



# MIAC

Analytical Solutions for the Financial Industry

OPEN BOX TECHNOLOGY

**\$1.35 Billion Servicing Offering**

Offering R1-0426

**Bid Date: 04/21/2026**

**Bids are due by 5:00 PM EST**

**MIAC Analytics  
405 Lexington Avenue  
Floor 9, Suite 861  
New York, NY 10174  
TEL: (212) 233-1250  
FAX: (212) 233-2265**



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MIAC Analytics, as exclusive representative for the Seller, is pleased to offer for your review and consideration a \$1.35 billion Freddie Mac, Fannie Mae, and Private mortgage servicing rights portfolio. The Seller will be providing full representations and warranties for the loans included in this offering.

Key portfolio characteristics include:

*\*Percentages below represented as % of UPB*

- \$325,032 Average Loan Size
- 87.34% FNMA
- 10.81% FHLMC
- 1.85% Private
- Weighted average interest rate of 3.105%
- Weighted average delinquency rate of 1.52%
- Weighted average loan Age of 59 months
- Weighted average FICO of 758

Data contained in this offering is provided by the Seller and is as of 3/31/2026. While the Seller believes the information provided is reliable, no guarantee, representation or warranty, expressed or implied, is made as to the accuracy or completeness of the information and no audit was performed. Prospective buyers should conduct their own review and analysis of the data and other information described herein. The Seller reserves the right to accept or reject any offer in its sole and absolute discretion.

Loan level portfolio data can be supplied in electronic format upon request. Interested parties should contact their MIAC representatives with any questions on the portfolio sale. The loan level data will be furnished only under NDA.



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**Sale and Transfer Date:** Sale date is negotiable. Portfolio transfer date will be subject to investor approval and sub servicer transfer timelines.

Loan level portfolio data can be supplied in electronic format upon request. Interested parties should contact their MIAC representative with any questions on the portfolio sale.

Mike Carnes, Managing Director, 917-647-2275

Dan Thomas, Managing Director, 212-233-1250 ext. 240

Sachit Kumar, Managing Director, 212-233-1250 ext. 229

Steve Harris, Managing Director, 908-400-2615

Robert Fear, Managing Director, 212-233-1250 ext. 230

Dan Libby, Director, 212-233-1250 ext. 114

Gerry Oakes, Senior Vice President, 212-233-1250 ext. 258

Dawn Pieper, Senior Vice President, 212-233-1250 ext. 336

Jeffrey Zuckerman, Senior Vice President, 212-233-1250 ext. 278

Keith Northen, Senior Vice President, 804-916-9859



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## Portfolio Summary Information - Total

## TOTAL PORTFOLIO SUMMARY INFORMATION

**INVESTOR TYPE by \$UPB:**

FNMA_A/A	87.34%
FHLMC_ARC	10.81%
Private_A/A	1.85%

<b>PRINCIPAL BALANCE:</b>	\$1,347,906,923
<b>NUMBER OF LOANS:</b>	4,147

**WEIGHTED AVERAGE:**

INTEREST RATE	3.105%
SERVICE FEE	0.251%
ORIGINAL TERM (MONTHS)	349
REMAINING TERM (MONTHS)	290
AGE	59

**APPROXIMATE AVERAGE (PER LOAN):**

LOAN BALANCE	\$325,032
PRINCIPAL & INTEREST	\$1,707
TAX & INSURANCE	\$657

<b>MONTHLY P&amp;I CONSTANT:</b>	\$7,077,061
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<b>MONTHLY T&amp;I CONSTANT:</b>	\$2,724,690
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<b>ESTIMATED 12 MTH AVG ESCROW BALANCE:</b>	\$15,444,998
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<b><u>DELINQUENCIES:</u></b>	<b><u># OF</u></b>	<b><u>% OF</u></b>
	<b><u>LOANS</u></b>	<b><u>LOANS</u></b>
30 DAYS	27	0.65%
60 DAYS	8	0.19%
90 DAYS	7	0.17%
<b>SUBTOTAL:</b>	<b>42</b>	<b>1.01%</b>
120 DAYS PLUS / FCL	21	0.51%
<b>TOTAL DELINQUENCIES:</b>		<b>1.52%</b>
<b>FICO</b>		<b>758</b>
<b>NZWAVG Orig LTV</b>		<b>77.30%</b>

**TOTAL PORTFOLIO**  
**GEOGRAPHIC AND TAX & INSURANCE ESCROW ANALYSIS**

<b>State</b>	<b>Loan Count</b>	<b>Loan Count %</b>	<b>Principal Balance (\$)</b>	<b>Principal Balance (%)</b>	<b>T&amp;I Constant (\$)</b>	<b>% Loans Escrowed</b>	<b>Est. Avg 12 Mth. Escrow Balance (\$)</b>	<b>Est. Avg 12 Mth. Escrow Balance (%)</b>
AK	1	0.02%	\$306,953	0.02%	\$1,155	100.00%	\$7,428	2.42%
AZ	815	19.65%	\$250,384,589	18.58%	\$279,630	92.02%	\$1,226,884	0.49%
CA	603	14.54%	\$260,484,946	19.33%	\$416,065	72.31%	\$1,797,346	0.69%
CO	197	4.75%	\$73,419,383	5.45%	\$162,622	93.91%	\$851,665	1.16%
FL	728	17.55%	\$193,733,470	14.37%	\$514,920	81.18%	\$3,312,842	1.71%
GA	169	4.08%	\$56,687,188	4.21%	\$131,217	95.86%	\$844,639	1.49%
IL	6	0.14%	\$1,838,790	0.14%	\$10,574	100.00%	\$45,970	2.50%
LA	1	0.02%	\$161,523	0.01%	\$780	100.00%	\$5,023	3.11%
NC	301	7.26%	\$92,588,857	6.87%	\$172,276	90.37%	\$1,111,066	1.20%
NJ	1	0.02%	\$10,783	0.00%	\$0	0.00%	\$0	0.00%
NV	158	3.81%	\$46,240,009	3.43%	\$75,546	91.14%	\$221,952	0.48%
OR	106	2.56%	\$33,924,498	2.52%	\$54,889	87.74%	\$298,536	0.88%
SC	69	1.66%	\$23,571,362	1.75%	\$43,178	91.30%	\$278,142	1.18%
TX	909	21.92%	\$282,130,153	20.93%	\$811,079	72.94%	\$5,219,408	1.85%
UT	2	0.05%	\$1,164,323	0.09%	\$1,789	100.00%	\$11,527	0.99%
WA	81	1.95%	\$31,260,094	2.32%	\$48,968	91.36%	\$212,569	0.68%
	4,147	100%	\$1,347,906,923	100%	\$2,724,690	83.02%	\$15,444,998	1.15%



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## Portfolio Summary Information - FHLMC

## FHLMC PORTFOLIO SUMMARY INFORMATION

**INVESTOR TYPE by \$UPB:**

FHLMC ARC 100.00%

**PRINCIPAL BALANCE:** \$145,755,420

**NUMBER OF LOANS:** 449

**WEIGHTED AVERAGE:**

INTEREST RATE 3.126%

SERVICE FEE 0.250%

ORIGINAL TERM (MONTHS) 345

REMAINING TERM (MONTHS) 289

AGE 56

**APPROXIMATE AVERAGE (PER LOAN):**

LOAN BALANCE \$324,622

PRINCIPAL & INTEREST \$1,725

TAX & INSURANCE \$694

**MONTHLY P&I CONSTANT:** \$774,641

**MONTHLY T&I CONSTANT:** \$311,742

**ESTIMATED 12 MTH AVG ESCROW BALANCE:** \$1,833,296

<b><u>DELINQUENCIES:</u></b>	<b><u># OF</u></b>	<b><u>% OF</u></b>
	<b><u>LOANS</u></b>	<b><u>LOANS</u></b>

30 DAYS	4	0.89%
60 DAYS	5	1.11%
90 DAYS	0	0.00%
<b>SUBTOTAL:</b>	<b>9</b>	<b>2.00%</b>
120 DAYS PLUS / FCL	3	0.67%
<b>TOTAL DELINQUENCIES:</b>		<b>2.67%</b>
<b>FICO</b>		<b>755</b>
<b>NZWAVG Orig LTV</b>		<b>75.74%</b>

**FNMA PORTFOLIO**  
**GEOGRAPHIC AND TAX & INSURANCE ESCROW ANALYSIS**

<b>State</b>	<b>Loan Count</b>	<b>Loan Count %</b>	<b>Principal Balance (\$)</b>	<b>Principal Balance (%)</b>	<b>T&amp;I Constant (\$)</b>	<b>% Loans Escrowed</b>	<b>Est. Avg 12 Mth. Escrow Balance (\$)</b>	<b>Est. Avg 12 Mth. Escrow Balance (%)</b>
AZ	72	16.04%	\$22,435,704	15.39%	\$24,713	88.89%	\$107,691	0.48%
CA	37	8.24%	\$16,303,152	11.19%	\$24,557	70.27%	\$107,601	0.66%
CO	12	2.67%	\$4,705,530	3.23%	\$9,757	91.67%	\$51,290	1.09%
FL	150	33.41%	\$41,277,750	28.32%	\$108,548	79.33%	\$697,594	1.69%
GA	15	3.34%	\$5,744,097	3.94%	\$12,666	100.00%	\$81,566	1.42%
NC	27	6.01%	\$8,852,379	6.07%	\$14,760	85.19%	\$94,720	1.07%
NV	22	4.90%	\$7,664,338	5.26%	\$11,459	95.45%	\$33,723	0.44%
OR	9	2.00%	\$3,336,310	2.29%	\$4,335	77.78%	\$23,688	0.71%
SC	5	1.11%	\$1,924,768	1.32%	\$4,150	100.00%	\$26,754	1.39%
TX	92	20.49%	\$29,777,664	20.43%	\$90,376	69.57%	\$580,664	1.95%
WA	8	1.78%	\$3,733,728	2.56%	\$6,423	100.00%	\$28,003	0.75%
	449	100%	\$145,755,420	100%	\$311,742	80.85%	\$1,833,296	1.26%



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## Portfolio Summary Information - FNMA

**FNMA PORTFOLIO**  
**SUMMARY INFORMATION**

**INVESTOR TYPE by \$UPB:**

FNMA A/A 100.00%

PRINCIPAL BALANCE: \$1,177,227,174  
NUMBER OF LOANS: 3,664

**WEIGHTED AVERAGE:**

INTEREST RATE 3.030%  
SERVICE FEE 0.250%  
ORIGINAL TERM (MONTHS) 349  
REMAINING TERM (MONTHS) 291  
AGE 58

**APPROXIMATE AVERAGE (PER LOAN):**

LOAN BALANCE \$321,296  
PRINCIPAL & INTEREST \$1,668  
TAX & INSURANCE \$653

MONTHLY P&I CONSTANT: \$6,112,844

MONTHLY T&I CONSTANT: \$2,392,819

ESTIMATED 12 MTH AVG ESCROW BALANCE: \$13,543,131

<b><u>DELINQUENCIES:</u></b>	<b><u># OF</u></b>	<b><u>% OF</u></b>
	<b><u>LOANS</u></b>	<b><u>LOANS</u></b>
30 DAYS	23	0.63%
60 DAYS	3	0.08%
90 DAYS	6	0.16%
<b>SUBTOTAL:</b>	<b>32</b>	<b>0.87%</b>
120 DAYS PLUS / FCL	18	0.49%

TOTAL DELINQUENCIES: 1.36%

FICO 760

NZWAVG Orig LTV 77.76%

**FHLMC PORTFOLIO**  
**GEOGRAPHIC AND TAX & INSURANCE ESCROW ANALYSIS**

<b>State</b>	<b>Loan Count</b>	<b>Loan Count %</b>	<b>Principal Balance (\$)</b>	<b>Principal Balance (%)</b>	<b>T&amp;I Constant (\$)</b>	<b>% Loans Escrowed</b>	<b>Est. Avg 12 Mth. Escrow Balance (\$)</b>	<b>Est. Avg 12 Mth. Escrow Balance (%)</b>
AK	1	0.03%	\$306,953	0.03%	\$1,155	100.00%	\$7,428	2.42%
AZ	743	20.28%	\$227,948,885	19.36%	\$254,917	92.33%	\$1,116,950	0.49%
CA	537	14.66%	\$221,157,764	18.79%	\$377,242	74.49%	\$1,636,567	0.74%
CO	185	5.05%	\$68,713,853	5.84%	\$152,865	94.05%	\$803,952	1.17%
FL	578	15.78%	\$152,455,720	12.95%	\$406,372	81.66%	\$2,622,238	1.72%
GA	154	4.20%	\$50,943,092	4.33%	\$118,551	95.45%	\$764,146	1.50%
IL	5	0.14%	\$1,227,643	0.10%	\$7,122	100.00%	\$30,937	2.52%
LA	1	0.03%	\$161,523	0.01%	\$780	100.00%	\$5,023	3.11%
NC	274	7.48%	\$83,736,479	7.11%	\$157,516	90.88%	\$1,013,211	1.21%
NV	136	3.71%	\$38,575,671	3.28%	\$64,088	90.44%	\$189,021	0.49%
OR	96	2.62%	\$30,252,345	2.57%	\$49,347	88.54%	\$269,246	0.89%
SC	64	1.75%	\$21,646,594	1.84%	\$39,028	90.63%	\$251,100	1.16%
TX	817	22.30%	\$252,352,489	21.44%	\$720,703	73.32%	\$4,643,286	1.84%
UT	1	0.03%	\$361,411	0.03%	\$587	100.00%	\$3,795	1.05%
WA	72	1.97%	\$27,386,752	2.33%	\$42,545	91.67%	\$186,230	0.68%
	3,664	100%	\$1,177,227,174	100%	\$2,392,819	83.71%	\$13,543,131	1.15%



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## Portfolio Summary Information - PRIVATE

## PRIVATE PORTFOLIO SUMMARY INFORMATION

**INVESTOR TYPE by \$UPB:**

Private A/A 100.00%

**PRINCIPAL BALANCE:** \$24,924,329  
**NUMBER OF LOANS:** 34

**WEIGHTED AVERAGE:**

INTEREST RATE 6.523%  
SERVICE FEE 0.278%  
ORIGINAL TERM (MONTHS) 360  
REMAINING TERM (MONTHS) 290  
AGE 128

**APPROXIMATE AVERAGE (PER LOAN):**

LOAN BALANCE \$733,068  
PRINCIPAL & INTEREST \$5,576  
TAX & INSURANCE \$592

**MONTHLY P&I CONSTANT:** \$189,575

**MONTHLY T&I CONSTANT:** \$20,129

**ESTIMATED 12 MTH AVG ESCROW BALANCE:** \$91,490

<b><u>DELINQUENCIES:</u></b>	<b><u># OF</u></b>	<b><u>% OF</u></b>
	<b><u>LOANS</u></b>	<b><u>LOANS</u></b>
30 DAYS	0	0.00%
60 DAYS	0	0.00%
90 DAYS	1	2.94%
<b>SUBTOTAL:</b>	<b>1</b>	<b>2.94%</b>
120 DAYS PLUS / FCL	0	0.00%

**TOTAL DELINQUENCIES:** 2.94%

**FICO** 675

**NZWAVG Orig LTV** 64.44%

**PRIVATE PORTFOLIO**  
**GEOGRAPHIC AND TAX & INSURANCE ESCROW ANALYSIS**

<b>State</b>	<b>Loan Count</b>	<b>Loan Count %</b>	<b>Principal Balance (\$)</b>	<b>Principal Balance (%)</b>	<b>T&amp;I Constant (\$)</b>	<b>% Loans Escrowed</b>	<b>Est. Avg 12 Mth. Escrow Balance (\$)</b>	<b>Est. Avg 12 Mth. Escrow Balance (%)</b>
CA	29	85.29%	\$23,024,031	92.38%	\$14,267	34.48%	\$62,165	0.27%
IL	1	2.94%	\$611,147	2.45%	\$3,452	100.00%	\$15,034	2.46%
NJ	1	2.94%	\$10,783	0.04%	\$0	0.00%	\$0	0.00%
OR	1	2.94%	\$335,843	1.35%	\$1,208	100.00%	\$6,583	1.96%
UT	1	2.94%	\$802,912	3.22%	\$1,203	100.00%	\$7,708	0.96%
WA	1	2.94%	\$139,613	0.56%	\$0	0.00%	\$0	0.00%
	34	100%	\$24,924,329	100%	\$20,129	38.23%	\$91,490	0.37%



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## Portfolio Characteristics

# MIAC Offering R1-0426

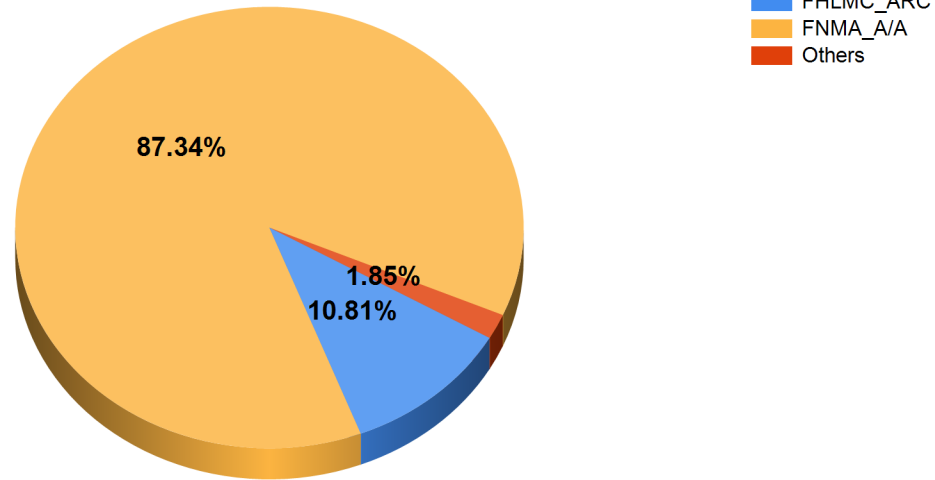
## Summary by Investor

Analysis Description: Summary

Market Time: 3/31/2026

Data As Of: 3/31/2026

Investor by Percentage of UPB



Investor	Loan Count	UPB	% of UPB
FHLMC_ARC	449	145,755,420	10.81%
FNMA_A/A	3,664	1,177,227,174	87.34%
Private_A/A	34	24,924,329	1.85%
<b>Total</b>	<b>4,147</b>	<b>1,347,906,923</b>	<b>100.00%</b>

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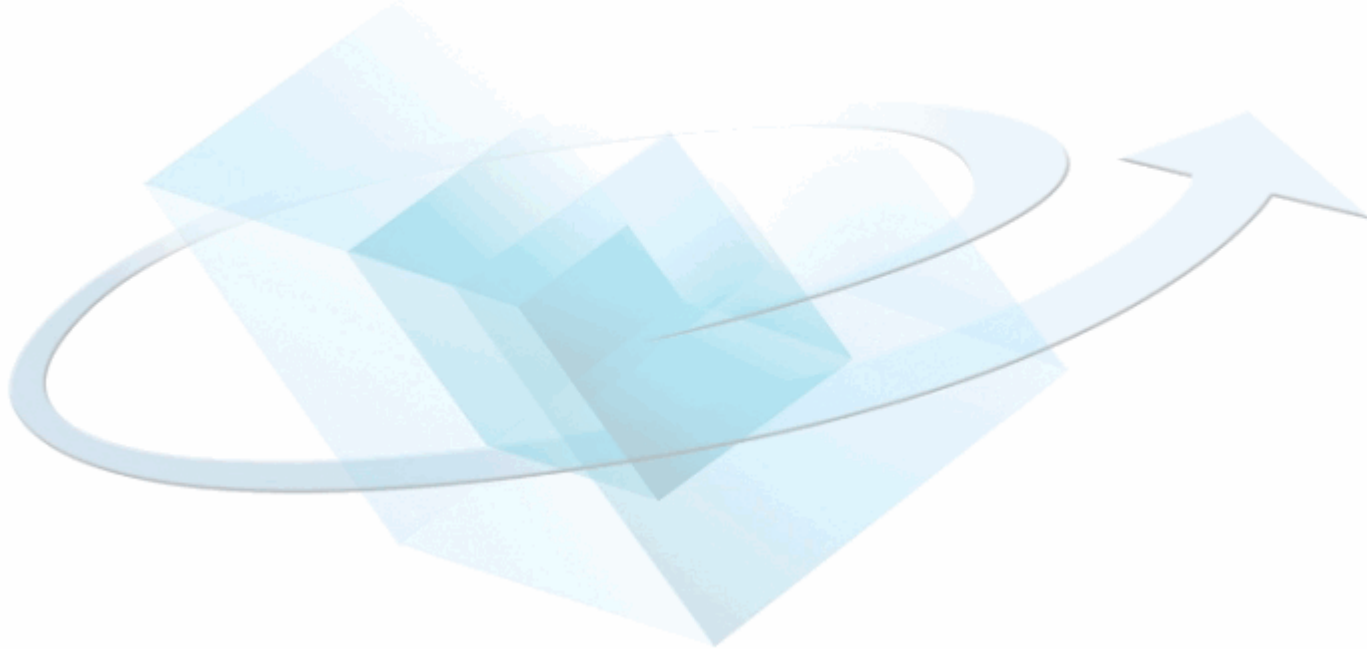
# MIAC Offering R1-0426

## 1110: Summary by Investor

Data As Of: 3/31/2026  
 Last Save Time: 4/8/2026 6:30:08 PM  
 Market Time: 3/31/2026 5:00:10 PM  
 RunID: 1

Analysis Description: MIAC Offering R1-0426

Investor	Current Balance	# of Loans	Avg Bal	Note Rate (%)	Net Serv Fee%	WA Loan Age	WA Rem Term	Rem Stated Term	WA Orig Term	P&I	T&I	Esc Bal % of UPB	Del 30	Del 60	Del 90	D120+
FHLMC_ARC	145,755,420	449	324,622	3.126	0.250	56	284	289	345	774,641	311,742	1.26	0.89	1.11	0.00	0.67
FNMA_A/A	1,177,227,174	3,664	321,296	3.030	0.250	58	285	291	349	6,112,844	2,392,819	1.15	0.63	0.08	0.16	0.49
Private_A/A	24,924,329	34	733,068	6.523	0.278	128	232	232	360	189,575	20,129	0.37	0.00	0.00	2.94	0.00
<b>Grand Totals</b>	1,347,906,923	4,147	325,032	3.105	0.251	59	284	290	349	7,077,061	2,724,690	1.15	0.65	0.19	0.17	0.51



Data Date:	Reflects the "as of" date of the data and current principal balance.	Application Name:	WinOAS 4.4.5
Market Time:	Date/time of market yield curve used for the pricing analysis.	App Build Date:	2/13/2026 7:34:48 PM
Portfolio Name:	MIAC Offering R1-0426	DB Schema Version:	Portfolio: 634 Reports: 110

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# MIAC Offering R1-0426

## 1120: Summary by Investor by Prepayment

Data As Of: 3/31/2026  
 Last Save Time: 4/8/2026 6:30:08 PM  
 Market Time: 3/31/2026 5:00:10 PM  
 RunID: 1

Analysis Description: MIAC Offering R1-0426

Investor	Prepay Model	Current Balance	# of Loans	Avg Bal	Note Rate (%)	Net Serv Fee%	WA Loan Age	WA Rem Term	Rem Stated Term	WA Orig Term	P&I	T&I	Esc Bal % of UPB	Del 30	Del 60	Del 90	D120+
FHLMC_ARC	CONV15	12,719,097	62	205,147	2.525	0.250	55	121	124	179	121,910	30,412	1.49	0.00	1.61	0.00	0.00
	CONV30	133,036,323	387	343,763	3.183	0.250	56	299	304	360	652,731	281,330	1.24	1.03	1.03	0.00	0.78
<b>Total:</b>	<b>FHLMC_ARC</b>	<b>145,755,420</b>	<b>449</b>	<b>324,622</b>	<b>3.126</b>	<b>0.250</b>	<b>56</b>	<b>284</b>	<b>289</b>	<b>345</b>	<b>774,641</b>	<b>311,742</b>	<b>1.26</b>	<b>0.89</b>	<b>1.11</b>	<b>0.00</b>	<b>0.67</b>
FNMA_A/A	CONV15	67,131,142	327	205,294	2.457	0.250	58	115	121	179	683,768	187,495	1.67	0.31	0.00	0.00	0.00
	CONV30	1,110,096,032	3,337	332,663	3.065	0.250	58	295	301	359	5,429,076	2,205,324	1.12	0.66	0.09	0.18	0.54
<b>Total:</b>	<b>FNMA_A/A</b>	<b>1,177,227,174</b>	<b>3,664</b>	<b>321,296</b>	<b>3.030</b>	<b>0.250</b>	<b>58</b>	<b>285</b>	<b>291</b>	<b>349</b>	<b>6,112,844</b>	<b>2,392,819</b>	<b>1.15</b>	<b>0.63</b>	<b>0.08</b>	<b>0.16</b>	<b>0.49</b>
Private_A/A	ARM	22,251,692	32	695,365	6.687	0.281	129	231	231	360	171,670	16,677	0.34	0.00	0.00	3.13	0.00
	J_H10YR1	2,061,490	1	2,061,490	5.500	0.250	119	240	240	360	14,181	0	0.00	0.00	0.00	0.00	0.00
	JUMBO30	611,147	1	611,147	4.000	0.250	118	238	242	360	3,725	3,452	2.46	0.00	0.00	0.00	0.00
<b>Total:</b>	<b>Private_A/A</b>	<b>24,924,329</b>	<b>34</b>	<b>733,068</b>	<b>6.523</b>	<b>0.278</b>	<b>128</b>	<b>232</b>	<b>232</b>	<b>360</b>	<b>189,575</b>	<b>20,129</b>	<b>0.37</b>	<b>0.00</b>	<b>0.00</b>	<b>2.94</b>	<b>0.00</b>
<b>Grand Totals</b>		<b>1,347,906,923</b>	<b>4,147</b>	<b>325,032</b>	<b>3.105</b>	<b>0.251</b>	<b>59</b>	<b>284</b>	<b>290</b>	<b>349</b>	<b>7,077,061</b>	<b>2,724,690</b>	<b>1.15</b>	<b>0.65</b>	<b>0.19</b>	<b>0.17</b>	<b>0.51</b>

Data Date: Reflects the "as of" date of the data and current principal balance.

Market Time: Date/time of market yield curve used for the pricing analysis.

Portfolio Name: MIAC Offering R1-0426

Application Name: WinOAS 4.4.5

App Build Date: 2/13/2026 7:34:48 PM

DB Schema Version: Portfolio: 634 Reports: 110

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# MIAC Offering R1-0426

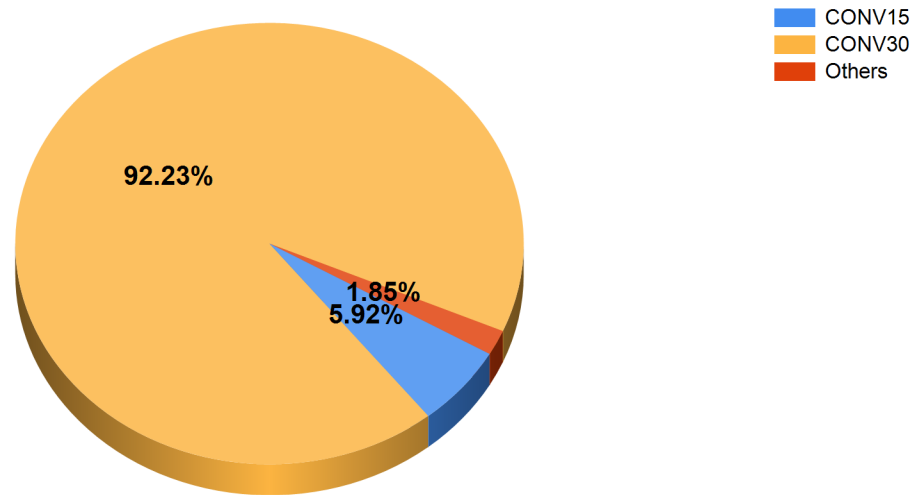
## Summary by Prepay

Market Time: 3/31/2026

Data As Of: 3/31/2026

Analysis Description: Summary

Prepay by Percentage of UPB



Prepay	Loan Count	UPB	% of UPB
ARM	32	22,251,692	1.65%
CONV15	389	79,850,239	5.92%
CONV30	3,724	1,243,132,355	92.23%
J_H10YR1	1	2,061,490	0.15%
JUMBO30	1	611,147	0.05%
<b>Total</b>	<b>4,147</b>	<b>1,347,906,923</b>	<b>100.00%</b>

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# MIAC Offering R1-0426

## 1135: Summary by Prepayment

Data As Of: 3/31/2026  
 Last Save Time: 4/8/2026 6:30:08 PM  
 Market Time: 3/31/2026 5:00:10 PM  
 RunID: 1

Analysis Description: MIAC Offering R1-0426

Prepay Model	Current Balance	# of Loans	Avg Bal	Note Rate (%)	Net Serv Fee%	WA Loan Age	WA Rem Term	Rem Stated Term	WA Orig Term	P&I	T&I	Esc Bal % of UPB	Del 30	Del 60	Del 90	D120+
ARM	22,251,692	32	695,365	6.687	0.281	129	231	231	360	171,670	16,677	0.34	0.00	0.00	3.13	0.00
CONV15	79,850,239	389	205,271	2.468	0.250	57	116	122	179	805,678	217,907	1.64	0.26	0.26	0.00	0.00
CONV30	1,243,132,355	3,724	333,816	3.077	0.250	58	296	302	359	6,081,807	2,486,654	1.13	0.70	0.19	0.16	0.56
J_H10YR1	2,061,490	1	2,061,490	5.500	0.250	119	240	240	360	14,181	0	0.00	0.00	0.00	0.00	0.00
JUMBO30	611,147	1	611,147	4.000	0.250	118	238	242	360	3,725	3,452	2.46	0.00	0.00	0.00	0.00
<b>Grand Totals</b>	<b>1,347,906,923</b>	<b>4,147</b>	<b>325,032</b>	<b>3.105</b>	<b>0.251</b>	<b>59</b>	<b>284</b>	<b>290</b>	<b>349</b>	<b>7,077,061</b>	<b>2,724,690</b>	<b>1.15</b>	<b>0.65</b>	<b>0.19</b>	<b>0.17</b>	<b>0.51</b>



Data Date: Reflects the "as of" date of the data and current principal balance.

Market Time: Date/time of market yield curve used for the pricing analysis.

Portfolio Name: MIAC Offering R1-0426

Application Name: WinOAS 4.4.5

App Build Date: 2/13/2026 7:34:48 PM

DB Schema Version: Portfolio: 634 Reports: 110

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# MIAC Offering R1-0426

## 1140: Summary by Prepayment by Note Rate

Data As Of: 3/31/2026  
 Last Save Time: 4/8/2026 6:30:08 PM  
 Market Time: 3/31/2026 5:00:10 PM  
 RunID: 1

Analysis Description: MIAC Offering R1-0426

Prepay Model	Note Rate Range	Current Balance	# of Loans	Avg Bal	Note Rate (%)	Net Serv Fee%	WA Loan Age	WA Rem Term	Rem Stated Term	WA Orig Term	P&I	T&I	Esc Bal % of UPB	Del 30	Del 60	Del 90	D120+
<b>ARM</b>	<b>5.00 - 5.49</b>	570,835	1	570,835	5.250	0.250	122	238	238	360	3,865	1,379	1.05	0.00	0.00	0.00	0.00
	<b>5.50 - 5.99</b>	4,429,359	5	885,872	5.728	0.250	123	236	237	360	31,303	2,793	0.27	0.00	0.00	0.00	0.00
	<b>6.00 - 6.49</b>	1,681,898	3	560,633	6.078	0.306	125	235	235	360	12,270	1,636	0.42	0.00	0.00	0.00	0.00
	<b>6.50 - 6.99</b>	7,520,828	13	578,525	6.762	0.330	131	229	229	360	58,647	5,851	0.36	0.00	0.00	0.00	0.00
	<b>&gt;= 7.00</b>	8,048,771	10	804,877	7.374	0.250	130	230	230	360	65,586	5,018	0.30	0.00	0.00	10.00	0.00
<b>Total: ARM</b>		22,251,692	32	695,365	6.687	0.281	129	231	231	360	171,670	16,677	0.34	0.00	0.00	3.13	0.00
<b>CONV15</b>	<b>&lt; 2.50</b>	38,886,833	167	232,855	2.183	0.250	59	115	121	180	386,434	95,116	1.46	0.00	0.00	0.00	0.00
	<b>2.50 - 2.99</b>	34,110,340	168	203,038	2.636	0.250	55	117	124	179	343,315	93,177	1.67	0.60	0.00	0.00	0.00
	<b>3.00 - 3.49</b>	5,456,928	42	129,927	3.102	0.250	61	112	118	179	57,846	26,209	2.89	0.00	2.38	0.00	0.00
	<b>3.50 - 3.99</b>	1,101,848	9	122,428	3.590	0.250	58	107	115	173	13,211	2,613	1.25	0.00	0.00	0.00	0.00
	<b>4.00 - 4.49</b>	53,541	1	53,541	4.000	0.250	53	127	127	180	518	336	2.73	0.00	0.00	0.00	0.00
	<b>4.50 - 4.99</b>	110,166	1	110,166	4.500	0.250	74	61	106	180	2,029	457	1.22	0.00	0.00	0.00	0.00
<b>Total: CONV15</b>		79,850,239	389	205,271	2.468	0.250	57	116	122	179	805,678	217,907	1.64	0.26	0.26	0.00	0.00
<b>CONV30</b>	<b>&lt; 2.50</b>	27,110,327	85	318,945	2.324	0.250	61	275	284	345	134,736	66,236	1.47	1.18	0.00	0.00	0.00
	<b>2.50 - 2.99</b>	497,910,837	1,477	337,110	2.732	0.250	60	291	298	358	2,365,672	1,004,545	1.14	0.41	0.07	0.14	0.14
	<b>3.00 - 3.49</b>	535,532,967	1,594	335,968	3.194	0.250	56	299	304	360	2,629,302	1,046,831	1.11	0.88	0.19	0.13	0.63
	<b>3.50 - 3.99</b>	142,360,703	442	322,083	3.666	0.250	55	301	307	362	732,057	286,536	1.13	0.90	0.23	0.23	1.13
	<b>4.00 - 4.49</b>	33,711,095	96	351,157	4.105	0.250	51	304	311	361	181,322	67,103	1.08	1.04	1.04	0.00	3.13
	<b>4.50 - 4.99</b>	4,676,755	19	246,145	4.636	0.250	68	296	307	371	27,059	10,168	1.19	0.00	0.00	5.26	5.26
	<b>5.00 - 5.49</b>	738,623	4	184,656	5.315	0.250	89	269	271	360	4,709	2,613	1.46	0.00	25.00	0.00	0.00
<b>Total: CONV30</b>		1,243,132,355	3,724	333,816	3.077	0.250	58	296	302	359	6,081,807	2,486,654	1.13	0.70	0.19	0.16	0.56
<b>J_H10YR1</b>	<b>5.50 - 5.99</b>	2,061,490	1	2,061,490	5.500	0.250	119	240	240	360	14,181	0	0.00	0.00	0.00	0.00	0.00
<b>Total: J_H10YR1</b>		2,061,490	1	2,061,490	5.500	0.250	119	240	240	360	14,181	0	0.00	0.00	0.00	0.00	0.00
<b>JUMBO30</b>	<b>4.00 - 4.49</b>	611,147	1	611,147	4.000	0.250	118	238	242	360	3,725	3,452	2.46	0.00	0.00	0.00	0.00

Data Date: Reflects the "as of" date of the data and current principal balance.  
 Market Time: Date/time of market yield curve used for the pricing analysis.  
 Portfolio Name: MIAC Offering R1-0426

Application Name: WinOAS 4.4.5  
 App Build Date: 2/13/2026 7:34:48 PM  
 DB Schema Version: Portfolio: 634 Reports: 110

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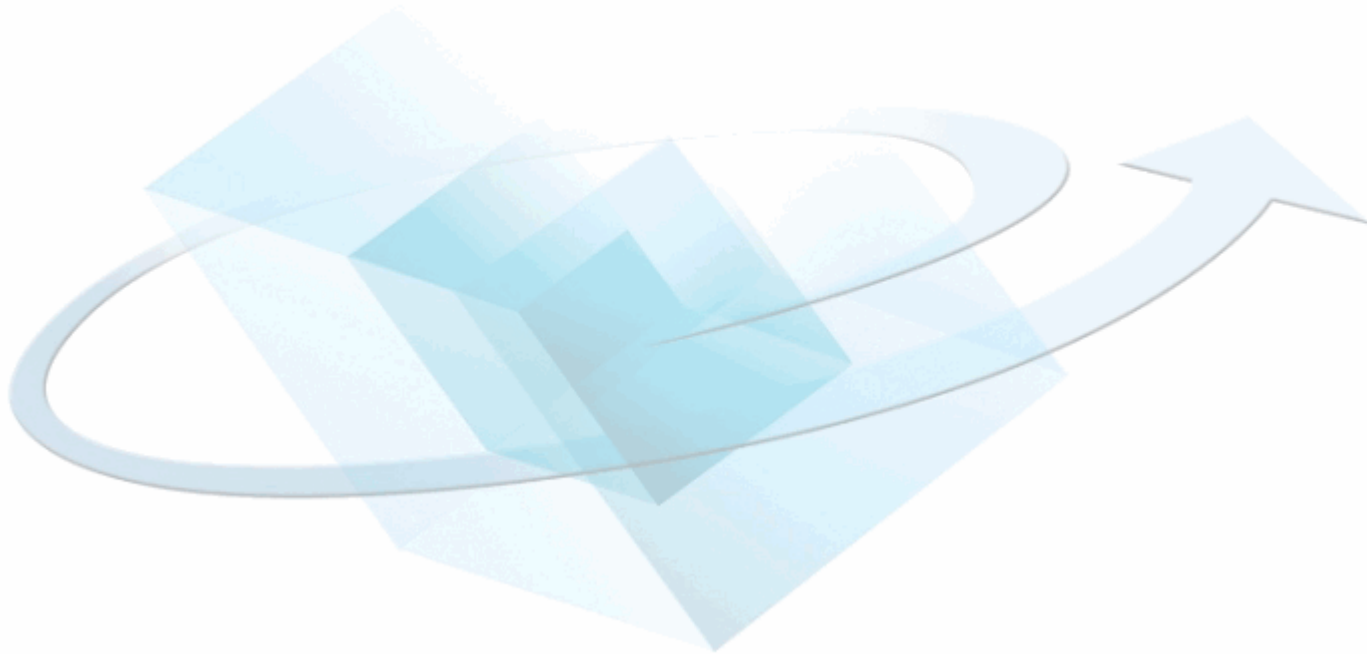
# MIAC Offering R1-0426

## 1140: Summary by Prepayment by Note Rate

Data As Of: 3/31/2026  
 Last Save Time: 4/8/2026 6:30:08 PM  
 Market Time: 3/31/2026 5:00:10 PM  
 RunID: 1

Analysis Description: MIAC Offering R1-0426

Prepay Model	Note Rate Range	Current Balance	# of Loans	Avg Bal	Note Rate (%)	Net Serv Fee%	WA Loan Age	WA Rem Term	Rem Stated Term	WA Orig Term	P&I	T&I	Esc Bal % of UPB	Del 30	Del 60	Del 90	D120+
<b>Total:</b>	<b>JUMBO30</b>	611,147	1	611,147	4.000	0.250	118	238	242	360	3,725	3,452	2.46	0.00	0.00	0.00	0.00
<b>Grand Totals</b>		1,347,906,923	4,147	325,032	3.105	0.251	59	284	290	349	7,077,061	2,724,690	1.15	0.65	0.19	0.17	0.51



Data Date:	Reflects the "as of" date of the data and current principal balance.	Application Name:	WinOAS 4.4.5
Market Time:	Date/time of market yield curve used for the pricing analysis.	App Build Date:	2/13/2026 7:34:48 PM
Portfolio Name:	MIAC Offering R1-0426	DB Schema Version:	Portfolio: 634 Reports: 110

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# MIAC Offering R1-0426

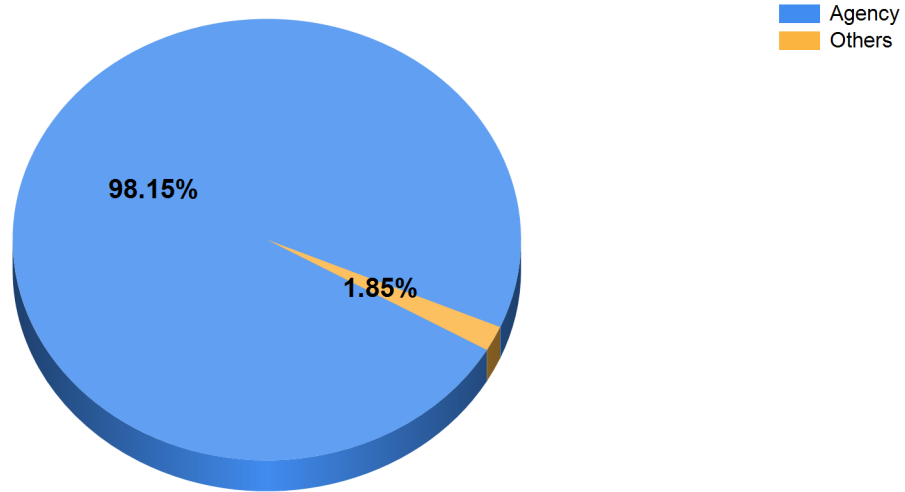
## Summary by Agency Flag

Analysis Description: Summary

Market Time: 3/31/2026

Data As Of: 3/31/2026

**Agency Flag by Percentage of UPB**



Agency Flag	Loan Count	UPB	% of UPB
<b>Agency</b>	4,113	1,322,982,594	98.15%
<b>Private</b>	34	24,924,329	1.85%
<b>Total</b>	<b>4,147</b>	<b>1,347,906,923</b>	<b>100.00%</b>

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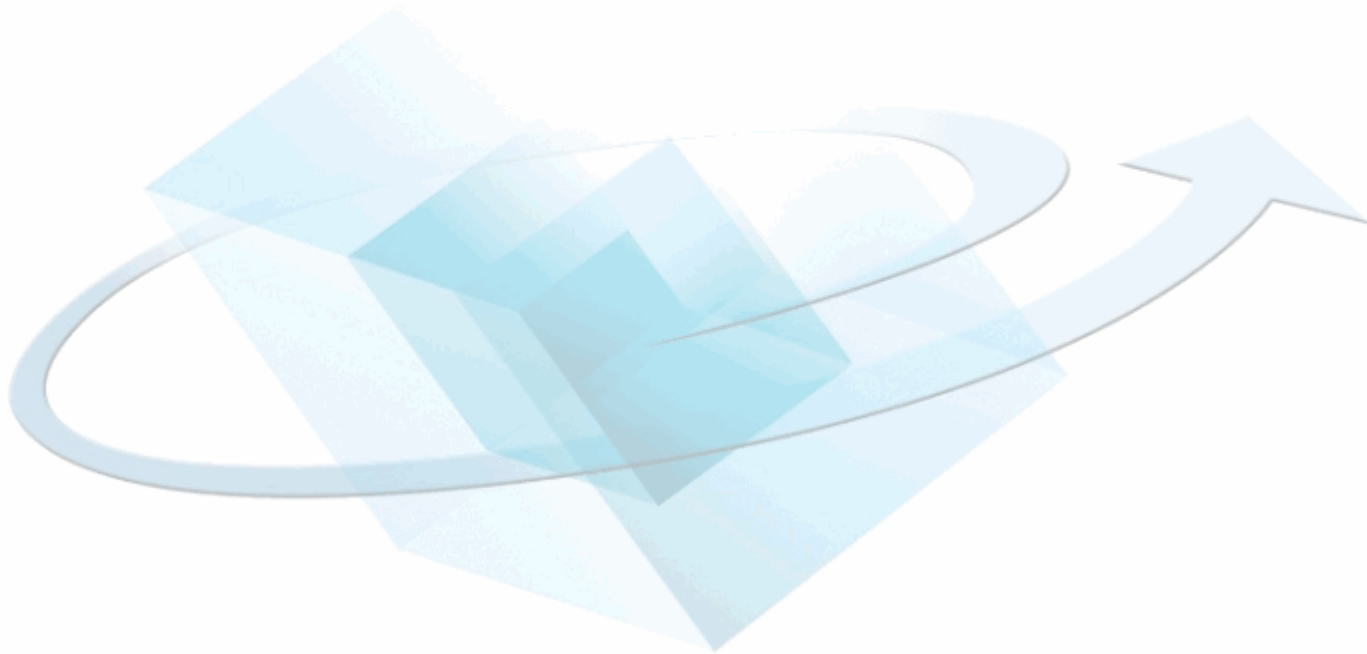
# MIAC Offering R1-0426

## 1180: Summary by Agency Flag

Data As Of: 3/31/2026  
 Last Save Time: 4/8/2026 6:30:08 PM  
 Market Time: 3/31/2026 5:00:10 PM  
 RunID: 1

Analysis Description: MIAC Offering R1-0426

Agency Flag	Current Balance	# of Loans	Avg Bal	Note Rate (%)	Net Serv Fee%	WA Loan Age	WA RemT erm	Rem Stated Term	WA Orig Term	P&I	T&I	Esc Bal % of UPB	Del 30	Del 60	Del 90	D120+
<b>Agency</b>	1,322,982,594	4,113	321,659	3.041	0.250	58	285	291	348	6,887,486	2,704,561	1.16	0.66	0.19	0.15	0.51
<b>Private</b>	24,924,329	34	733,068	6.523	0.278	128	232	232	360	189,575	20,129	0.37	0.00	0.00	2.94	0.00
<b>Grand Totals</b>	1,347,906,923	4,147	325,032	3.105	0.251	59	284	290	349	7,077,061	2,724,690	1.15	0.65	0.19	0.17	0.51



Data Date:	Reflects the "as of" date of the data and current principal balance.	Application Name:	WinOAS 4.4.5
Market Time:	Date/time of market yield curve used for the pricing analysis.	App Build Date:	2/13/2026 7:34:48 PM
Portfolio Name:	MIAC Offering R1-0426	DB Schema Version:	Portfolio: 634 Reports: 110

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# MIAC Offering R1-0426

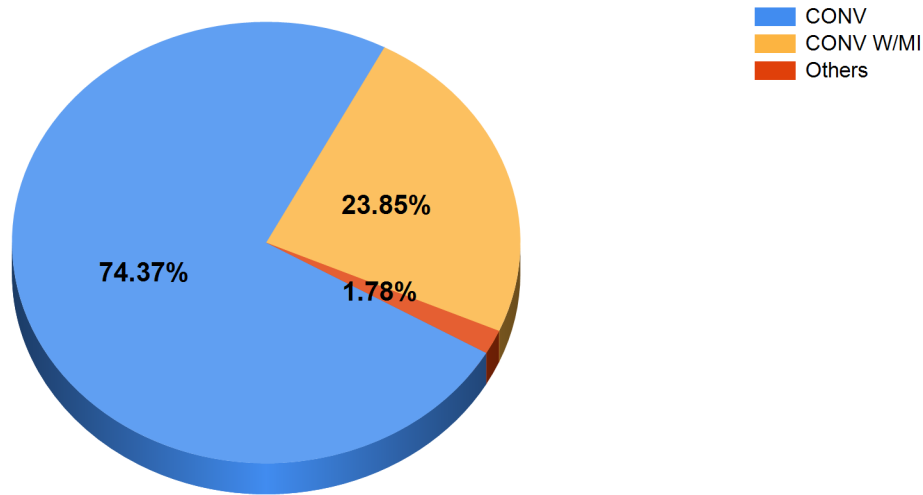
## Summary by Note Type Detail

Analysis Description: Summary

Market Time: 3/31/2026

Data As Of: 3/31/2026

Note Type Detail by Percentage of UPB



Note Type Detail	Loan Count	UPB	% of UPB
CONV	3,243	1,002,398,830	74.37%
CONV W/MI	875	321,493,582	23.85%
JUMBO	29	24,014,510	1.78%
<b>Total</b>	<b>4,147</b>	<b>1,347,906,923</b>	<b>100.00%</b>

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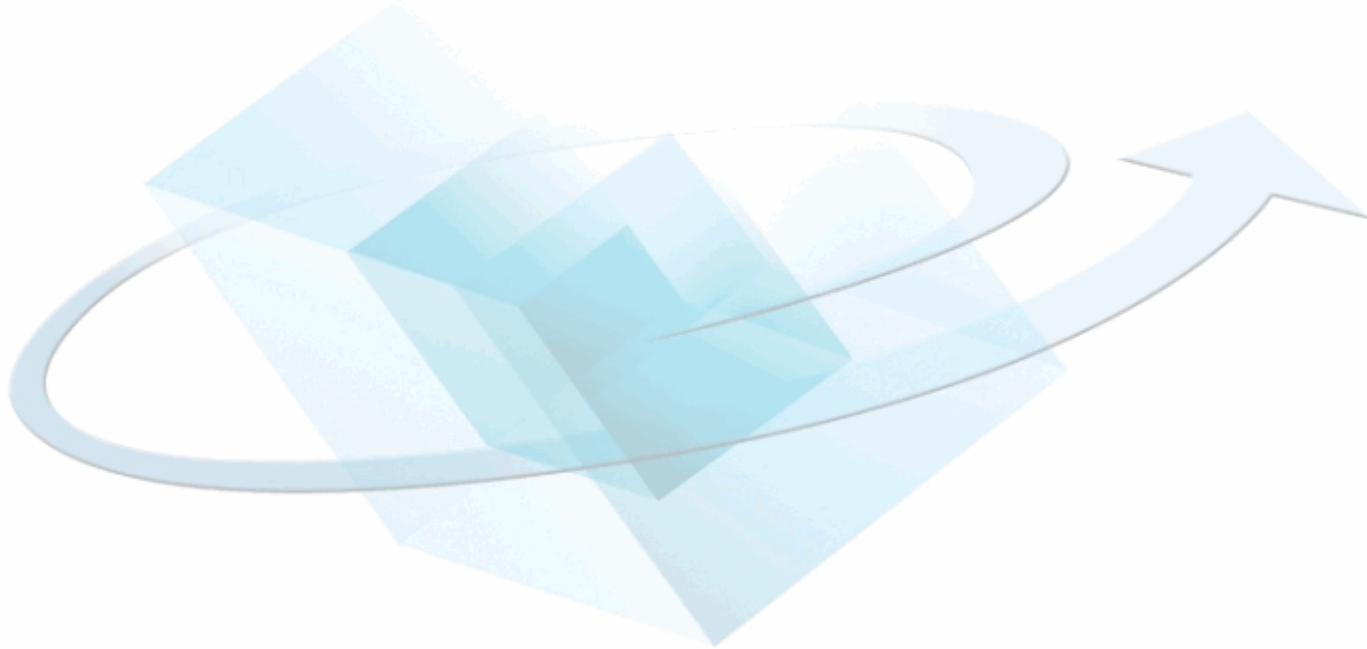
# MIAC Offering R1-0426

## 1185: Summary by Note Type Detail

Data As Of: 3/31/2026  
 Last Save Time: 4/8/2026 6:30:08 PM  
 Market Time: 3/31/2026 5:00:10 PM  
 RunID: 1

Analysis Description: MIAC Offering R1-0426

Note Type	Current Balance	# of Loans	Avg Bal	Note Rate (%)	Net Serv Fee%	WA Loan Age	WA RemT erm	Rem Stated Term	WA Orig Term	P&I	T&I	Esc Bal % of UPB	Del 30	Del 60	Del 90	D120+
CONV	1,002,398,830	3,243	309,096	3.011	0.250	58	279	286	344	5,346,828	1,963,472	1.11	0.46	0.15	0.03	0.19
CONV W/MI	321,493,582	875	367,421	3.143	0.250	57	303	306	362	1,547,695	742,297	1.31	1.37	0.34	0.57	1.71
JUMBO	24,014,510	29	828,087	6.520	0.279	127	232	233	360	182,537	18,921	0.35	0.00	0.00	3.45	0.00
<b>Grand Totals</b>	<b>1,347,906,923</b>	<b>4,147</b>	<b>325,032</b>	<b>3.105</b>	<b>0.251</b>	<b>59</b>	<b>284</b>	<b>290</b>	<b>349</b>	<b>7,077,061</b>	<b>2,724,690</b>	<b>1.15</b>	<b>0.65</b>	<b>0.19</b>	<b>0.17</b>	<b>0.51</b>



Data Date: Reflects the "as of" date of the data and current principal balance.

Application Name: WinOAS 4.4.5

Market Time: Date/time of market yield curve used for the pricing analysis.

App Build Date: 2/13/2026 7:34:48 PM

Portfolio Name: MIAC Offering R1-0426

DB Schema Version: Portfolio: 634 Reports: 110

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# MIAC Offering R1-0426

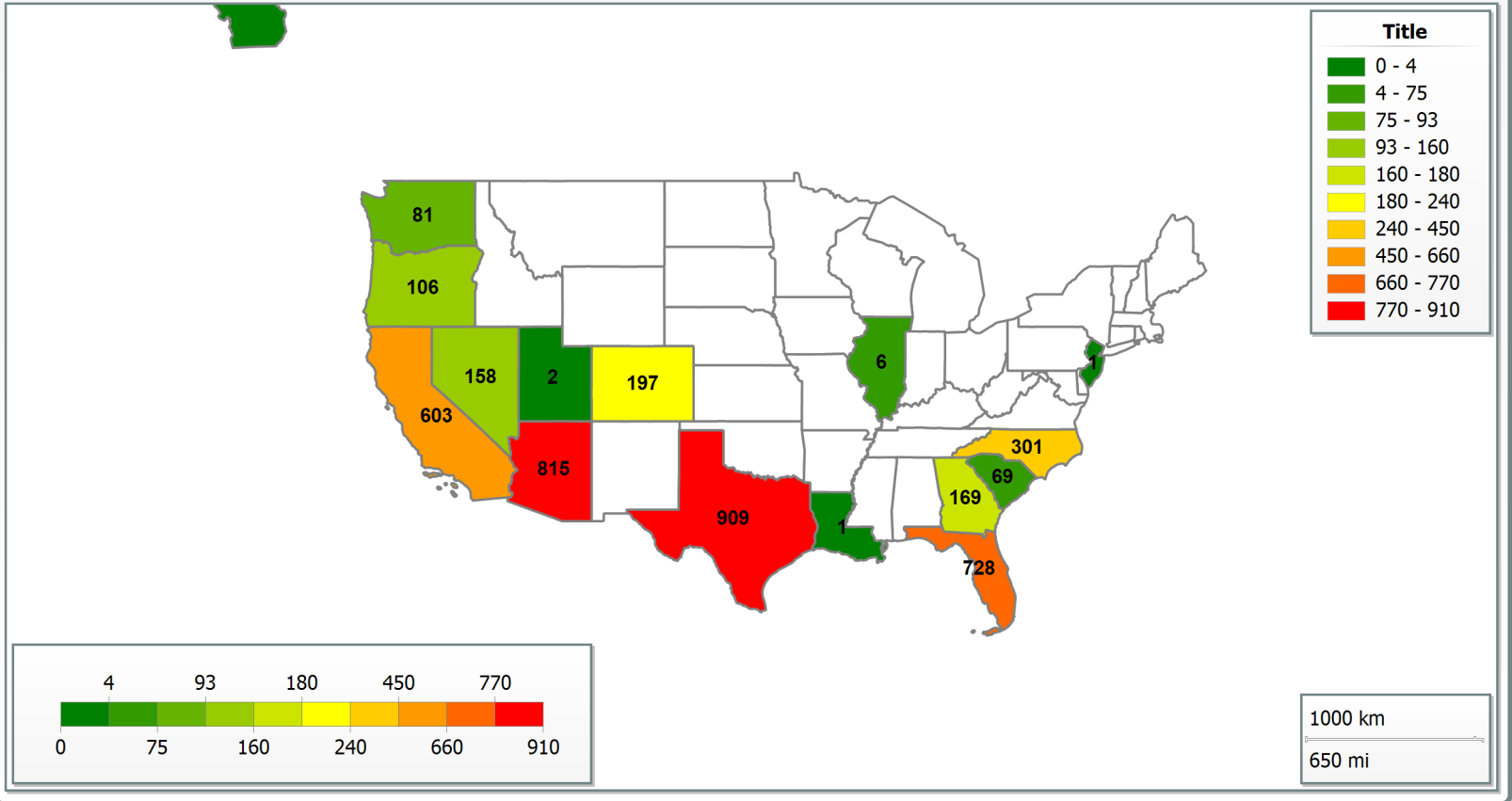
## Summary by State

Market Time: 3/31/2026

Data As Of: 3/31/2026

Analysis Description: Summary

### State by Number of Loans



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# MIAC

Analytical Solutions for the Financial Industry

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Disclosure Information

**GENERAL INFORMATION:** MIAC Analytics has been exclusively retained to offer this portfolio of \$1.35 billion of mortgage servicing rights for purchase. All loans have interest collected in arrears. All loans are due on the first of the month and are first lien mortgages.

**AMORTIZATION TERM:** The Seller's database indicates that all loans are fully amortizing over a 10 to 40 year term.

**INVESTOR:** FNMA A/A makes up 87.34% of the unpaid principal balance totaling \$1.18 billion, FHLMC ARC makes up 10.81% of the unpaid principal balance totaling \$145.75 million, and Private A/A makes up 1.85% of the unpaid principal balance totaling \$24.92 million.

**LOAN TYPE:** The Seller's database indicates that 74.37% of the unpaid principal balance totaling \$1.00 billion are conventional, 23.85% of the unpaid principal balance totaling \$321.49 million are conventional with MI, 17.94% of the unpaid principal balance totaling \$308.51 million are conventional with MI, and the remaining 1.78% of the unpaid principal balance totaling \$24.01 million are jumbo loans.

**GEOGRAPHICAL DISTRIBUTION:** The portfolio is concentrated in Texas, California, Arizona, and Florida. Loan level Zip codes are available to interested parties.

**OWNER OCCUPANCY:** The Seller's database indicates that 92.69% of the unpaid principal balance totaling \$1.25 billion are owner occupied.

**BANKRUPTCIES & FORECLOSURES:** The Seller's database indicates 21 loans are 120 or more day's delinquent, in foreclosure or in bankruptcy.

**BUYDOWNS/BI-WEEKLY:** The Seller's database indicates that there are no Buydown loans and at time of origination, no Bi-Weekly loans.

**MERS:** The loans originated in the U.S mainland are registered with Mortgage Electronic Registration System (MERS, Inc.).

**TAX AND FLOOD CONTRACTS:** The Seller advises that 100% of the loans have life of loan tax contracts and life of loan flood certifications with Corelogic. Both contracts are transferable.

**SERVICING SYSTEM:** The Seller advises that all loans are being serviced by DMI.

**DOCUMENTATION:** The notes and deeds are maintained in hard copy format. The remainder of the documentation including title policies and all servicing documents are imaged in electronic format.

**RESERVATION:** The Seller reserves the right to reject any or all offers for any reason whatsoever.

**ACCURACY:** The information contained in the accompanying exhibits has been compiled by MIAC based on information, provided by the Seller, as of 3/31/2026. While the seller believes this to be accurate and reliable data, no warranty or guarantee is expressed or implied, and your offer to purchase should be made subject to your personal examination of the books and records of the Seller.

**ACCEPTANCE CRITERIA:** The acceptance of an offer by the Seller will be made on the basis of: 1) the timely receipt by MIAC of a written Bid Letter and the terms and conditions contained therein; 2) the price offered for the portfolio; 3) the financial strength and the quality of the current servicing performed by the bidder; as well as, 4) the ability of the bidder to perform within the time guidelines for closing and transfer, 5) other criteria at the discretion of the Seller.

**QUALIFICATIONS OF PURCHASER:** The successful bidder must be an approved Government and/or Agency Seller/Service, in good standing, with requisite financial criteria, and adequate resources necessary to complete this transaction. The Investors will require written approval to complete the transfer. As a condition of that approval, the Investors may require financial statements and servicing experience of the Purchaser and an explanation of how the Purchaser will adjust servicing staff of operations to properly service this portfolio.