



## **Lockbox Definitions as Per Version 5.0 of the CMSA Investor Reporting Package**

### **H**

Hard - Borrower's tenants deposit rental payments directly into account controlled by servicer. The borrower has view only access to the account activity details. The cash flow received into the account is applied/distributed in accordance with the loan documents by the servicer, or by the lockbox bank at the direction of or with the oversight by the servicer.

### **SH**

Sprung Hard - Relates to loans that met certain conditions under the loan documents post closing that required a Hard Lockbox.

### **F**

Soft - Borrower or property manager collects tenant rental payments and deposits them into account controlled by servicer. The borrower has view only access to the account activity details. The cash flow received into the account is applied/distributed in accordance with the loan documents by the servicer, or by the lockbox bank at the direction of or with the oversight by the servicer.

### **SF**

Sprung Soft - Relates to loans that met certain conditions under the loan documents post closing that required a Soft Lockbox.

### **S1**

Springing With Established Account - Rents are deposited into an existing lockbox account (either directly by tenants or indirectly by the borrower or property manager) under the control of the borrower or servicer. The lockbox bank remits all lockbox collections to the borrower and provides them with access to the account activity details. Upon the occurrence of an event as defined in the loan documents, the servicer would instruct the lockbox bank to remit all collections to the servicer to be applied/distributed in accordance with the loan documents (i.e. cash managed) and provide the borrower with view only access to the account activity details. NOTE: Once the servicer takes control of the lockbox (i.e. springs), the code is changed accordingly to SH or SF.

### **S2**

Springing Without Established Account - Upon the occurrence of an event as defined in the loan documents, the borrower is required to establish a lockbox account under the servicer's control for the collection of all tenant rent (either directly by tenants (hard) or indirectly by the borrower or property manager (soft)). However, no lockbox account or agreement was established with this loan at origination. Once established, a hard or soft lockbox would be implemented by the servicer with the cash flow received into the account applied/distributed in accordance with the loan documents by the servicer or by the lockbox bank at the direction of or with the oversight by the servicer (i.e. cash managed).

NOTE: Once the servicer takes control of the lockbox (i.e. springs), the code is changed accordingly to SH or SF.

N No Lockbox - Revenue from the related mortgaged property is paid to the related borrower and is not subject to a lockbox