

General Facility Information

Deal Name:	Click or tap here to enter text. (use name as referenced in MSFMS)
Deal ID:	Click or tap here to enter text.
Sponsor:	Click or tap here to enter text.
Reporting Period:	Click or tap here to enter text.(i.e., Jan-March 2010)
Date Report Completed:	Click or tap here to enter text.(i.e., May 30, 2010)
Facility Coverage Test:	Click or tap here to enter text.
Facility LTV Test:	Click or tap here to enter text.
Facility Initial Effective Date:	Click or tap to enter a date.
Facility Termination Date:	Click or tap to enter a date.

A. Advance Summary

Loan #	Rate Type	Maturity Date	IO End Date	Outstanding UPB	Amortization Period
0000000001	Choose an item.	MM/DD/YYYY	MM/DD/YYYY	\$UPB	months
0000000002	Choose an item.	MM/DD/YYYY	MM/DD/YYYY	\$UPB	months
0000000003	Choose an item.	MM/DD/YYYY	MM/DD/YYYY	\$UPB	months
0000000004	Choose an item.	MM/DD/YYYY	MM/DD/YYYY	\$UPB	months
Total				\$UPB	

B. Collateral Event / Activity Log

Event / Activity	Closing Date	Properties Impacted
Initial Advance	MM/DD/YYYY	List all Properties in the Initial Advance
Choose an item.	MM/DD/YYYY	[List Properties that were Added, Released, Substituted and/or Re-valued] [List which Loans were Refinanced or Converted]
Choose an item.	MM/DD/YYYY	
Choose an item.	MM/DD/YYYY	
Choose an item.	MM/DD/YYYY	
Choose an item.	MM/DD/YYYY	

- (i) **Current Reporting Quarter Activity:** Summary of the Collateral event/activity or Transfer/Assumptions (including pre-approved Permitted Transfers) activity that transpired during this reporting quarter.
- (ii) **Upcoming / Anticipated Activity:** Summary of Collateral event/activity or Transfer/Assumption (including pre-approved Permitted Transfers) activity that is anticipated to transpire within the next Facility year.



C. Facility Level Performance

Reporting Period	Approved Value LTV	Required Compliance DSCR ¹	Compliance DSCR ²
Q1/YYYY	LTV%	DSCR	DSCR
Q2/YYYY	LTV%	DSCR	DSCR
Q3/YYYY	LTV%	DSCR	DSCR
Q4/YYYY	LTV%	DSCR	DSCR
Q1/YYYY	LTV%	DSCR	DSCR
Q2/YYYY	LTV%	DSCR	DSCR
Q3/YYYY	LTV%	DSCR	DSCR
Q4/YYYY	LTV%	DSCR	DSCR

¹ Required Compliance DSCR: Based on the MCFA (sourced from Structured Facilities Monitoring Spreadsheet (Form 4802)).

² Compliance DSCR: Monitored NCF/Compliance Debt Service (sourced from Form 4802).

Coverage and LTV Test Compliance and Trends:

Does the Credit Facility Pass or Fail the Compliance Test? (Indicate Pass/Fail)

- If non-compliant or on Fannie Mae's Watchlist, complete Action Plan in (F) below.
- If compliant but shows a material decline in DSCR/LTV from the prior quarter, describe driving factors of the decline.

D. Individual Property Level Performance

- Operational Performance: Note any material declines (and their driving factors) in any individual property performance such as declining NRI, increased expenses, declining occupancy, etc.
- Property Condition: Discuss all properties that (i) received a PCR of 3 or higher on the most recent inspection, (ii) received a PCR higher than its prior inspections, or (iii) have identified life/safety issues outstanding. Provide a high-level description of outstanding deferred maintenance/life safety items and Sponsor's plan for remediation.
- New Complicating Factors: Discuss any new complicating factors at any property (i.e., large capital expenditure needs, new environmental issues, recent storm damage, litigation, expiring tax regulatory agreements, commercial leases or master-leases, etc.). Note: this does not replace Lender's obligation to notify Fannie Mae immediately upon knowledge of such matter.

E. Key Performance Indicators

- Maturity Management:** For Mortgage Loans with maturities within the next 12 months, discuss upcoming tranche maturities, including the prepayment premium / lock-out end dates and Borrower's anticipated plans for refinance/pay-off/sale. **Risk Rating / Watchlist:** Note any changes in the transaction's Fannie Mae risk rating during this reporting period and if the Facility is on Lender's or Fannie Mae's Watchlist.
- Events of Default:** Note any Events of Default under the Master Credit Facility Agreement (MCFA) that occurred during this reporting period.



F. Action Plan (REQUIRED for Mortgage Loans that meet the criteria below):

For Watchlist facilities or any Mortgage Loans that are out of compliance with the required LTV or facility coverage by more than 25 bps, provide the Borrower's comprehensive action plan to remediate including:

(i) Outstanding Issues

- (a) Identify and describe all material issues contributing to the current Watchlist status or non-compliance.
- (b) Include timing, severity, and any operational, financial, or documentation-related deficiencies.

(ii) Borrower / Key Principal (KP) Capacity and Commitment

- (a) Specify whether the Borrower is institutional, private, fund-backed, or other ownership type.
- (b) Fund Characteristics (if applicable): Fund life, capital availability, investment period, and constraints that may affect support for the asset or loan.
- (c) Assess the Borrower's and KP's financial capacity, operational capability, and willingness to address the identified issues.
- (d) Note any recent engagements, responsiveness, and ability to implement corrective actions.

(iii) Product Specific Risks

Address any unique aspects tied to specialty products (e.g., Seniors Housing, coach financing, TSLP, Sponsor-Initiated Affordability, or other niche structures) that affect performance expectations or monitoring.

(iv) Strategy

- (a) Provide your overall assessment of the situation including micro and macro market conditions.
- (b) Provide a management plan related to vacancies, concessions and bad debt.
- (c) Provide a formal expense management plan addressing:
 - Repairs and maintenance controls;
 - Payroll increases; and
 - Administrative expenses.
- (d) Capital Expenditure Modeling: For properties with a Condition Rating of 3 or more, provide:
 - Annual Capex reporting; and
 - Confirmation that deferred maintenance is addressed.
- (e) Outline recommended next steps, proposed timelines, and any actions already taken or planned to mitigate risk and support deal performance.

G. Sponsorship

- (i) **Financial Condition:** Note material changes in the Sponsor's financial condition and provide evidence that the current financial condition of the KP/Guarantor(s) continues to support the current size, complexity, and risk of the subject Facility.
- (ii) **SREO:** Note material changes in the Sponsor's real estate holdings and/or SREO performance.
- (iii) **Organizational Structure:** Note any contemplated changes to Borrower's ownership/Control structure.
- (iv) **Business Plan:** Discuss any changes to Sponsor's overall business plan and the potential impact on the subject Facility.



H. Covenant Tests

Identify any ongoing covenant requirements per the Loan Documents (i.e., financial covenants, geographical diversification requirements, and/or asset concentration tests, etc.), noting prior and current reporting period statistics, and, if non-compliant, servicer's recommendation for remediation.

For Credit Facilities with an Initial Effective Date on or after April 30, 2025, confirm that the transaction complies with the Maximum Facility Limitations.

I. Re-Underwriting Assessment / Debt Service Reserve (CFs with Initial Effective date on or after 4/30/2025)

- (i) **Re-Underwriting Assessment:** Note if a re-underwriting assessment is required this reporting period. If so, note if an Additional Trigger was newly identified, if the DSCR per the QMR is below the Monitored Debt Service Reserve Coverage Ratio requirement, or if there is already an outstanding Debt Service Reserve Account and the transaction has yet to satisfy the Debt Service Release Test. If required, prepare the re-underwriting assessment to be submitted into MAMP and notify the Fannie Mae Teams at mf_structured_transactions@fanniemae.com and structured_am@fanniemae.com.
- (ii) **Debt Service Reserve Account:** If there is an outstanding Debt Service Reserve Account, note the date of initial funding and the current balance of the Debt Service Reserve Account Funds held by Lender.

J. Other

Discuss any other notable information (e.g., ongoing litigation, easement requests, etc.) not included above. Note: this does not replace Lender's obligation to notify Fannie Mae immediately upon knowledge of such matter.