH DATE	R246ABC	10	DATE	10,00	PMASTR3.CMLPIDT	Displayed on the Analysis & Reporting Info tab in Loan Administration (Analysis & Report (1))
11	CURRENT NOTE RATE	R085ABC	15	ZONED	15,13	PIREM.IRRATE	Display the Investor Gross Interest Rate using the PIREM file where the Transaction Date is within the period of the prior Determination Date +1 day to the current Determination Date (PIREM.IRBTD), the Transaction Code is Reg. Payment (PIREM.IRTC =02) and Record Seq# is 01 (PIREM.IRSEQ#)

PIRPXQR - Remittance Format - 07 - 47 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
12 SUB SERVICE FEE RATE Sub-Servicer Fee Rate %	R462ABC	15	ZONED	15,13	PIOSTRP.KO1RATE or PIREM.IRSFR	For the appropriate IREM record, Select all active fees (PIOSTRP.KOSTATUS = ACTIVE and defined as service fees (PIOSTRP.KOFEECD = 'SUB', 'PRI' or 'MST') which are stripped from interest (PIOSTRP.KOSRCE = '2') and display the amount (PIOSTRP.KO1RATE. If = zero, use the servicer fee rate from the associated Investor Remittance file (PIREM.IRSFR).
13 SCHEDULED PRINCIPAL A Scheduled Principal Amount	R342ABC	17	ZONED	17,02	PIREM.IRP\$D2	If the loan paid off prior to the current determination date (PMASTR.CMPAYO < PPSAIM.KGDTDET) the field value will be 0, otherwise display the Principal Due using the PIREM record where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Reg. Payment (PIREM.IRTC =02) and Record Seq# is 01 (PIREM.IRSEQ#). If amount is negative display 0

PIRPXQR - Remittance Format - 07 - 47 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
						If the loan paid off prior to the current determination date (PMASTR.CMPAYO < PPSAIM.KGDTDET) the field value will be 0, otherwise display the Investor Gross Interest Due using the PIREM file where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Reg. Payment (PIREM.IRTC =2) and Record Seq# is 01 (PIREM.IRSEQ#)
14 SCHEDULED INTEREST AM Scheduled Interest Amount	R341ABC	17	ZONED	17,02	PIREM.IRI\$D	
15 TOTAL SCHEDULED P&I D Total Scheduled P&I Due	R384ABC	17	ZONED	17,02	Calculated R342ABC + R341ABC	Sum of Scheduled Principal Amount and Scheduled Interest Amount

PIRPXQR - Remittance Format - 07 - 47 Fields

Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
16 SCHED SUB-SRV FEE Scheduled Sub Servicer Fee Amount	R463ABC	17	ZONED	17,02	Calculate	Select from the Investor Fee file (PINIM) all records within the Period (LQBTB) is within the period between the Prior Determination Date +1 and the Determination Date with a fee code of "PRI" (LQFECD). Show the fee amount LQIOAMT. If zero or not found, Select Service Fee Rate (IRSFR) from the PIREM file where the Bill Tran Date (IRBTD) is in the period and the Record Seq# is 1 (IRSEQ#). Use Service Fee Rate to calculate Service Fee.
17 SCHED ADDL SUB-SUB FE Scheduled Additional Sub-Sub Fee Amount	R464ABC	17	ZONED	17,02		Select from the Investor Fee file (PINIM) all records within the Period (LQBTB) is within the period between the Prior Determination Date +1 and the Determination Date with a fee code of "SUB" (LQFECD). Show the fee amount LQIOAMT. If zero or not found, Select Service Fee Rate (IRSFR) from the PIREM file where the Bill Tran Date (IRBTD) is in the period and the Record Seq# is 1 (IRSEQ#). Use Service Fee Rate to calculate Service Fee.

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Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
NEGAM DEFERRED INTERE Negative Amortization/Deferred						If the loan paid off prior to the current determination date (PMASTR.CMPAYO < PPSAIM.KGDTDET) the field value will be 0, otherwise using the PIREM file where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Reg. Payment (PIREM.IRTC =2) and Record Seq# is 01 (PIREM.IRSEQ#) display a Scheduled Principal Due amount that is negative and if the Transaction Code is Dial Capitalization or Dial Recapture Capitalization (Y1 or Y2) display the Schedule Principal Due times
18 Interest Capitalized Amount	R202ABC	17	ZONED	17,02	PIREM.IRP\$D2	

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Field Description		Name	Length	Type	Act Length	Strategy Field	Notes
							Calculate the Principal Collected (PIREM.IRI\$C) using the PIREM record where the Transaction Date (PIREM.IRBTD) is within the period of the Prior Determination Date +1 day to the current Determination Date, the Transaction Code is a Payoff or Principal Curtailment (PIREM.IRTC =04 or 08) Then find all records for the period that are Reg. Payments (PIREM.IRTC =2) and Record Seq# is 01 (PIREM.IRSEQ#) that have a Principal Collected of Zero (PIREM.IRP\$C = 0). Sum the Principal Due (PIREM.IRP\$D2) for the unpaid transactions and subtract that from the Principal Collected obtained from Curtailments and Payoffs for a net amount.
19	UNSCHEDULED PRINC COL Unscheduled Principal Collected	R391ABC	17	ZONED	17,02	Calculated	
20	OTHER PRINCIPAL ADJUS Other Principal Adjustments	R245ABC	17	ZONED	17,02	Calculated [R076ABC – (R342ABC + R391ABC + R079ABC)]	Beginning Scheduled Balance less Scheduled Principal Amount less Unscheduled Principal Collected less Ending Schedule Balance.

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Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
21 OTHER INTEREST ADJUST Other Interest Adjustments	R243ABC	17	ZONED	17,02	Calculated	If the Net Interest Collected > 0 then adjustments are equal to the Schedule Gross Interest – Net Interest Collected – Sub Servicing Fees – Result should be 0. If R404ABC > 0 then R341ABC – R404ABC – (R465ABC+R466ABC)
22 LIQUIDATION PREPAYMEN Liquidation/Prepayment Date	R159ABC	10	DATE	10,00	PMASTR.CMPAYO	Display the payoff date from the PMASTR file.
23 PREPMT YIELD MAINT RE Prepayment Premium/Yield Maintenance (YM) Received	R279ABC	17	ZONED	17,02	PTRANS.CHINT	Select from the Transaction file for records with Transaction type (PTRANS.CHTC) of '59' (Interest Payments) and a Sundry Transaction Type (CHSUBC) of YM or PP – (for Yield Maintenance or Prepayment) that occurred when the Transaction Date (PTRANSTRG.CHTRND) is within the period of the prior Determination Date +1 day to the current Determination Date. If found the Interest Amount is used.

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Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
PREPMT INTEREST EXCES Prepayment Interest Excess (Shortfall) [different than what published in LPU file field 31]	R274ABC	17	ZONED	17,02		Using the PIREM record where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Payoff (PIREM.IRTC =04) and Record Seq# is 01 display any Gross Interest Collected (PIREM.IRI\$C) plus the difference between and Interest Collected (PIREM.IRI\$C) and Interest Due (PIREM.IRI\$D) on any Regular Payment (PIREM.IRTC =02) in the same period.
LIQUIDATION PREPAYMEN Liquidation/Prepayment Code	R158ABC	2	ZONED	2,00	PTRANS.CHLIQPPAY	If there is a value in the Payoff Date in PMASTR.CMPAYO, find the associated record in PTRANS and display the Liquidation Prepayment code in the record.
TOTAL T&I ADV OUTSTAN Total T&I Advance Outstanding	R385ABC	17	ZONED	17,02	PPSAIM.KGINSADVR + PPSAIM.KGTAXADVR	T&I Advances reported is displayed in the Investor Processing module, Investor Master tab, Balances .
TRANSACTION EFFECTIVE Transaction Effective Date	R421ABC	10	DATE	10,00	PIREM.IREBD	Displays the Effective Back date from the current PIREM record.

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Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
						Select the Principal Amount Collected for any regular payments, payoffs or principal curtailments for the loan and investor from the Investor Remittance with the Investor Remittance Bill/Trans Date (PIREM.IRBTD) within the period and the Tran Code (IREM.IRTC) equal to '02' with a Seq# of 02 (PIREM.IRSEQ#) and from any records with a Tran Code of '04' or '08' and a Seq# of 01. [Period is equal to the Prior Determination Date + 1 day to the Determination Date.]
28 PRINCIPAL RECEIVED	R411ABC	17	ZONED	17,02	PIREM.IRP\$C	

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Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
INT RECEIVED GROSS						Display the Investor Gross Interest using the PIREM file where the Transaction Date (PIREM.IRBTD) is within the period of the prior Determination Date +1 day to the current Determination Date, the Transaction Code is Reg. Payment or Loan Payoff (PIREM.IRTC =2 or 4) and Record Seq# is 02 (PIREM.IRSEQ#). Value provided would be the sum of the interest collected for the applicable records. If amount is zero value will be zero.
29 Interest Received Gross	R412ABC	17	ZONED	17,02	PIREM.IRI\$C	
ACTUAL SUB-SERVICER F						Select from the Investor Fee file (PINIM) all records within the Period (LQBTDD) is within the period between the Prior Determination Date +1 and the Determination Date with a fee code of "PRI" (LQFEED). Show the fee amount LQIOLL. If zero or not found, Select Service Fee (IRSFEE) from the PIREM file where the Bill Tran Date (IRBTD) is in the period and the Record Seq# is 1 (IRSEQ#).
30 Actual Sub Servicer Fee Paid	R465ABC	17	ZONED	17,02	Calculate	

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Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
31 ADDL SUB-SUB FEE PAID	R466ABC	17	ZONED	17,02	Calculate	Select from the Investor Fee file (PINIM) all records within the Period (LQBTB) is within the period between the Prior Determination Date +1 and the Determination Date with a fee code of "SUB" (LQFECD). Show the fee amount LQIOLL.
32 NET INTEREST REC'D Net Interest Collected	R404ABC	17	ZONED	17,02	PIREM.IRNIR	Select the Net Interest Remitted for the loan and investor from the Investor Remittance with the Investor Remittance Bill/Trans Date (PIREM.IRBTD) within the period and the Tran Code (IREM.IRTC) equal to '02' with a Seq# of 2 (PIREM.IRSEQ#). If amount is negative display 0. [Period is equal to the Prior Determination Date + 1 day to the Determination Date.]

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Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
33 LATE CHARGES	R409ABC	17	ZONED	17,02	Calculated using (PIREM.IRLC\$C – PIREM.IRSLC) for all applicable records.	Review all PIREM records where the Bill/Transaction Date (PIREM.IRBTD) is in the Period between the Prior Determination Date + 1 day and the Determination Date, find all PIREM records in the period for this loan where the late charges are collected and determine the net late charge collected as Late Charge Collected less Servicer's Late Charge Amt (PIREM.IRLC\$C – PIREM.IRSLC) Sum for all applicable records.
34 DEFAULT INTEREST	R410ABC	17	ZONED	17,02	PMISCA.MQAMT	Review all PMISCA records where the Cash Transaction Date (PMISCA.MQTRDT) is in the Period between the Prior Determination Date + 1 day and the Determination Date, and where the code (PMISCA.MQCODE) is 007. Sum the amounts for the loan and multiply by the Investor's % (PIMST.IMPP).
35 ARD INT AND DEFERRED INT	R204ABC	17	ZONED	17,02	BLANK	

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Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
						In the Investor Remittance Misc. Amounts file, find Misc Amounts transactions within the reporting period where the Misc Amounts code is translated to the appropriate Fee code in the Reporting Translation widget. Display the sum of the Misc. Amts for those transactions. PIREMMA.IRBTD in period PIREMMA.IRTRC = 52 (Misc Amts) PIREMMA.IRM COD = PINFO – C2 AND SELECTED SIFCD IS ASSOCIATED WITH PIRPXXLATE XLTRCODE = 100 (WHERE PIRPXXLATE.XLSIFTID = (C2)) translated to values in the Reporting Translation widget.
36 ASSUMPTION FEES PAID	R422ABC	17	ZONED	17,02	PIREMMA.IRMA\$C	

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Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
						In the Investor Remittance Misc. Amounts file, find Misc Amounts transactions within the reporting period where the Misc Amounts code is translated to the appropriate Fee code in the Reporting Translation widget. Display the sum of the Misc. Amts for those transactions. PIREMMA.IRBTD in period PIREMMA.IRTRC = 52 (Misc Amts) PIREMMA.IRMCOD = PINFO – C2 AND SELECTED SIFCD IS ASSOCIATED WITH PIRPXXLATE XLTRCODE = 200 (WHERE PIRPXXLATE.XLSIFTID = (C2)) translated to values in the Reporting Translation widget.
37 ADDITIONAL FEES PAID	R423ABC	17	ZONED	17,02	PIREMMA.IRMA\$C	
REMITTANCE AMOUNT RPT					Calculated from fields on the report	Actual Principal received +
38 Remittance Amount Reported	R408ABC	17	ZONED	17,02	R411ABC + R404ABC + R409ABC + R410ABC + R422ABC + R423ABC	Actual (Net) Interest received + Late Charges received + Default Interest + Assumption Fees + Additional Fees
39 ACTUAL BALANCE	R003ABC	17	ZONED	17,02	PMASSTR.CMPBAL	Actual balance from Loan Admin

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Field Description	Name	Length	Type	Act Length	Strategy Field	Notes
						For each record in the POESC file with an Escrow Type of 3, display the Translated Code for Insurance Type. Reporting Translation widget allows users to associate CREFC Reserve Types to existing PINFO Types. If there is not a translation for the Reserve/Insurance Type (POESC.SOTYPE) the record should be excluded from the report. [PRBL.RBLN = POESC.SOLN and RBESC = SOSES and RBRSV = SOSEQ. Display sum RBBAL that are associated with loan]
40 TOTAL RESERVE BALANCE	R383ABC	17	ZONED	17,02	PRBL.RBBAL summed for all qualifying Reserve records associated with the loan.	
41 PAYMENT STATUS OF LOA Payment Status of Loan	R249ABC	1	CHAR	1	PMASTR.CMPSTA	Using Strategy's Payment Status code, the report translates to the appropriate CREFC Code as noted in the Delinquent Loan Status section of this document.
42 MATURITY DATE	R167ABC	10	DATE	10,00	PMASTRTRG.CMMATD	Maturity Date from the Master File.
43 COMMENT	R424ABC	80	CHAR	80		Manually entered.
46 INVESTOR NUMBER	R426ABC	5	ZONED	5,00	PPSAIM.KGINVN	Usability Field
47 DETERMINATION END DAT Determination Date	R440ABC	10	DATE	10,00	PPSAIM.KGDTDET	Usability Field

CREFC Watchlist Rules

The following Rules are available in Rules Maintenance to populate the CREFC Watchlist. See the companion workbook CREFC Watchlist – Configuring Strategy to monitor for CREFC Watchlist for more information.

Rule ID	Watchlist Reason Code	Rule Short Description	Rule Message
101	1A	P&I Payments Delinquent	P&I is delinquent; XX payment(s) overdue
108	1B	Taxes Delinquent	Taxes are delinquent XX days, non-monitoring
109	1C	Ins Policy Renewal Past Due	Insurance renewal is XX days past due, non-monitoring
118	1C	Insurance Policy Forced Placed	Insurance policy is forced placed
132	3A	Inspection Rating	Inspection rating is XX
144	1B	Taxes Delinquent -Monitor	Taxes are delinquent XX days, monitoring
149	1C	Ins Policy Renewal Past Due-Mon	Insurance renewal is XX days past due, monitoring
201	1D	Servicing Advances Outstanding	servicing advances (taxes, insurance, PPA, other) GT 10,000 and outstanding for XX days
204	1F	DSCR Fixed Rate & DSCR @ UWS	fixed rate loan DSCR XX LE target and LE 75% of DSCR at UWS (not CTL, coops, GL, single tenant NNN)
205	1G	DSCR Floating Rate & NOI @ UWS	floating rate DSCR XX LT target and LT 90% of NOI at UWS
206	1H	Lien GT 5% UPB -Mechanics	mechanics lien in excess of 5% UPB
207	1H	Lien Defaulted/Matured/Subord	Lien defaulted or matured senior or subordinate serviced by outside
208	1H	Lien Previously Undisclosed	discovery of previously undisclosed, subordinate lien including mezzanine debt
209	1I	Fin Stmt Failure to Submit	failure to submit financial statements
210	2D	Ground Lease Expiring	ground lease expiring within XX months
211	2F	Franchise Agreement Default	franchise agreement is in default

Rule ID	Watchlist Reason Code	Rule Short Description	Rule Message
212	2F	Operating License Default	operating license default
213	2G	Borrower/Guarantor Bankruptcy	borrower/owner or guarantor in bankruptcy
214	2H	Nursing Home Survey Overdue	federal/state survey for nursing homes is overdue
215	2H	Nursing Home Survey Deficient	federal/state survey for nursing homes has a deficiency rating of XX
216	3B	Prop Life Safety/Harmful Env	property affected by life safety issue or potentially harmful environmental issue
217	3C	Casualty or Condemnation	casualty or condemnation is equal to the lesser of 10% UPB or \$500,000
219	4C	Tenant > 30% NRA/UPB >= 30 Mil	tenant GT XX % NRA and expiring in 1-12 months with UPB GE 30 million
220	4C	Tenant > 30% NRA/UPB < 30 Mil	Tenant greater than XX % NRA and expiring in 6 months with UPB less than 30 million
221	4D	Top 3 Tenants Lease Exp 6 mnth	a combination of top 3 tenants with lease expirations within the next 6 months
222	4E	Tenant Bankruptcy - Healthcare	Healthcare property tenant in bankruptcy.
223	4E	Top 3 Tenants Bnkruptcy - MF,MH	Top 3 tenants in bankruptcy for MF or MH property type and combined NRA > XX %.
224	4E	Top 3 Tenants Bnkpt not MF,MH	Top 3 tenants in bankruptcy with property type not MF, MH or HC, indiv NRA>.05% and cumm NRA> XX %.
225	4F	Major Tenant Lease in Default	Major tenant lease in default, terminated or not renewing and NRA > XX %.
226	5A	Loan Internal Maturity Pending	loan internal maturity/ARD pending in XX days
228	7A	Returned from Spec Servicer	Loan returned from special servicer XX days ago
229	7B	Loan Modifications with B Note	loan modifications where a B note was created