MIAC
Analytical Solutions for the Financial Industry

OPEN BOX TECHNOLOGY

$868.37 Million Servicing Offering

Offering R1-0826

Bid Date: 08/26/2026

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

MIAC Analytics, as exclusive representative for the Seller, is pleased to offer for your review and consideration a $868.37 million Fannie Mae and Freddie Mac 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*

- $321,857 Average Loan Size
- 71.82% FHLMC
- 28.18% FNMA
- Weighted average interest rate of 6.126%
- Weighted average delinquency rate of 1.74%
- Weighted average loan Age of 10 months
- Weighted average FICO of 763

Data contained in this offering is provided by the Seller and is as of 7/31/2026. 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.

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, Manging 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

Portfolio Summary Information - Total

TOTAL PORTFOLIO
SUMMARY INFORMATION

INVESTOR TYPE by $UPB:

	FHLMC_STD	71.82%
	FNMA_A/A	12.99%
	FNMA_MBS	14.87%
	FNMA_S/A	0.33%

PRINCIPAL BALANCE:	$868,371,441
NUMBER OF LOANS:	2,698

WEIGHTED AVERAGE:

	INTEREST RATE	6.126%
	SERVICE FEE	0.284%
	ORIGINAL TERM (MONTHS)	331
	REMAINING TERM (MONTHS)	320
	AGE	10

APPROXIMATE AVERAGE (PER LOAN):

	LOAN BALANCE	$321,857
	PRINCIPAL & INTEREST	$2,164
	TAX & INSURANCE	$542

MONTHLY P&I CONSTANT:	$5,838,394
MONTHLY T&I CONSTANT:	$1,461,890
ESTIMATED 12 MTH AVG ESCROW BALANCE:	$8,035,660

DELINQUENCIES:		**# OF LOANS**	**% OF LOANS**
	30 DAYS	20	0.74%
	60 DAYS	12	0.44%
	90 DAYS	-	0.00%
SUBTOTAL:		**32**	**1.19%**
	120 DAYS PLUS / FCL	15	0.56%
TOTAL DELINQUENCIES:			**1.74%**
FICO			763
NZWAVG Orig LTV			75.95%

TOTAL PORTFOLIO
GEOGRAPHIC AND TAX & INSURANCE ESCROW ANALYSIS

State	Loan Count	Loan Count %	Principal Balance ($)	Principal Balance (%)	T&I Constant ($)	% Loans Escrowed	Est. Avg 12 Mth. Escrow Balance ($)	Est. Avg 12 Mth. Escrow Balance (%)
AK	1	0.04%	$475,067	0.05%	$1,042	100.00%	$6,698	1.41%
AL	24	0.89%	$6,042,966	0.70%	$10,356	91.67%	$66,473	1.10%
AR	16	0.59%	$5,011,000	0.58%	$5,991	87.50%	$38,585	0.77%
AZ	92	3.41%	$29,091,200	3.35%	$27,799	93.48%	$122,183	0.42%
CA	85	3.15%	$32,445,881	3.74%	$50,457	74.12%	$220,632	0.68%
CO	44	1.63%	$16,066,577	1.85%	$20,940	88.64%	$109,253	0.68%
CT	12	0.44%	$4,607,095	0.53%	$8,134	83.33%	$35,475	0.77%
DC	6	0.22%	$2,752,777	0.32%	$3,859	100.00%	$16,792	0.61%
DE	20	0.74%	$6,757,622	0.78%	$6,047	85.00%	$39,194	0.58%
FL	400	14.83%	$136,321,397	15.70%	$258,925	89.75%	$1,663,121	1.22%
GA	77	2.85%	$22,406,206	2.58%	$36,705	85.71%	$235,265	1.05%
HI	7	0.26%	$3,480,111	0.40%	$3,512	100.00%	$15,312	0.44%
IA	5	0.19%	$1,571,454	0.18%	$3,495	100.00%	$15,243	0.97%
ID	10	0.37%	$2,901,943	0.33%	$3,292	90.00%	$14,220	0.49%
IL	93	3.45%	$30,243,286	3.48%	$53,985	69.89%	$235,898	0.78%
IN	41	1.52%	$10,037,240	1.16%	$15,166	87.80%	$66,246	0.66%
KS	11	0.41%	$2,599,223	0.30%	$5,920	90.91%	$25,732	0.99%
KY	17	0.63%	$4,373,671	0.50%	$7,010	82.35%	$45,049	1.03%
LA	63	2.34%	$14,977,516	1.72%	$28,117	87.30%	$181,228	1.21%
MA	38	1.41%	$14,671,753	1.69%	$26,934	94.74%	$107,104	0.73%
MD	78	2.89%	$27,874,100	3.21%	$48,859	91.03%	$211,843	0.76%
ME	6	0.22%	$2,276,478	0.26%	$3,803	100.00%	$24,586	1.08%
MI	49	1.82%	$12,314,312	1.42%	$20,461	83.67%	$107,135	0.87%
MN	19	0.70%	$4,714,176	0.54%	$13,660	94.74%	$59,399	1.26%
MO	48	1.78%	$10,741,201	1.24%	$18,279	91.67%	$118,153	1.10%
MS	18	0.67%	$3,189,946	0.37%	$5,059	88.89%	$32,537	1.02%
MT	7	0.26%	$1,881,681	0.22%	$3,387	100.00%	$12,043	0.64%
NC	133	4.93%	$44,165,107	5.09%	$52,635	87.22%	$340,071	0.77%
ND	2	0.07%	$636,965	0.07%	$1,099	100.00%	$4,905	0.77%
NE	4	0.15%	$827,596	0.10%	$2,124	100.00%	$9,269	1.12%
NH	2	0.07%	$746,287	0.09%	$2,561	100.00%	$11,120	1.49%
NJ	70	2.59%	$30,616,930	3.53%	$67,095	88.57%	$266,367	0.87%
NM	17	0.63%	$4,639,973	0.53%	$5,722	88.24%	$25,056	0.54%
NV	11	0.41%	$3,732,411	0.43%	$3,871	90.91%	$11,570	0.31%
NY	86	3.19%	$40,379,355	4.65%	$79,132	93.02%	$335,149	0.83%
OH	41	1.52%	$10,006,387	1.15%	$19,119	95.12%	$83,053	0.83%
OK	15	0.56%	$3,840,397	0.44%	$8,192	93.33%	$52,613	1.37%
OR	41	1.52%	$16,291,022	1.88%	$20,808	95.12%	$112,408	0.69%
PA	152	5.63%	$46,381,660	5.34%	$80,594	89.47%	$422,073	0.91%
RI	2	0.07%	$862,115	0.10%	$939	100.00%	$4,052	0.47%
SC	67	2.48%	$16,369,385	1.89%	$23,357	94.03%	$150,598	0.92%
TN	63	2.34%	$20,515,984	2.36%	$23,263	92.06%	$149,767	0.73%
TX	473	17.53%	$122,489,123	14.11%	$261,134	72.09%	$1,678,101	1.37%
UT	27	1.00%	$10,768,797	1.24%	$10,229	85.19%	$65,690	0.61%
VA	126	4.67%	$57,535,567	6.63%	$69,112	94.44%	$299,185	0.52%
VT	4	0.15%	$683,188	0.08%	$1,283	50.00%	$4,304	0.63%
WA	50	1.85%	$19,972,815	2.30%	$28,560	88.00%	$123,831	0.62%
WI	20	0.74%	$5,221,351	0.60%	$8,794	90.00%	$56,391	1.08%
WV	1	0.04%	$96,290	0.01%	$144	100.00%	$626	0.65%
WY	4	0.15%	$1,766,856	0.20%	$932	75.00%	$4,064	0.23%
	2,698	100%	$868,371,441	100%	$1,461,890	85.84%	$8,035,660	0.93%

Portfolio Summary Information - FHLMC

FHLMC PORTFOLIO
SUMMARY INFORMATION

INVESTOR TYPE by $UPB:

	FHLMC STD		100.00%
PRINCIPAL BALANCE:			$623,626,155
NUMBER OF LOANS:			1,775
WEIGHTED AVERAGE:			
	INTEREST RATE		6.104%
	SERVICE FEE		0.288%
	ORIGINAL TERM (MONTHS)		326
	REMAINING TERM (MONTHS)		319
	AGE		7
APPROXIMATE AVERAGE (PER LOAN):			
	LOAN BALANCE		$351,339
	PRINCIPAL & INTEREST		$2,361
	TAX & INSURANCE		$558
MONTHLY P&I CONSTANT:			$4,190,787
MONTHLY T&I CONSTANT:			$990,989
ESTIMATED 12 MTH AVG ESCROW BALANCE:			$5,437,383
DELINQUENCIES:		**# OF LOANS**	**% OF LOANS**
	30 DAYS	7	0.39%
	60 DAYS	7	0.39%
	90 DAYS	0	0.00%
SUBTOTAL:		**14**	**0.79%**
	120 DAYS PLUS / FCL	0	0.00%
TOTAL DELINQUENCIES:			**0.79%**
FICO			767
NZWAVG Orig LTV			75.36%

FHLMC PORTFOLIO
GEOGRAPHIC AND TAX & INSURANCE ESCROW ANALYSIS

State	Loan Count	Loan Count %	Principal Balance ($)	Principal Balance (%)	T&I Constant ($)	% Loans Escrowed	Est. Avg 12 Mth. Escrow Balance ($)	Est. Avg 12 Mth. Escrow Balance (%)
AK	1	0.06%	$475,067	0.68%	$1,042	100.00%	$6,698	1.41%
AL	18	1.01%	$4,767,587	6.84%	$7,583	94.44%	$48,629	1.02%
AR	10	0.56%	$3,546,680	5.09%	$4,564	100.00%	$29,437	0.83%
AZ	67	3.77%	$22,131,326	31.77%	$19,892	91.04%	$86,312	0.39%
CA	55	3.10%	$22,207,436	31.88%	$33,592	70.91%	$146,569	0.66%
CO	30	1.69%	$11,906,264	17.09%	$14,308	90.00%	$75,009	0.63%
CT	11	0.62%	$4,372,476	6.28%	$7,828	81.82%	$34,105	0.78%
DC	3	0.17%	$1,651,600	2.37%	$1,697	100.00%	$7,432	0.45%
DE	16	0.90%	$5,674,293	8.15%	$4,344	81.25%	$27,804	0.49%
FL	269	15.15%	$101,352,527	145.49%	$177,960	88.48%	$1,145,284	1.13%
GA	49	2.76%	$16,350,550	23.47%	$26,267	87.76%	$168,411	1.03%
HI	3	0.17%	$1,619,879	2.33%	$1,447	100.00%	$6,318	0.39%
IA	3	0.17%	$932,947	1.34%	$2,111	100.00%	$9,143	0.98%
ID	7	0.39%	$2,349,697	3.37%	$2,685	100.00%	$11,748	0.50%
IL	62	3.49%	$22,194,000	31.86%	$41,494	72.58%	$179,771	0.81%
IN	30	1.69%	$6,975,711	10.01%	$10,698	83.33%	$46,737	0.67%
KS	7	0.39%	$1,743,435	2.50%	$3,323	85.71%	$14,471	0.83%
KY	13	0.73%	$3,257,028	4.68%	$5,901	92.31%	$38,107	1.17%
LA	41	2.31%	$9,969,954	14.31%	$17,460	87.80%	$112,660	1.13%
MA	28	1.58%	$10,316,785	14.81%	$18,527	96.43%	$73,249	0.71%
MD	40	2.25%	$16,209,360	23.27%	$26,903	87.50%	$116,707	0.72%
ME	6	0.34%	$2,276,478	3.27%	$3,803	100.00%	$24,586	1.08%
MI	28	1.58%	$6,946,490	9.97%	$13,284	92.86%	$69,465	1.00%
MN	11	0.62%	$2,915,315	4.18%	$7,541	90.91%	$32,943	1.13%
MO	34	1.92%	$6,935,228	9.96%	$11,884	88.24%	$76,288	1.10%
MS	11	0.62%	$2,031,767	2.92%	$2,763	81.82%	$17,880	0.88%
MT	4	0.23%	$1,331,201	1.91%	$2,207	100.00%	$7,854	0.59%
NC	94	5.30%	$33,351,289	47.88%	$36,757	86.17%	$236,794	0.71%
ND	1	0.06%	$541,343	0.78%	$769	100.00%	$3,410	0.63%
NE	2	0.11%	$447,084	0.64%	$1,216	100.00%	$5,276	1.18%
NH	1	0.06%	$481,897	0.69%	$1,594	100.00%	$6,939	1.44%
NJ	58	3.27%	$27,156,034	38.98%	$55,232	87.93%	$217,248	0.80%
NM	11	0.62%	$3,236,210	4.65%	$4,432	100.00%	$19,417	0.60%
NV	6	0.34%	$2,312,998	3.32%	$2,415	83.33%	$7,170	0.31%
NY	38	2.14%	$20,347,403	29.21%	$38,937	92.11%	$164,814	0.81%
OH	29	1.63%	$7,529,689	10.81%	$14,495	96.55%	$63,249	0.84%
OK	12	0.68%	$3,220,159	4.62%	$7,313	100.00%	$47,014	1.46%
OR	29	1.63%	$11,723,122	16.83%	$14,555	93.10%	$79,717	0.68%
PA	100	5.63%	$32,912,465	47.25%	$56,328	91.00%	$296,212	0.90%
RI	2	0.11%	$862,115	1.24%	$939	100.00%	$4,052	0.47%
SC	38	2.14%	$9,616,242	13.80%	$14,178	97.37%	$91,354	0.95%
TN	41	2.31%	$14,615,512	20.98%	$15,965	95.12%	$102,309	0.70%
TX	289	16.28%	$88,438,333	126.95%	$164,310	70.59%	$1,061,260	1.20%
UT	19	1.07%	$7,149,984	10.26%	$7,367	89.47%	$47,190	0.66%
VA	92	5.18%	$45,022,361	64.63%	$53,208	93.48%	$229,614	0.51%
VT	1	0.06%	$278,068	0.40%	$792	100.00%	$2,642	0.95%
WA	37	2.08%	$16,492,572	23.67%	$22,644	86%	$98,955	0.60%
WI	13	0.73%	$3,587,045	5.15%	$5,363	85%	$34,436	0.96%
WV	1	0.06%	$96,290	0.14%	$144	100%	$626	0.65%
WY	4	0.23%	$1,766,856	2.54%	$932	75%	$4,064	0.23%
	1,775	100%	$623,626,155	895%	$990,989	85.80%	$5,437,383	0.87%

Portfolio Summary Information - FNMA

FNMA PORTFOLIO
SUMMARY INFORMATION

INVESTOR TYPE by $UPB:			
	FNMA A/A		46.10%
	FNMA MBS		52.74%
	FNMA S/A		1.16%
PRINCIPAL BALANCE:			$244,745,286
NUMBER OF LOANS:			923
WEIGHTED AVERAGE:			
	INTEREST RATE		6.183%
	SERVICE FEE		0.273%
	ORIGINAL TERM (MONTHS)		342
	REMAINING TERM (MONTHS)		325
	AGE		18
APPROXIMATE AVERAGE (PER LOAN):			
	LOAN BALANCE		$265,163
	PRINCIPAL & INTEREST		$1,785
	TAX & INSURANCE		$510
MONTHLY P&I CONSTANT:			$1,647,607
MONTHLY T&I CONSTANT:			$470,902
ESTIMATED 12 MTH AVG ESCROW BALANCE:			$2,602,653
DELINQUENCIES:		**# OF LOANS**	**% OF LOANS**
	30 DAYS	13	1.41%
	60 DAYS	5	0.54%
	90 DAYS	0	0.00%
SUBTOTAL:		**18**	**1.95%**
	120 DAYS PLUS / FCL	15	1.63%
TOTAL DELINQUENCIES:			**3.58%**
FICO			751
NZWAVG Orig LTV			77.44%

FNMA PORTFOLIO
GEOGRAPHIC AND TAX & INSURANCE ESCROW ANALYSIS

State	Loan Count	Loan Count %	Principal Balance ($)	Principal Balance (%)	T&I Constant ($)	% Loans Escrowed	Est. Avg 12 Mth. Escrow Balance ($)	Est. Avg 12 Mth. Escrow Balance (%)
AL	6	0.65%	$1,275,378	0.52%	$2,773	83.33%	$17,855	1.40%
AR	6	0.65%	$1,464,320	0.60%	$1,427	66.67%	$9,225	0.63%
AZ	25	2.71%	$6,959,873	2.84%	$7,907	100.00%	$34,103	0.49%
CA	30	3.25%	$10,238,444	4.18%	$16,866	80.00%	$73,717	0.72%
CO	14	1.52%	$4,160,313	1.70%	$6,632	85.71%	$34,947	0.84%
CT	1	0.11%	$234,619	0.10%	$306	100.00%	$1,337	0.57%
DC	3	0.33%	$1,101,177	0.45%	$2,162	100.00%	$9,360	0.85%
DE	4	0.43%	$1,083,329	0.44%	$1,703	100.00%	$10,942	1.01%
FL	131	14.19%	$34,968,870	14.29%	$80,965	92.37%	$521,036	1.49%
GA	28	3.03%	$6,055,657	2.47%	$10,438	82.14%	$67,218	1.11%
HI	4	0.43%	$1,860,232	0.76%	$2,065	100.00%	$8,929	0.48%
IA	2	0.22%	$638,507	0.26%	$1,384	100.00%	$6,002	0.94%
ID	3	0.33%	$552,247	0.23%	$607	66.67%	$2,651	0.48%
IL	31	3.36%	$8,049,286	3.29%	$12,491	64.52%	$54,735	0.68%
IN	11	1.19%	$3,061,530	1.25%	$4,468	100.00%	$19,288	0.63%
KS	4	0.43%	$855,789	0.35%	$2,597	100.00%	$11,296	1.32%
KY	4	0.43%	$1,116,643	0.46%	$1,109	50.00%	$7,147	0.64%
LA	22	2.38%	$5,007,562	2.05%	$10,657	86.36%	$68,604	1.37%
MA	10	1.08%	$4,354,968	1.78%	$8,407	90.00%	$33,098	0.76%
MD	38	4.12%	$11,664,740	4.77%	$21,955	94.74%	$95,651	0.82%
MI	21	2.28%	$5,367,822	2.19%	$7,177	71.43%	$37,575	0.70%
MN	8	0.87%	$1,798,861	0.73%	$6,119	100.00%	$26,623	1.48%
MO	14	1.52%	$3,805,973	1.56%	$6,395	100.00%	$41,105	1.08%
MS	7	0.76%	$1,158,179	0.47%	$2,296	100.00%	$14,825	1.28%
MT	3	0.33%	$550,479	0.22%	$1,181	100.00%	$4,184	0.76%
NC	39	4.23%	$10,813,818	4.42%	$15,878	89.74%	$102,731	0.95%
ND	1	0.11%	$95,622	0.04%	$330	100.00%	$1,463	1.53%
NE	2	0.22%	$380,513	0.16%	$908	100.00%	$3,957	1.04%
NH	1	0.11%	$264,390	0.11%	$967	100.00%	$4,204	1.59%
NJ	12	1.30%	$3,460,896	1.41%	$11,863	91.67%	$46,722	1.35%
NM	6	0.65%	$1,403,762	0.57%	$1,291	66.67%	$5,615	0.40%
NV	5	0.54%	$1,419,413	0.58%	$1,456	100.00%	$4,258	0.30%
NY	48	5.20%	$20,031,952	8.18%	$40,195	93.75%	$168,268	0.84%
OH	12	1.30%	$2,476,697	1.01%	$4,623	91.67%	$20,061	0.81%
OK	3	0.33%	$620,239	0.25%	$879	66.67%	$5,644	0.91%
OR	12	1.30%	$4,567,899	1.87%	$6,253	100.00%	$33,802	0.74%
PA	52	5.63%	$13,469,195	5.50%	$24,266	86.54%	$127,957	0.95%
SC	29	3.14%	$6,753,143	2.76%	$9,179	89.66%	$59,428	0.88%
TN	22	2.38%	$5,900,472	2.41%	$7,298	86.36%	$47,204	0.80%
TX	184	19.93%	$34,050,790	13.91%	$96,824	74.46%	$623,129	1.83%
UT	8	0.87%	$3,618,813	1.48%	$2,862	75.00%	$18,456	0.51%
VA	34	3.68%	$12,513,206	5.11%	$15,904	97.06%	$68,823	0.55%
VT	3	0.33%	$405,120	0.17%	$491	33.33%	$1,661	0.41%
WA	13	1.41%	$3,480,244	1.42%	$5,916	92.31%	$25,754	0.74%
WI	7	0.76%	$1,634,306	0.67%	$3,431	100.00%	$22,063	1.35%
	923	100%	$244,745,286	100%	$470,902	85.92%	$2,602,653	1.06%

Portfolio Characteristics

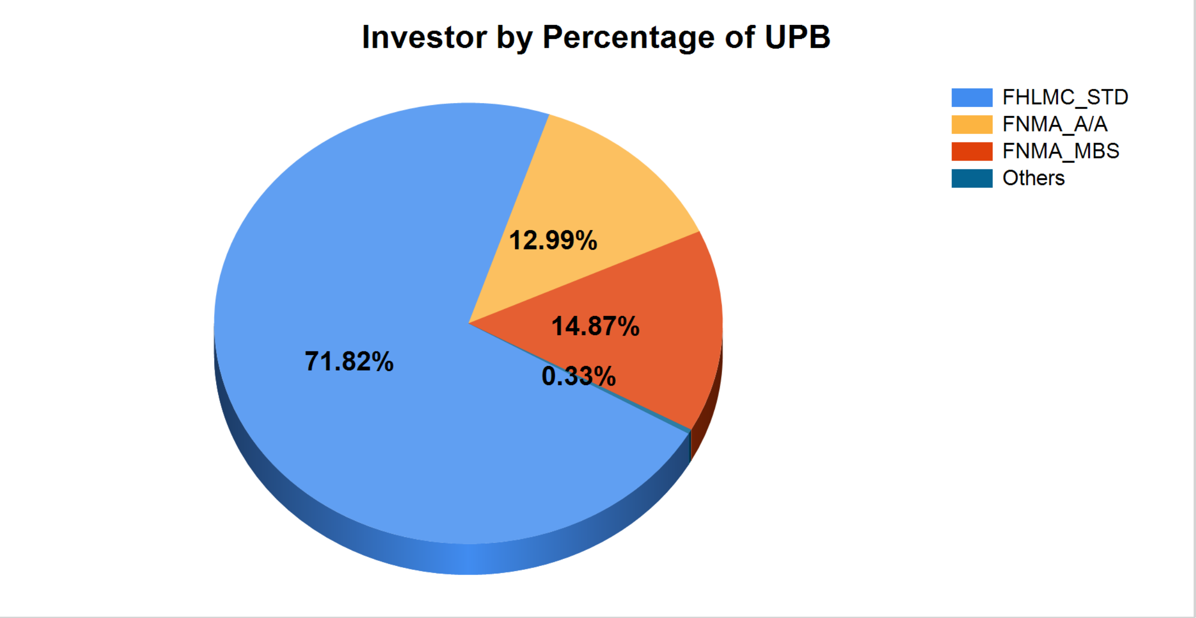
MIAC Offering R1-0826

Summary by Investor

Market Time: 7/31/2026

Analysis Description: Summary

Data As Of: 7/31/2026



Investor	Loan Count	UPB	% of UPB
FHLMC_STD	1,775	623,626,155	71.82%
FNMA_A/A	528	112,817,682	12.99%
FNMA_MBS	387	129,086,233	14.87%
FNMA_S/A	8	2,841,372	0.33%
Total	**2,698**	**868,371,441**	**100.00%**

Login ID: MIACAZ\Nicholas.Manolis **Computer Name:** TAZRPS01 **Report Print Date/Time:** 8/14/2026 12:00:00 AM

MIAC Offering R1-0826

1110: Summary by Investor

Data As Of: 7/31/2026
Last Save Time: 8/14/2026 9:34:31 AM
Market Time: 7/31/2026 5:00:03 PM
RunID: 1

Analysis Description: MIAC Offering R1-0826

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_STD	623,626,155	1,775	351,339	6.104	0.288	7	314	319	326	4,190,787	990,989	0.87	0.39	0.39	0.00	0.00
FNMA_A/A	112,817,682	528	213,670	6.195	0.250	26	321	327	353	766,079	245,355	1.20	1.33	0.76	0.00	1.33
FNMA_MBS	129,086,233	387	333,556	6.157	0.289	11	319	323	333	861,674	220,781	0.95	1.55	0.26	0.00	2.07
FNMA_S/A	2,841,372	8	355,171	6.837	0.500	20	308	320	341	19,853	4,766	0.86	0.00	0.00	0.00	0.00
Grand Totals	868,371,441	2,698	321,857	6.126	0.284	10	316	320	331	5,838,394	1,461,890	0.93	0.74	0.44	0.00	0.56

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 R1-0826

Application Name: WinOAS 4.4.5
App Build Date: 5/28/2026 7:01:27 PM
DB Schema Version: Portfolio: 634 Reports: 110

MIAC Offering R1-0826

1120: Summary by Investor by Prepayment

Data As Of: 7/31/2026
Last Save Time: 8/14/2026 9:34:31 AM
Market Time: 7/31/2026 5:00:03 PM
RunID: 1

Analysis Description: MIAC Offering R1-0826

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_STD	CONV15	95,925,203	313	306,470	5.105	0.367	6	167	170	176	828,446	137,876	0.78	0.32	0.00	0.00	0.00
	CONV30	486,110,260	1,378	352,765	6.346	0.276	8	340	345	353	3,119,879	788,554	0.89	0.44	0.51	0.00	0.00
	H_10YR1	2,161,612	4	540,403	5.922	0.250	1	358	359	360	12,886	2,793	0.64	0.00	0.00	0.00	0.00
	H_5YR1	23,401,127	49	477,574	5.528	0.250	3	348	357	360	137,068	39,724	0.92	0.00	0.00	0.00	0.00
	H_7YR1	16,027,953	31	517,031	5.607	0.250	4	356	356	360	92,510	22,042	0.75	0.00	0.00	0.00	0.00
Total: FHLMC_STD		**623,626,155**	**1,775**	**351,339**	**6.104**	**0.288**	**7**	**314**	**319**	**326**	**4,190,787**	**990,989**	**0.87**	**0.39**	**0.39**	**0.00**	**0.00**
FNMA_A/A	CONV15	4,902,392	37	132,497	5.113	0.250	19	155	159	177	53,607	17,078	2.01	2.70	0.00	0.00	2.70
	CONV30	105,851,227	486	217,801	6.259	0.250	27	328	334	361	700,660	226,728	1.18	1.23	0.82	0.00	1.23
	H_5YR1	1,299,270	3	433,090	5.496	0.250	4	355	355	360	7,417	1,236	0.47	0.00	0.00	0.00	0.00
	H_7YR1	764,793	2	382,396	5.556	0.250	5	355	355	360	4,395	312	0.26	0.00	0.00	0.00	0.00
Total: FNMA_A/A		**112,817,682**	**528**	**213,670**	**6.195**	**0.250**	**26**	**321**	**327**	**353**	**766,079**	**245,355**	**1.20**	**1.33**	**0.76**	**0.00**	**1.33**
FNMA_MBS	CONV15	15,016,110	43	349,212	4.822	0.399	8	161	162	170	132,132	23,831	0.91	0.00	0.00	0.00	0.00
	CONV30	102,737,633	320	321,055	6.392	0.277	12	338	343	354	662,287	182,266	0.98	1.88	0.31	0.00	2.50
	H_5YR1	6,917,492	16	432,343	5.736	0.250	8	352	352	360	40,671	9,114	0.73	0.00	0.00	0.00	0.00
	H_7YR1	4,414,999	8	551,875	5.911	0.250	5	349	355	360	26,585	5,570	0.63	0.00	0.00	0.00	0.00
Total: FNMA_MBS		**129,086,233**	**387**	**333,556**	**6.157**	**0.289**	**11**	**319**	**323**	**333**	**861,674**	**220,781**	**0.95**	**1.55**	**0.26**	**0.00**	**2.07**
FNMA_S/A	CONV30	2,363,616	7	337,659	6.955	0.500	22	313	315	337	16,627	4,131	0.91	0.00	0.00	0.00	0.00
	H_7YR1	477,755	1	477,755	6.250	0.500	11	284	349	360	3,226	635	0.58	0.00	0.00	0.00	0.00
Total: FNMA_S/A		**2,841,372**	**8**	**355,171**	**6.837**	**0.500**	**20**	**308**	**320**	**341**	**19,853**	**4,766**	**0.86**	**0.00**	**0.00**	**0.00**	**0.00**
Grand Totals		868,371,441	2,698	321,857	6.126	0.284	10	316	320	331	5,838,394	1,461,890	0.93	0.74	0.44	0.00	0.56

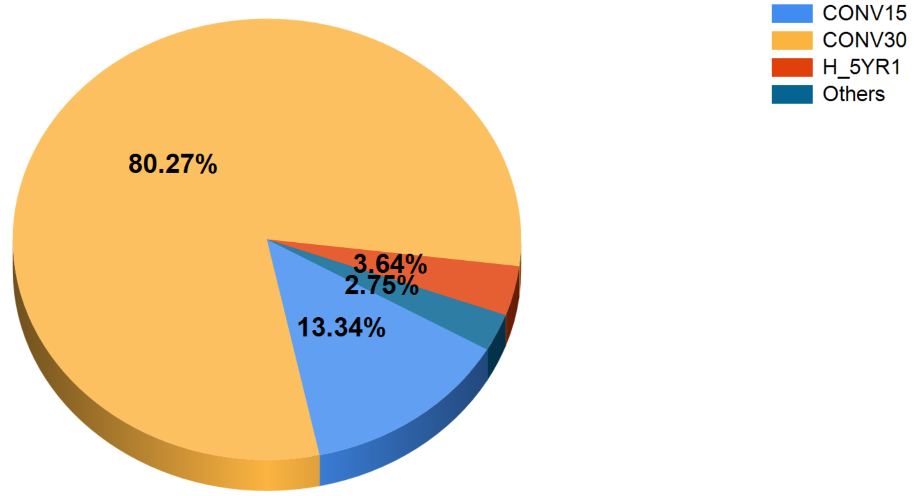
MIAC Offering R1-0826

Summary by Prepay

Market Time: 7/31/2026

Analysis Description: Summary

Data As Of: 7/31/2026



Prepay	Loan Count	UPB	% of UPB
CONV15	393	115,843,704	13.34%
CONV30	2,191	697,062,736	80.27%
H_10YR1	4	2,161,612	0.25%
H_5YR1	68	31,617,889	3.64%
H_7YR1	42	21,685,500	2.50%
Total	**2,698**	**868,371,441**	**100.00%**

Login ID: MIACAZ\Nicholas.Manolis Computer Name: TAZRPS01 Report Print Date/Time: 8/14/2026 12:00:00 AM

MIAC Offering R1-0826

1135: Summary by Prepayment

Data As Of: 7/31/2026
Last Save Time: 8/14/2026 9:34:31 AM
Market Time: 7/31/2026 5:00:03 PM
RunID: 1

Analysis Description: MIAC Offering R1-0826

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+
CONV15	115,843,704	393	294,768	5.069	0.367	7	166	168	175	1,014,185	178,785	0.85	0.51	0.00	0.00	0.25
CONV30	697,062,736	2,191	318,148	6.342	0.273	11	338	343	354	4,499,452	1,201,679	0.95	0.82	0.55	0.00	0.64
H_10YR1	2,161,612	4	540,403	5.922	0.250	1	358	359	360	12,886	2,793	0.64	0.00	0.00	0.00	0.00
H_5YR1	31,617,889	68	464,969	5.572	0.250	4	349	355	360	185,156	50,074	0.86	0.00	0.00	0.00	0.00
H_7YR1	21,685,500	42	516,321	5.681	0.256	4	353	356	360	126,716	28,559	0.71	0.00	0.00	0.00	0.00
Grand Totals	868,371,441	2,698	321,857	6.126	0.284	10	316	320	331	5,838,394	1,461,890	0.93	0.74	0.44	0.00	0.56

MIAC Offering R1-0826

1140: Summary by Prepayment by Note Rate

Data As Of: 7/31/2026
Last Save Time: 8/14/2026 9:34:31 AM
Market Time: 7/31/2026 5:00:03 PM
RunID: 1

Analysis Description: MIAC Offering R1-0826

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+
CONV15	**< 2.50**	859,886	5	171,977	2.257	0.264	59	118	121	180	8,225	1,791	1.21	0.00	0.00	0.00	0.00
	2.50 - 2.99	456,386	6	76,064	2.659	0.250	87	90	93	180	8,949	2,588	3.52	0.00	0.00	0.00	0.00
	3.00 - 3.49	710,440	16	44,403	3.143	0.250	130	38	45	176	22,013	7,400	5.26	0.00	0.00	0.00	0.00
	3.50 - 3.99	17,456,449	53	329,367	3.954	0.450	4	174	174	178	134,416	29,737	0.99	0.00	0.00	0.00	1.89
	4.00 - 4.49	9,952,485	34	292,720	4.085	0.427	4	171	174	178	77,979	13,021	0.77	0.00	0.00	0.00	0.00
	4.50 - 4.99	26,514,517	90	294,606	4.867	0.425	5	164	165	171	227,196	30,343	0.62	0.00	0.00	0.00	0.00
	5.00 - 5.49	20,523,151	60	342,053	5.251	0.320	6	165	168	174	177,798	33,454	0.89	0.00	0.00	0.00	0.00
	5.50 - 5.99	24,081,410	81	297,301	5.666	0.326	7	166	169	177	216,243	33,140	0.73	2.47	0.00	0.00	0.00
	6.00 - 6.49	7,092,777	25	283,711	6.230	0.277	5	163	169	175	67,161	12,318	0.90	0.00	0.00	0.00	0.00
	6.50 - 6.99	8,196,203	23	356,357	6.671	0.267	4	172	174	178	74,204	14,994	0.98	0.00	0.00	0.00	0.00
Total: CONV15		115,843,704	393	294,768	5.069	0.367	7	166	168	175	1,014,185	178,785	0.85	0.51	0.00	0.00	0.25
CONV30	**< 2.50**	250,476	1	250,476	1.990	0.250	62	181	181	235	1,603	772	1.98	0.00	0.00	0.00	0.00
	2.50 - 2.99	3,100,861	13	238,528	2.786	0.264	61	323	327	392	14,095	7,327	1.31	7.69	7.69	0.00	0.00
	3.00 - 3.49	4,962,827	20	248,141	3.282	0.268	75	308	309	370	24,964	13,744	1.56	5.00	5.00	0.00	15.00
	3.50 - 3.99	5,887,208	31	189,910	3.647	0.304	98	289	293	380	34,779	17,129	1.66	0.00	0.00	0.00	6.45
	4.00 - 4.49	6,317,727	36	175,492	4.196	0.250	121	263	269	379	39,699	24,585	2.22	5.56	0.00	0.00	8.33
	4.50 - 4.99	8,597,732	43	199,947	4.799	0.259	62	293	297	362	53,688	20,730	1.36	0.00	4.65	0.00	2.33
	5.00 - 5.49	25,753,010	89	289,360	5.311	0.293	17	301	304	321	160,833	40,027	0.87	0.00	1.12	0.00	1.12
	5.50 - 5.99	184,954,646	549	336,894	5.827	0.273	5	341	344	349	1,121,411	275,613	0.83	0.18	0.00	0.00	0.00
	6.00 - 6.49	150,325,008	501	300,050	6.268	0.272	7	345	349	356	949,296	260,410	0.95	0.60	0.20	0.00	0.20
	6.50 - 6.99	192,876,145	601	320,925	6.731	0.271	10	343	349	359	1,280,257	341,591	0.99	1.00	0.50	0.00	0.17
	>= 7.00	114,037,096	307	371,456	7.462	0.275	10	335	342	353	818,827	199,751	0.92	1.30	0.98	0.00	0.65
Total: CONV30		697,062,736	2,191	318,148	6.342	0.273	11	338	343	354	4,499,452	1,201,679	0.95	0.82	0.55	0.00	0.64
H_10YR1	**4.50 - 4.99**	227,651	1	227,651	4.990	0.250	3	351	357	360	1,234	0	0.00	0.00	0.00	0.00	0.00
	5.50 - 5.99	1,263,179	2	631,589	5.783	0.250	0	359	359	360	7,404	1,586	0.68	0.00	0.00	0.00	0.00
	6.50 - 6.99	670,782	1	670,782	6.500	0.250	2	358	358	360	4,248	1,207	0.78	0.00	0.00	0.00	0.00

MIAC Offering R1-0826

1140: Summary by Prepayment by Note Rate

Data As Of: 7/31/2026
Last Save Time: 8/14/2026 9:34:31 AM
Market Time: 7/31/2026 5:00:03 PM
RunID: 1

Analysis Description: MIAC Offering R1-0826

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+
Total: H_10YR1		2,161,612	4	540,403	5.922	0.250	1	358	359	360	12,886	2,793	0.64	0.00	0.00	0.00	0.00
H_5YR1	**4.50 - 4.99**	2,071,117	4	517,779	4.724	0.250	5	355	355	360	10,846	2,228	0.69	0.00	0.00	0.00	0.00
	5.00 - 5.49	8,389,751	20	419,488	5.252	0.250	3	346	357	360	47,667	14,556	0.93	0.00	0.00	0.00	0.00
	5.50 - 5.99	16,814,469	35	480,413	5.690	0.250	4	350	356	360	99,912	26,695	0.85	0.00	0.00	0.00	0.00
	6.00 - 6.49	4,342,552	9	482,506	6.143	0.250	8	349	351	360	26,730	6,595	0.83	0.00	0.00	0.00	0.00
Total: H_5YR1		31,617,889	68	464,969	5.572	0.250	4	349	355	360	185,156	50,074	0.86	0.00	0.00	0.00	0.00
H_7YR1	**4.50 - 4.99**	601,545	1	601,545	4.990	0.250	2	358	358	360	3,233	342	0.25	0.00	0.00	0.00	0.00
	5.00 - 5.49	4,790,883	10	479,088	5.283	0.250	3	356	357	360	26,665	7,552	0.88	0.00	0.00	0.00	0.00
	5.50 - 5.99	12,753,056	24	531,377	5.733	0.250	5	353	355	360	74,896	15,013	0.62	0.00	0.00	0.00	0.00
	6.00 - 6.49	3,540,016	7	505,717	6.150	0.284	4	347	356	360	21,922	5,652	0.87	0.00	0.00	0.00	0.00
Total: H_7YR1		21,685,500	42	516,321	5.681	0.256	4	353	356	360	126,716	28,559	0.71	0.00	0.00	0.00	0.00
Grand Totals		868,371,441	2,698	321,857	6.126	0.284	10	316	320	331	5,838,394	1,461,890	0.93	0.74	0.44	0.00	0.56

MIAC Offering R1-0826

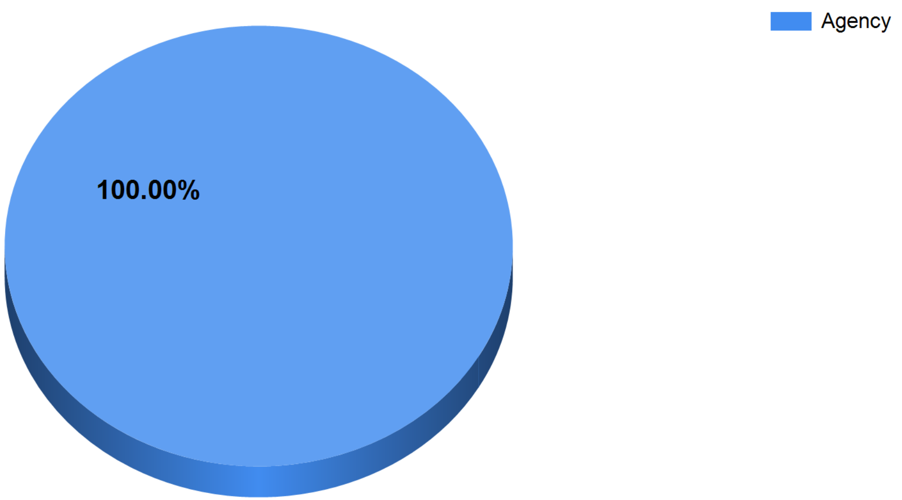
Summary by Agency Flag

Market Time: 7/31/2026

Analysis Description: Summary

Data As Of: 7/31/2026

Agency Flag by Percentage of UPB



Agency Flag	Loan Count	UPB	% of UPB
Agency	2,698	868,371,441	100.00%
Total	**2,698**	**868,371,441**	**100.00%**

MIAC Offering R1-0826

1180: Summary by Agency Flag

Data As Of: 7/31/2026
Last Save Time: 8/14/2026 9:34:31 AM
Market Time: 7/31/2026 5:00:03 PM
RunID: 1

Analysis Description: MIAC Offering R1-0826

Agency Flag	Current Balance	# of Loans	Avg Bal	Note Rate (%)	Net Serv Fee%	WA Loan Age	WA RemTerm	Rem Stated Term	WA Orig Term	P&I	T&I	Esc Bal % of UPB	Del 30	Del 60	Del 90	D120+
Agency	868,371,441	2,698	321,857	6.126	0.284	10	316	320	331	5,838,394	1,461,890	0.93	0.74	0.44	0.00	0.56
Grand Totals	868,371,441	2,698	321,857	6.126	0.284	10	316	320	331	5,838,394	1,461,890	0.93	0.74	0.44	0.00	0.56

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:	5/28/2026 7:01:27 PM
Portfolio Name:	MIAC Offering R1-0826	DB Schema Version:	Portfolio: 634 Reports: 110

Login ID: Nicholas.Manolis Computer Name: TAZMSRAPP02 Report Print Date/Time: 08/14/2026 09:40.28AM

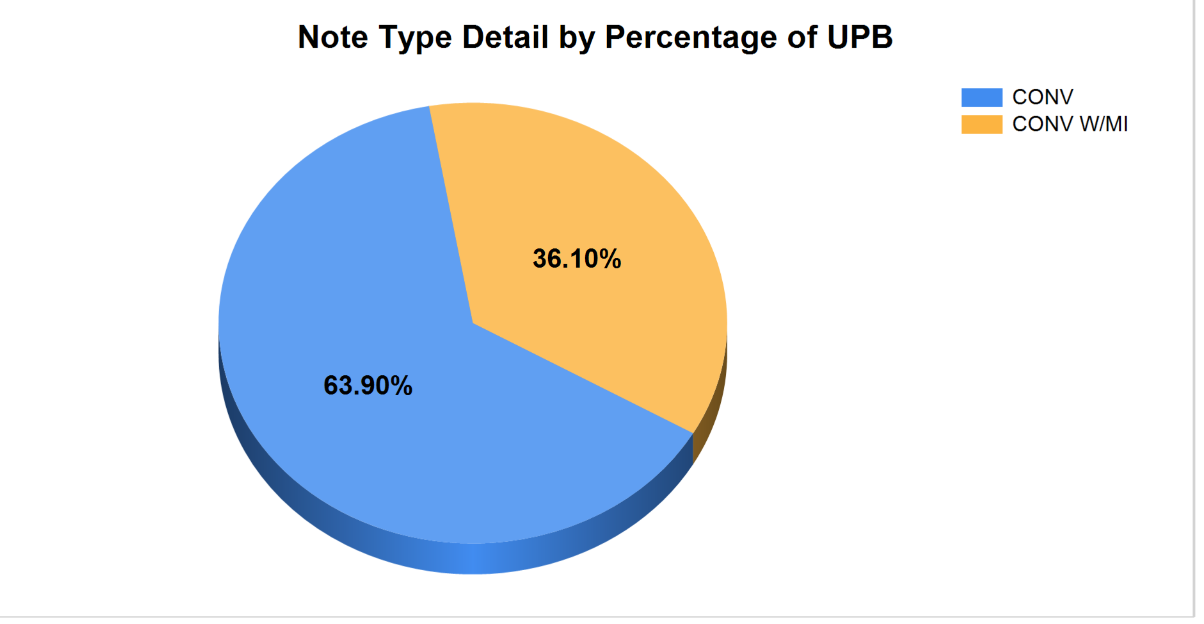
MIAC Offering R1-0826

Summary by Note Type Detail

Market Time: 7/31/2026

Analysis Description: Summary

Data As Of: 7/31/2026



Note Type Detail	Loan Count	UPB	% of UPB
CONV	1,847	554,914,019	63.90%
CONV W/MI	851	313,457,422	36.10%
Total	**2,698**	**868,371,441**	**100.00%**

MIAC Offering R1-0826

1185: Summary by Note Type Detail

Data As Of: 7/31/2026
Last Save Time: 8/14/2026 9:34:31 AM
Market Time: 7/31/2026 5:00:03 PM
RunID: 1

Analysis Description: MIAC Offering R1-0826

Note Type	Current Balance	# of Loans	Avg Bal	Note Rate (%)	Net Serv Fee%	WA Loan Age	WA RemTerm	Rem Stated Term	WA Orig Term	P&I	T&I	Esc Bal % of UPB	Del 30	Del 60	Del 90	D120+
CONV	554,914,019	1,847	300,441	6.014	0.286	11	306	311	323	3,794,303	902,518	0.89	0.76	0.38	0.00	0.49
CONV W/MI	313,457,422	851	368,340	6.325	0.281	8	333	336	344	2,044,091	559,372	0.99	0.71	0.59	0.00	0.71
Grand Totals	868,371,441	2,698	321,857	6.126	0.284	10	316	320	331	5,838,394	1,461,890	0.93	0.74	0.44	0.00	0.56

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 R1-0826

Application Name: WinOAS 4.4.5
App Build Date: 5/28/2026 7:01:27 PM
DB Schema Version: Portfolio: 634 Reports: 110

Produced by MIAC Analytics / www.MIAC*Analytics*.com Login ID: Nicholas.Manolis Computer Name: TAZMSRAPP02 Report Print Date/Time: 08/14/2026 09:40.29AM

MIAC Offering R1-0826

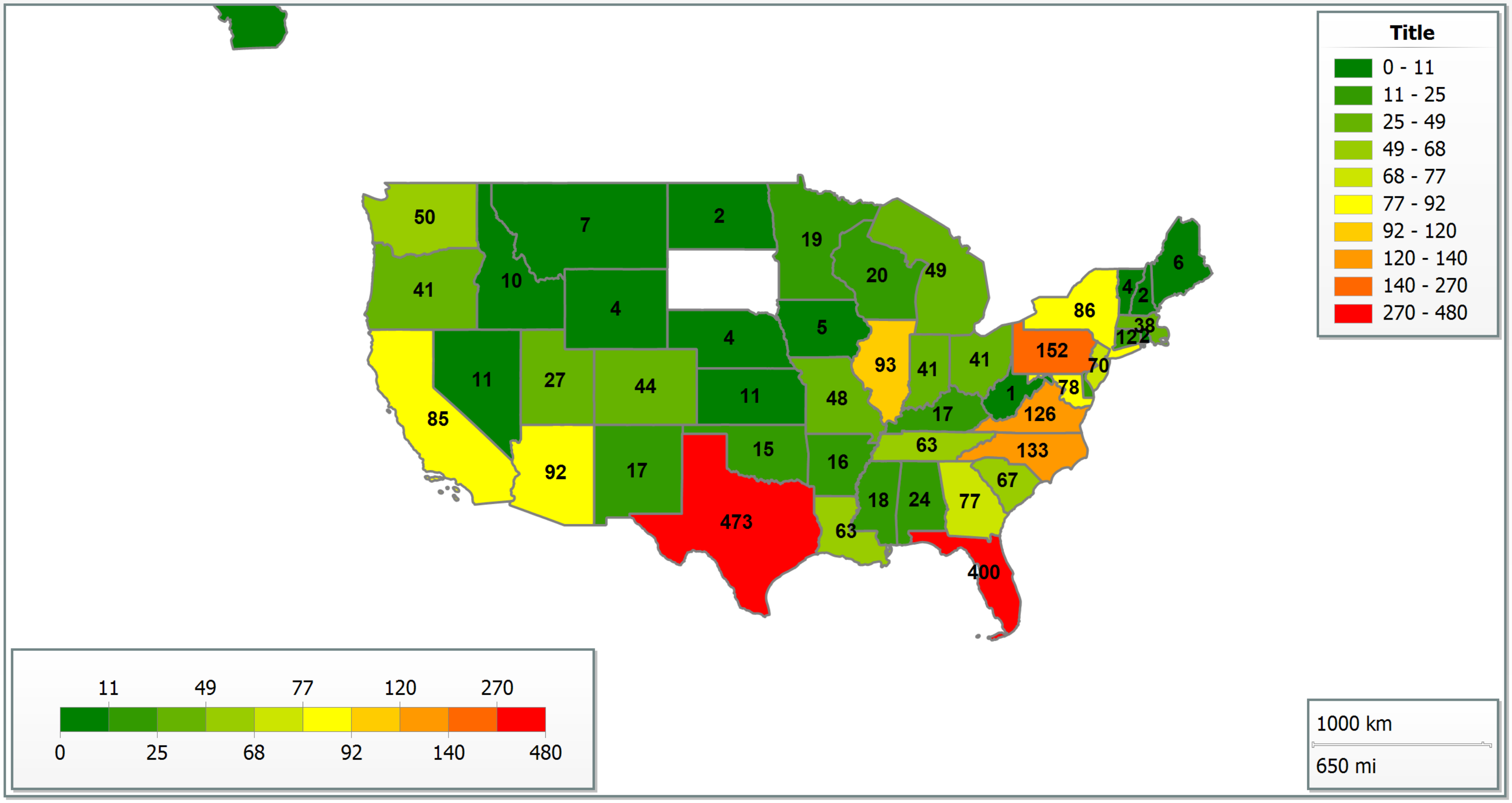
Summary by State

Market Time: 7/31/2026

Analysis Description: Summary

Data As Of: 7/31/2026

State by Number of Loans



Login ID: MIACAZ\Nicholas.Manolis   Computer Name: TAZRPS01   Report Print Date/Time: 8/14/2026 12:00:00 AM

Disclosure Information

GENERAL INFORMATION: MIAC Analytics has been exclusively retained to offer this portfolio of $868.37 million 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: FHLMC STD makes up 71.82% of the unpaid principal balance totaling $632.63 million, FNMA MBS makes up 14.87% of the unpaid principal balance totaling $129.09 million, FNMA A/A makes up 12.99% of the unpaid principal balance totaling $112.82 million and FNMA S/A makes up 0.33% of the unpaid principal balance totaling $2.84 million.

ORIGINATION: The Seller advises that 100% of the loans in this portfolio are third party originated.

LOAN TYPE: The Seller's database indicates that 63.90% of the unpaid principal balance totaling $554.91 million are conventional and 36.10% of the unpaid principal balance totaling $313.46 million are conventional with MI

OWNER OCCUPANCY: The Seller's database indicates that 95.23% of the unpaid principal balance totaling $826.94 million are owner occupied.

BANKRUPTCIES & FORECLOSURES: The Seller's database indicates 17 loans are 120 or more day's delinquent, in foreclosure or in bankruptcy.

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 ServiceMac.

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 7/31/2026. 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/Servicer, 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.