



**COMMERCIAL MORTGAGE
SECURITIES ASSOCIATION**

Promoting the ongoing strength, liquidity, and viability of commercial real estate capital market finance worldwide



CMSA INVESTOR REPORTING PACKAGE

Version 5.0
Effective 02/01/2008

CMSA Overview

Commercial Mortgage Securities Association

Members consist of:

- *Depositors, Investors, Special Servicers, Primary/Sub and Master Servicers, Trustees and Rating Agencies, Issuers and Data Providers*

CMSA Mission:

- *To promote the ongoing strength, liquidity and viability of commercial real estate capital market finance worldwide*
 - > Establishment of CMBS loan documentation and reporting standards, including the CMSA Investor Reporting Package[®], the accepted standard format for secondary market post-issue information.

What is the IRP?

Investor Reporting Package (IRP)

- The Investor Reporting Package is a standardized set of bond, loan and property level information provided for all CMBS securitizations
- Establish reporting standards for the CMBS industry

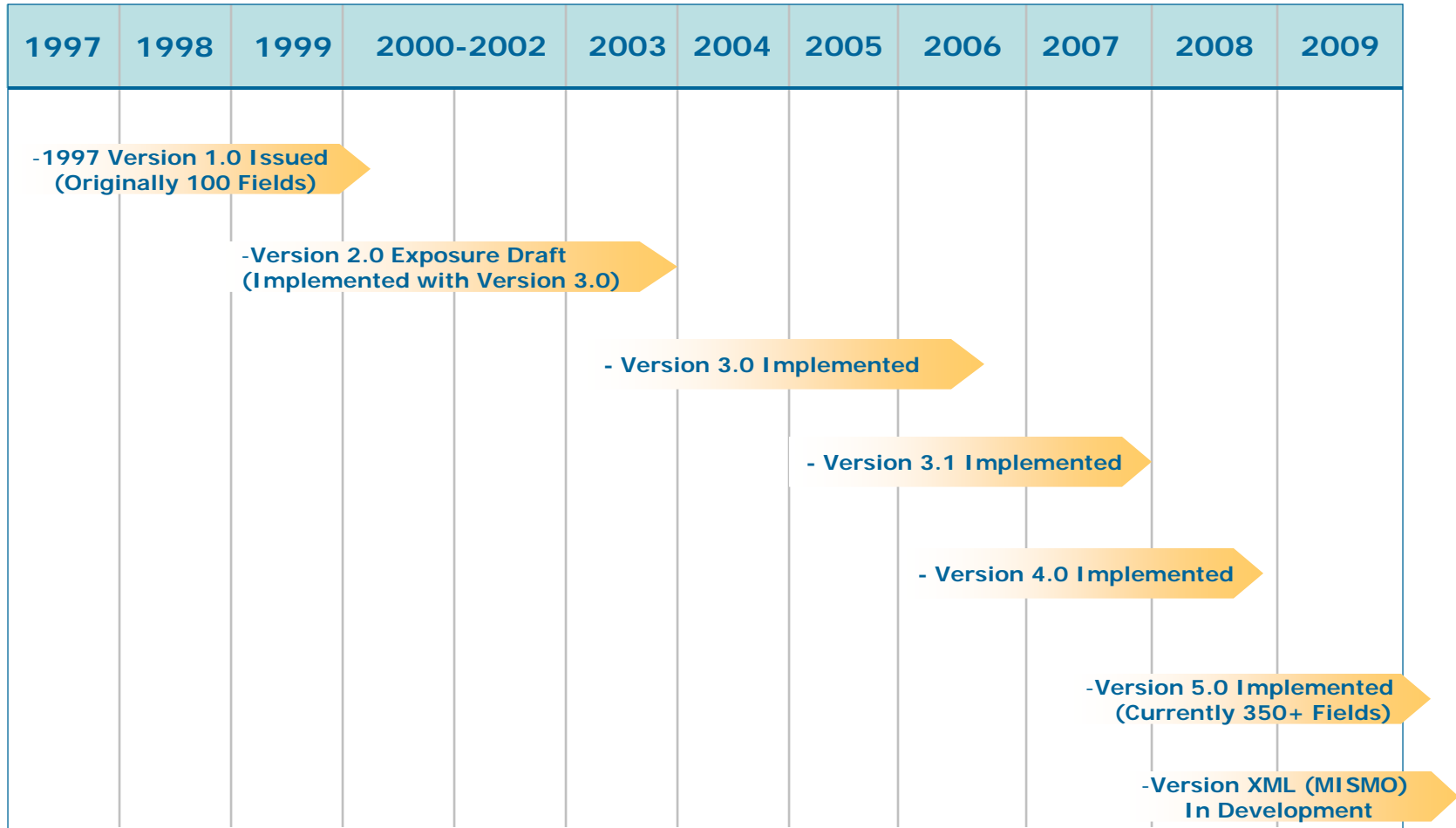
IRP Committee

- Ongoing task force to address industry questions and concerns
- Each year the committee takes comments and reviews them for additions, revisions, and/or clarifications to the IRP
- IRP Committee Leadership:
 - David Shay, Wachovia Securities, Chair
 - Kathleen Olin, CW Capital Asset Management, Vice-Chair
 - Shane Beeson, CMSA Staff Liaison

Why CMSA Developed the IRP

- Depositors were not consistent with the loan information provided in prospectus or mortgage schedules at the time of securitization
- There was no standard reporting at securitization or ongoing throughout life of the deal
- Standard reports allow investors to compare the initial and on-going performance of CMBS based on the same factors
- Standard data files facilitate smooth transfer of information between the different parties involved in the CMBS transaction
- Servicers did not provide the same information to the Trustees
- Trustee's monthly remittance reports to bondholders continue to be inconsistent formats, however fields now map to IRP
- Investors were not privy to the same level of information from deal to deal

Evolution of the IRP



Availability and Content of IRP

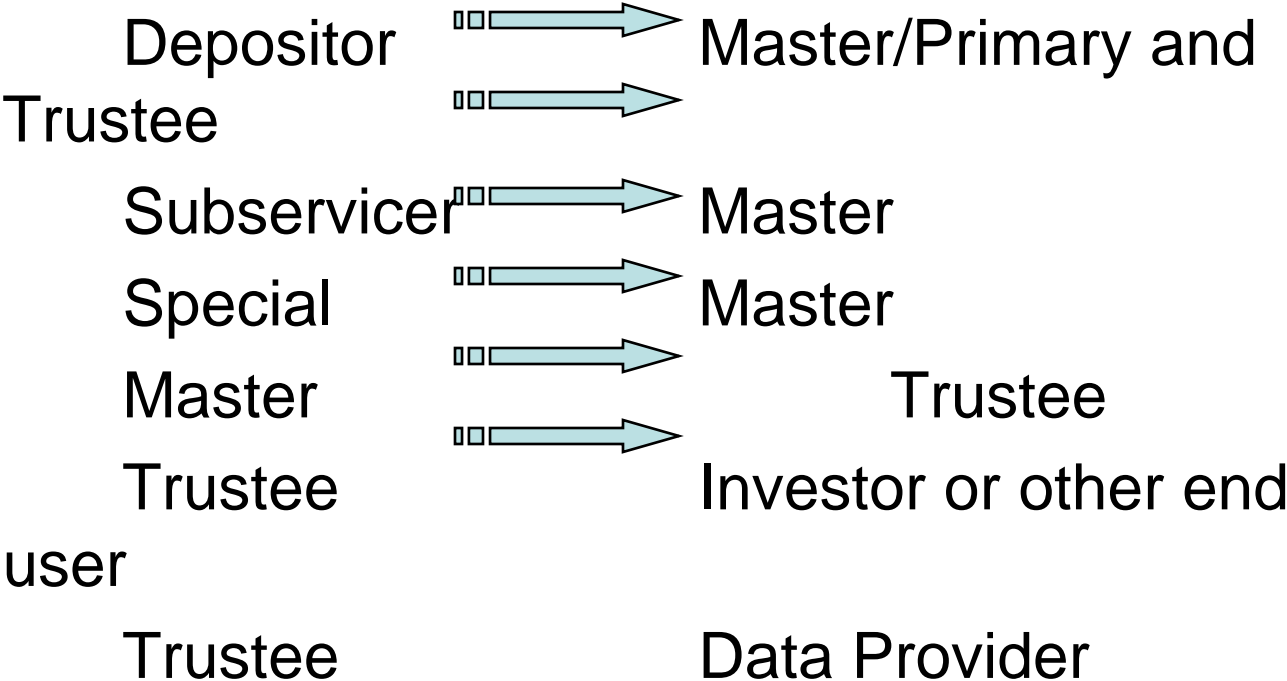
- IRP is usually available at the Trustee and/or Master Servicer websites
- IRP reports deal/loan/property level information
- IRP consists of:
 - > *Data Dictionary*
 - > *Data Files*
 - > *Supplemental Reports*
 - > *Property Operating Statements*
 - > *Disclosure Templates*

I. CMSA Data Dictionary (IRP pages 27-42)

- Alphabetical listing of all fields contained in the CMSA files and reports, their definitions, and where they are located within the IRP
- All fields within the Data Dictionary have been updated as of Version 5.0

II. CMSA Data File Overview

- All seven data files are designed to provide standard formats that facilitate a smooth transfer of information from:



CMSA Data Files

- a. Loan Setup File
- b. Loan Periodic Update File
- c. Property File
- d. Financial File
- e. Special Servicer Loan File
- f. Bond Level File
- g. Collateral Summary File

a. **CMSA Loan Setup File (IRP pages 44-45)**

- Available from the Master Servicer and updated as necessary
- Information is prepared by the underwriter (Depositor) at time of securitization and sent to the Master or Primary Servicer
- Most information is static data which is available as of the securitization date
- Found on websites of Trustee and Master Servicer

b. CMSA Loan Periodic Update File (IRP pages 46-48)

- Prepared by the Master Servicer and sent to the Trustee
- Updated monthly
- Reports current accounting information for each loan such as principal balances, payment amount, interest rate, unscheduled items, loan status, etc.
- Found on websites of Trustee and Master Servicer

c. CMSA Property File (IRP pages 49-51)

- Prepared by the Master Servicer and sent to the Trustee
- Updated monthly
- Initial “at contribution” information is provided by the underwriter (Depositor) and is updated by the Master Servicer
- Defeased properties will not have property information, property type equals Securities
- Found on websites of Trustee and Master Servicer

d. **CMSA Financial File (IRP pages 52-53)**

- Prepared by the Master Servicer and sent to the Trustee
- Updated monthly
- Contains line-by-line revenue and expense detail for multiple property types
- Allows comparison between properties within a single transaction or across multiple transactions, as well as across different accounting periods.
- Found on websites of Trustee and Master Servicer

e. **CMSA Special Servicer Loan File (IRP pages 54-55)**

- Prepared by the Special Servicer and sent to the Master Servicer
- Updated monthly
- Reports current Specially Serviced Mortgage Loans or Corrected Mortgage Loans in which the Special Servicer is due a Workout Fee
- Standardizes communication of critical data from the Special Servicer that is combined with data from the Master Servicer to create CMSA data files and supplemental reports. When a loan is liquidated it stays on the file for one month and then drops off.
- It is not distributed beyond the Master Servicer because all information is contained within other files of the IRP

f. CMSA Bond Level File (IRP page 56)

- Prepared by the Trustee
- Updated monthly
- Contains information on the bonds included in the Statement to Certificateholders, including bond balances, principal distribution and interest distribution
- Bond ratings included if provided by rating agency
- Found on website of Trustee

g. CMSA Collateral Summary File (IRP page 57)

- Prepared by the Trustee
- Updated monthly
- Summarizes information found in the monthly Statement to Certificateholders such as loan count and dollar balance of delinquencies, bankruptcies, foreclosures, REO loans, loans prepaid in full, etc.
- Found on website of Trustee

III. CMSA Supplemental Reports Overview

- The Supplemental Reports are prepared by the Master Servicer
- Updated monthly
- Effective Version 5.0, there are eight reports
- Supplemental Reports are found on websites of Trustee and Master Servicer

CMSA Supplemental Reports

- a. Servicer Watchlist and Portfolio Review Guidelines
- b. Delinquent Loan Status Report
- c. REO Status Report
- d. Comparative Financial Status Report
- e. Historical Loan Modification and Corrected Mortgage Loan Report
- f. Loan Level Reserve/LOC Report
- g. Total Loan Report
- h. Advance Recovery Report

a. **Servicer Watchlist with Portfolio Review Guidelines (IRP pages 59-61)**

- Prepared by the Master Servicer
- Updated monthly
- Lists loans that fail established thresholds that should be reviewed further to determine if they could become potential problem loan(s)
- Once a loan is specially serviced it drops off the Watchlist
- Universe of loans determined by CMSA Portfolio Review Guidelines (PRG). The PRG set thresholds for determining when a loan will be monitored on the Watchlist and when it will be removed

b. Delinquent Loan Status Report (IRP page 62)

- Prepared by the Master Servicer
- Updated monthly
- Categorizes all loans that are delinquent: 30-59, 60-89, 90+, matured performing, matured non-performing
- Contains information to monitor loan workouts such as DSCR, Occupancy, Appraised Value, Workout Strategy, Advances, Estimated Losses and comments

c. REO Status Report (IRP page 63)

- Prepared by the Master Servicer based on information provided by the Special Servicer
- Updated monthly
- This is a property level report that shows all REO Properties
- Contains information to monitor the rehabilitation, marketing and sale of the property such as REO Date, Occupancy, Appraised Value, Advances and comments

d. Comparative Financial Status Report (IRP page 64)

- Prepared by the Master Servicer
- Update Monthly
- Compares each property's DSCR, NOI **or** NCF, and revenues for FYE and YTD with those values at underwriting

e. **Historical Loan Modification and Corrected Mortgage Loan Report (IRP page 65)**

- Prepared by the Master Servicer
- Updated monthly
- Provides information on loans that have been modified
- Identifies loans that have been corrected and returned to the Master Servicer for servicing. The Special Servicer will usually be entitled to receive a liquidation/recovery fee and a workout fee depending on the terms of the underlying Servicing Agreement
- Provides the estimated loss due to the modification. It is a historical report therefore modified and corrected mortgage loans will remain on the report

f. **Loan Level Reserve/LOC Report (IRP page 66)**

- Prepared by the Master Servicer
- Updated monthly
- Reports 'at securitization' reserve balances and current period reserve balances and disbursements, by account type
- Reports Letter of Credit (LOC) available balance and current period draws

g. Total Loan Report (IRP page 67-68)

- Prepared by the Primary Servicer
- Updated monthly
- Reports information on loans split between trusts (*pari passu*)
- Master Servicer(s) is (are) the recipient of the report
- Master Servicer(s) will aggregate the information and deliver the report to all applicable Trustees
- The report is not necessary if a single Primary Servicer does not exist for the Total Loan

h. Advance Recovery Report (IRP page 69)

- Prepared by the Master Servicer (when applicable)
- Reports the reimbursement of Workout Delayed Reimbursement Amount (“WODRA”) & other non-recoverable advances on a loan basis
- Sent to the Trustee
- After all recoveries are received on a loan, the loan is removed from this report or no report is produced if there are no outstanding WODRAs or other non-recoverable advances

IV. CMSA Operating Statement Analysis Report (OSAR) and NOI Adjustment Worksheet (NOIWS) (IRP pages 70-89)

- Prepared by the Master Servicer
- OSAR is updated quarterly and NOI Adjustments are usually updated annually
- OSAR is a detailed property level comparison of borrower's current financial status to 3 preceding periods and underwriting data
- NOI Adjustment Worksheet details NOI and explains adjustments made for normalization

V. Disclosure Templates (IRP pages 90-107)

- a. Appraisal Reduction
- b. Servicer Realized Loss Form
- c. Reconciliation of Funds
- d. Historical Bond/Collateral Loss Reconciliation
- e. Historical Liquidation Loss
- f. Interest Shortfall Reconciliation
- g. Servicer Remittance to Trustee
- h. Significant Insurance Event Report

a. Appraisal Reduction (IRP page 91)

- This template provides the calculation used in determining the Appraisal Reduction Amount (“ARA”)
- ARA template is used to determine if there is enough value in the property to payoff the Trust investment in the loan
- ARA is used to determine the ASER (amount by which the Servicer advance is reduced)
- The ARA calculation is the difference between the Trust payoff and a percentage of the value of the property per the terms of the servicing agreement
- Updated per the terms of the servicing agreement, usually once a year

b. Servicer Realized Loss Form (IRP pages 92-93)

- This template breaks down the application of proceeds for a loan in which a realized loss has occurred
- Prepared when applicable by inputs from both the Master and Special Servicers
- Depending on the documents, not all fields in the template are applicable when calculating a realized loss
- The realized loss to the trust on this template should equal the loss applied to the certificateholders on the remittance report

c. Reconciliation of Funds (IRP page 94)

- This template provides a reconciliation of bondholder distributions for the month and may be used to identify components of interest shortfalls
- Updated monthly, prepared by the Trustee
- Based on loan level information provided by the Master Servicer and allocation of Bond Distribution, as determined by the Trustee
- Reconciles aggregate funds remitted to the bondholders

d. **Historical Bond/Collateral Loss Reconciliation** (IRP page 95-96)

- This template is prepared by the Trustee
- It reconciles the loss reported by the Master Servicer to the current realized loss applied to the certificates
- Realized loss recoveries (as applied toward principal or interest) will also be found on this template
- Updated monthly

e. **Historical Liquidation Loss (IRP page 97)**

- This template is prepared by the Trustee
- Updated monthly
- Provides information on all loans that have been liquidated with a realized loss
- Lists the aggregate amount of liquidation proceeds and expenses and the amount of realized losses for current and prior periods
- It is a historical report, therefore liquidated mortgage loans will remain on the report

f. Interest Shortfall Reconciliation (IRP page 98)

- Prepared by the Trustee
- Updated monthly
- Reconciles all interest shortfalls from the individual loans that are passed through to the bonds

g. Servicer Remittance to Trustee (IRP page 99-101)

- Prepared by the Master Servicer and delivered to the Trustee
- Updated monthly
- Provides summary level servicer remittance information
- The summary level information is provided at the pool level and the group level (if applicable)

h. Significant Insurance Event Report (IRP page 102-107)

- MBA form incorporated in the CMSA IRP Templates
- Prepared by the Master Servicer (as applicable)
- Updated upon request following a FEMA declared event
- Provides standardized reporting of insurance information in connection with possible property damage resulting from a significant natural disaster