

Select Servicer List

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Select Servicer List

Standard & Poor's Ratings Services admits servicers to its Select Servicer List based on a comprehensive assessment of a firm's operational capabilities for servicing commercial mortgage, residential mortgage, and/or asset-backed portfolios. Standard & Poor's performs an analysis of a firm's management and organization, servicing administration, and financial position. To be included and remain on the Select Servicer List, a firm must be deemed to have met the criteria for attaining at least an AVERAGE ranking with an outlook of stable. Inclusion on the list reflects that a firm is, at the very least, performing its duties in an effective and controlled manner, and is in general compliance with investor, regulatory, and agency requirements. Standard & Poor's Select Servicer List categorizes each firm by country and product type. In the U.S., Saxon Mortgage is no longer a Select residential primary and subordinate loan servicer; and Wachovia Mortgage FSB is no longer a Select residential primary loan servicer. In Australia, Challenger Mortgage Management Pty Ltd. is no longer a Select residential primary loan servicer. The Global Select Servicer List is current as of the publication date noted above.

United States

U.S. Servicers

Asset-backed servicers - consumer finance

Company	Category	Contact	Web site	S&P analyst
1st Financial Bank USA	Consumer finance	Gregg Silver, Pres.	www.1fbusa.com	Todd Niemy
First National Bank of Omaha	Credit Card	Jerry J. O'Flanagan SVP 402-636-6096	www.firstnational.com	Edward Highland
InfiCorp	Credit Card - Special	Jerry J. O'Flanagan SVP 402-636-6096	www.firstnational.com	Edward Highland
Litton Loan Servicing Inc.	Manufactured housing	Shane Ross, SVP 713-966-8948	www.littonloan.com	Steven Frie
Westgate Resorts Inc.	Timeshare	Tom Dugan, CFO, 407-352-6272	www.westgateresorts.com	Gregg Moskowitz
World Omni/Center One	Automobile	Edward J. Brown, Jr. EVP 654-596-3976	www.centeronefinancial.com	Edward Highland
Xpress Loan Servicing	Student loans	David H. Harmon Pres. & CEO	www.xl servicing.com	Edward Highland

Asset-backed servicers - commercial finance

Company	Category	Contact	Web site	S&P analyst
Community Reinvestment Fund	Business-based real estate servicer	Scott Young, SVP (612) 305-2565	www.crfusa.com	Thomas Merck
FirstCity Servicing Corp.	Commercial finance special servicer	James Holmes, SVP (254) 761-2860	www.fcfc.com	Mary Chamberlain
ValStone Asset Management LLC	Commercial finance special servicer	Dennis Lutz, SVP (248) 646-9200	www.valstonepartners.com	Mary Chamberlain
Wells Fargo Restaurant Finance Group	Franchise servicer	Stephan Leon, VP (760) 918-2700	www.wellsfargo.com	Thomas Merck

Commercial mortgage servicers

Company	Category	Contact	Web site	S&P analyst
AEGON USA Realty Advisors Inc.	Primary, Special	Lindsay Schumacher, SVP (319) 355-8000	www.aegonins.com	Mark Goldberg

U.S. Servicers (cont.)				
Arbor Commercial Mortgage LLC	Primary, Special	Victor Bove, VP (412) 799-0134	www.thearbornet.com	Mary Chamberlain
Babson Capital Management LLC	Primary, Special	Joanne Denver (413) 226-1411	www.babsoncapital.com	Thomas Merck
Bank of America Securities LLC	Primary, Master, Special	Janice Smith, (704) 317-0747, Stephen O'Neal (972) 401-8516	www.bankofamerica.com	Mary Chamberlain
The Bank of New York Mellon - Asset Solutions Division	Primary, Master, Special	Janice Smith, (704) 317-0747, Stephen O'Neal (972) 401-8516	www.bankofny.com	Mark Goldberg
Bayview Loan Servicing LLC	Small Balance, Small Balance Special	Matthew Sovic, SVP (305) 646-3926	www.bftg.com	Mary Chamberlain
Brookfield Real Estate Financial Partners LLC	Special	Theresa Hoyt, SVP, 212-417-7286	www.brookfield.com	Mary Chamberlain
CapitalSource Inc.	Primary	Thomas A. Fink, SVP-CFO (301) 841-2866	www.capitalsource.com	Mary Chamberlain
Capmark Finance Inc.	Primary, Master, Special	Mark McCool, MD (215) 328-1258	www.capmark.com	Michael Merriam
CBRE Loan Services Inc.	Special	Bill Frazer, 713-787-1924	www.cbre.com/EN/	Mark Goldberg
Centerline Servicing Inc.	Primary, Special, MF Revenue Bond	Christopher Crouch, MD (972) 868-5333	www.centerline.com	Michael Merriam
CT Investment Management Co. LLC	Special	Thomas C. Ruffing, Managing Director (212) 655-0216	www.capitaltrust.com	Mary Chamberlain
CWCcapital LLC	Primary, Master	Gardner P. Hall, SVP (781) 707-9300	www.cwcapital.com	Thomas Merck
CWCcapital Asset Management	Special	Brian Hanson, Director (202)-715-9510	www.cwcapital.com	Thomas Merck
Deutsche Bank Mortgage Services LLC*	Primary, Special	Alan Reese, Director (617) 556-1512	www.db.com	Thomas Merck
Deutsche Bank Trust Co. Americas	Primary, Master, Special, Construction, Construction Special	Amy A. Sinensky, Director (212) 250-4063	www.db.com	Thomas Merck
Fifth Third Real Estate Capital Markets	Primary	Joyce Horner (513) 358-8720	www.53.com	Thomas Merck
GE Capital Realty Group Inc.	Special	Bruce Wheeless, SVP (972) 447-2526	www.gecapital.com	Thomas Merck
GEMSA Loan Services L.P.	Primary, Master	Joseph F. Beggins, CEO (713) 458-7200	www.gemsals.com	Mark Goldberg
Grandbridge Real Estate Capital LLC	Primary	Joseph L. Lovell, SVP (704) 379-6998	www.gbrecap.com	Thomas Merck
Green Loan Services LLC	Special	Andrew Falk, VP (212) 216-1656	www.slgreen.com	Mary Chamberlain
Greystone Servicing Corp. Inc.*	Primary	Betsy Vartanian, MD (540) 341-2100	www.greyco.com	Mary Chamberlain
Helios AMC LLC	Special	Michele Heisler, MD (415)374-2823	www.heliosamc.com	Michael Merriam
HSBC Bank USA N.A.	Primary	John R Kuberra, SVP/CAO, 212-525-6273	www.us.hsbc.com	Mark Goldberg
Hudson Advisors LLC	Special	Robert Corcoran, CFO (214) 754-8400	www.hudson-advisors.com	Thomas Merck
ING Clarion Capital Loan Servicing LLC	Special	Bruce G. Morrison, MD (212) 883-2500	www.ingclarion.com	Mary Chamberlain

U.S. Servicers (cont.)				
iStar Asset Services Inc.	Primary	Barbara Rubin, Pres.	www.iStarfinancial.com	Michael Merriam
J.E. Robert Co. Inc.	Special	Keith Belcher, MD (703)714-8000	www.jer.com	Mary Chamberlain
KeyBank Real Estate Capital	Primary, Master, Special, Construction, Construction Special	Marty L. O'Connor, (816) 460-2170	www.key.com	Mark Goldberg
Litton Loan Servicing L.P.	Small Balance, Small Balance Special	Shane Ross, SVP (713) 966-8948	www.littonloan.com	Mary Chamberlain
LNR Partners Inc.	Special, Construction Special	Ronald E. Schrage, Div. Pres. (305) 695-5649	www.lnrproperty.com	Michael Merriam
M&T Realty Capital Corp.*	Primary	Robert Shean (410) 545-2463	www.mandtrealtycapital.com	Mark Goldberg
Midland Loan Services Inc.	Primary, Master, Special	Stacey Berger, EVP	www.midlandls.com	Michael Merriam
NCB, FSB	Primary, Master	Kathleen M. Luzik, COO (703)302-8851	www.ncb.coop	Michael Merriam
National Cooperative Bank	Special	Kathleen M. Luzik, COO (703)302-8851	www.ncb.coop	Michael Merriam
Newmark Realty Capital Inc.	Primary	Michael Heagerty, CFO (415) 956-9854	www.e-newmark.com	Mary Chamberlain
NorthMarq Capital LLC	Primary, Master	Michael J. Myers, SVP (612) 356-0100	www.northmarq.com	Mark Goldberg
Ocwen Loan Services	Special	William Stolberg, Director (561) 682-8275	www.ocwen.com	Thomas Merck
ORIX Capital Markets LLC	Special	Mark Pakes, Dir. (214) 237-2050	www.orix.com	Mark Goldberg
Pacific Life Insurance Co.	Primary, Master, Special	Janine C. Stallings, VP (949) 219-5404	www.pacificlife.com	Mary Chamberlain
Principal Global Investors LLC	Primary, Special	Steve Johnson, MD (515) 246-7095	www.principalglobal.com	Mark Goldberg
Prudential Asset Resources	Primary, Master, Special	Catherine Rodewald, MD (214) 721-6000	www.prudential.com	Mark Goldberg
RAIT Financial Trust	Primary	Jack E. Salmon, 215-243-9032	www.raift.com	Mary Chamberlain
Situs Asset Management	Primary, Special	Donna Teague (713) 328-4366	www.situscompanies.com	Mary Chamberlain
TriMont Real Estate Advisors Inc.	Special, Construction, Construction Special	J. Gregory Winchester, MD (404) 420-5620	www.trimontrea.com	Michael Merriam
Wachovia Bank N.A.	Primary, Master, Special, Construction	Alan Kronovet, MD (704) 715-2800	www.wachovia.com	Mark Goldberg
Wells Fargo Commercial Mortgage Servicing	Primary, Master, Special	Daniel E. Bober (248) 723-3110	www.wellsfargo.com	Thomas Merck
Wrightwood Capital	Primary, Special	Henry Bieber, MD (312) 324-5955	www.wrightwoodcapital.com	Mark Goldberg

Residential mortgage servicers

Company	Category	Contact	Web site	S&P analyst
American General - MorEquity	Prime	Bryan A. Binyon, EVP	WWW.agfinance.com	Gregg Moskowitz
American General Financial Inc	Subprime	David M. McManigal ,AT (812) 468-5588	WWW.agfinance.com	Gregg Moskowitz
American Home Mortgage Servicing	Prime, Subprime, Subordinate, Special	David Friedman, EVP (212)-260-6800	www.ahmsi3.com	Robert Mackey

U.S. Servicers (cont.)				
BAC Home Loans Servicing L.P.	Prime, Subprime, Subordinate, Special, Master	Karen L. Stiehl, VP (805) 306-8205	www.bankofamerica.com	Richard Koch
Bank of America	Reverse	Charlie Jones VP 206-281-1519	www.bankofamerica.com	Steven Frie
Bank of America Mortgage	Prime, Subordinate	J. Mark Hanson, SVP (336) 805-5189	www.bankofamerica.com	Steven Frie
Bank of New York - Mellon	Master	Kathleen McDonnell, VP 614-775-5595	www.bnymellon.com	Gregg Moskowitz
Bayview Loan Servicing (Interbay)	Special	Matthew Sovic, SVP 305-646-3926	www.bayviewloanservicing.com	Edward Highland
Carrington Mortgage Services LLC	Subprime, Special	John Alkire, EVP (949)517-5004	www.myloan.carringtonms.com	Richard Koch
Cenlar FSB	Prime	Stephen W. Gozdan, SVP	www.cenlar.com	Edward Highland
Celink	Reverse	John LaRose, CEO 517 321-9002	www.celink.com	Robert Mackey
Chase Home Finance LLC	Prime, Subprime, Master, Special	Robert A. Segnini, VP (614) 422-2646	www.chase.com	Steven Frie
Chevy Chase Bank	Prime	Mark Holles, Group VP and Treasurer	www.chevychasebank.net	Todd Niemy
CitiMortgage Inc.	Prime, Subprime, Master	Tammy Basso, AVP 636-261-1329	www.citibank.com	Steven Frie
Compass Bank	Prime, Subordinate	Richard O. Hughes, SVP (205) 297-4900	www.bbvacompass.com	Todd Niemy
Dovenmuehle Mortgage	Prime	Glen S. Braun (847) 550-7450	www.dmicorp.com	Todd Niemy
EverHome Mortgage Company	Prime	Drew Walthall	www.everhomemortgage.com	Edward Highland
Financial Freedom	Reverse	Carol Norton, VP (512) 506-6840	www.financialfreedom.com	Robert Mackey
First Republic Bank	Prime	Cathy Myers, VP (415) 296-3775	www.firstrepublic.com	Robert Mackey
First Tennessee Bank	Subordinate	Michael A. Freeman, EVP	www.firsttennessee.com	Edward Highland
Green Tree Investment Holdings II	Subprime, Subordinate, Special	Mark A. Atencio 1-888-315-8733	www.gt servicing.com	Gregg Moskowitz
GRP Financial Services Inc.	Special	Zev Kops, CFO 914-391-7576	www.grpcapital.com	Gregg Moskowitz
Home Loan Services Inc.	Subprime, Subordinate	Nanette M. Stevens, MD, CEO (412) 918-7617	www.viewmyloan.com	Edward Highland
HomeEq Servicing Corp	Subprime, Special, Subordinate	Art Lyon, Pres. (916) 339-6380	www.homeeq.com	Robert Mackey
HSBC Finance Corp - Consumer Services	Subprime, Subordinate	Jorge Cordon, MD (630) 617-7000	www.hsbc.com	Edward Highland
HSBC Mortgage Corp. (USA)	Prime, Subprime, Subordinate	Michael T. Stilb, VP (716) 651-6781	www.hsbc.com	Edward Highland
LaSalle Global Trust Services	Master	Kim Jacobs, VP (312) 992-1828	www.lasalleglobaltrustservices.com	Richard Koch
Litton Loan Servicing Inc.	Prime, Subprime, Subordinate, Special	Shane Ross, SVP 713-966-8948	www.littonloan.com	Steven Frie
Marix Servicing	Subprime, Special	Rick Smith Pres. & CEO (623) 249-2255	marixservicing.com	Robert Mackey

U.S. Servicers (cont.)				
MetLife Loan Services	Prime	Marion McDougall, EVP (214) 441-4000	www.metlifehomeloans.com	Edward Highland
National City Bank	Prime	Phil Cunningham, EVP, 937-910-1200	www.nationalcitymortgage.com	Todd Niemy
Nationstar Mortgage LLC	Subprime	Bob Appel EVP, 350 Highland Drive Lewisville TX	www.nationstarmtg.com	Todd Niemy
Ocwen Federal Bank FSB	Subprime, Subordinate, Special	Ron Ferris, EVP (561) 682-8560	www.ocwen.com	Richard Koch
OneWest Bank FSB	Prime, Subprime, Subordinate, Special	Bill Glasgow, SVP 521-918-7555	www.indymac.com	Steven Frie
PHH Mortgage Corporation	Prime, Subordinate	Martin L. Foster, SVP (609) 642-8123	www.phh.com	Todd Niemy
PNC Consumer Services	Subordinate	James C. DeFoggia, SVP (412) 768-3518	www.pncs.com	Edward Highland
Provident Funding	Prime	Michelle Blake, CFO (650) 652-1300	www.principal.com	Richard Koch
Quantum Servicing Corporation	Special	Scott Conradson, SVP 813.371.0243	www.quantum-servicing.com	Todd Niemy
Regions Bank	Prime, Subprime	Morgan McCarty, Pres. & COO (601) 554-2024	www.regions.com	Robert Mackey
Residential Credit Solutions	Subprime, Special	Dennis G. Stowe President (817) 321-6001	www.residentialcredit.com	Richard Koch
ResMAE Mortgage Corp.	Subprime, Special	Chris Miller, EVP 913-661-8769	www.resmaemortgage.com	Steven Frie
Reverse Mortgage Solutions	Reverse	Bob Yeary 281-404-7818	www.rmsnav.com	Robert Mackey
Saxon Mortgage	Subprime, Special	Robert W. Meachum, EVP (972) 570-6010	www.saxonmsi.com	Robert Mackey
Select Portfolio Servicing Inc.	Subprime, Subordinate, Special	Susan R. Bassett, Director 801-293-2654	www.spservicing.com	Richard Koch
SN Servicing Corp.	Subprime, Special	Richard Lee, MD 435-655-3613	www.sns.com	Steven Frie
Specialized Loan Servicing	Subprime, Subordinate, Special	John Beggins, Pres./CEO (720) 241-7301	www.specializedloanservicing.com	Edward Highland
Susquehanna BancShares Inc	Prime, Subordinate	Mark J. Cvrkel, VP (717) 625-6680	www.susqbanc.com	Todd Niemy
U.S. Bank	Prime, Master	Robert J. Smiley, EVP (270) 689-7271	www.usbank.com	Gregg Moskowitz
Vericrest Financial Inc.	Subprime	Debbie Minter, VP, 405-951-1765	www.vericrestfinancial.com	Todd Niemy
Wachovia Mortgage FSB	Subordinate	David T. Mason, VP (704) 383-6931	www.wachovia.com	Robert Mackey
Walter Mortgage Co.	Subprime	Kimberly Perez, CFO 813-871-4141	www.walterinvestment.com	Todd Niemy
Wells Fargo Home Mortgage Inc.	Prime, Subprime	Penny Perryman, Risk Manager, 858-597-4474	www.wellsfargo.com	Steven Frie
Wells Fargo Bank N.A.	Master	James Thomes, VP, 612-667-8189	www.wellsfargo.com	Steven Frie
Wells Fargo Bank N.A.	Subordinate	Ronnie Eldridge, VP, 503-614-2316	www.wellsfargo.com	Steven Frie
Wilshire Credit Corp.	Prime, Subprime, Subordinate, Special	Jay Memmott, Pres. (800) 776-0100	www.wfsg.com	Richard Koch

Australia

Australian Servicers

Asset-backed servicers

Company	Category	Contact	Web site	S&P analyst
Liberty Financial Pty Ltd.	Primary	Suresh Pillai (61) 3-8635-8888	www.liberty.com.au	Jenny Campbell
PayNow Ltd.	Primary	Don Cunnington (61) 2 9806 7500	www.paynow.com.au	Jenny Campbell
RentSmart Pty Ltd.	Commercial Finance - Equipment Lease	Neil Barker (61) 8 9463 7500	www.rentsmart.com.au	Jenny Campbell

Commercial mortgage servicers

Company	Category	Contact	Web site	S&P analyst
AMAL Asset Management Ltd.	Primary	Brendan Weir (61) 2 9230 6700	www.amal.com.au	Jenny Campbell
Banksia Mortgages Ltd.	Primary	Pat Godfrey (61) 3 5852 3344	www.banksiagroup.com.au	Jenny Campbell
Liberty Financial Pty Ltd.	Primary	Suresh Pillai (61) 3-8635-8888	www.liberty.com.au	Jenny Campbell

Residential mortgage servicers

Company	Category	Contact	Web site	S&P analyst
Adelaide Bank Ltd.	Primary	Will Rayner (61) 8 8220 7764	www.adelaidebank.com.au	Jenny Campbell
Bluestone Servicing Pty Ltd and Bluestone Servicing NZ Ltd	Primary, Subprime	Phil Hurditch (61) 2 8115 5089	www.bluestone.com.au	Jenny Campbell
EDS (BPA) Pty Ltd.	Primary	Sally Durrant (61) 2 8965 0550	www.eds.com.au	Jenny Campbell
FirstMac Ltd.	Primary	Mark Hosking (61) 7 3013 8685	www.firstmac.com.au	Jenny Campbell
Heritage Building Society Ltd.	Primary	John Minz (61) 7 4694 9607	www.heritageonline.com.au	Jenny Campbell
IMB Ltd.	Primary	Robert Ryan (61) 2 4227 9220	www.imb.com.au	Jenny Campbell
Liberty Financial Pty Ltd	Primary, Subprime	Suresh Pillai (61) 3-8635-8888	www.liberty.com.au	Jenny Campbell
Members Equity Bank Pty Ltd.	Primary	Nicholas Vamvakis (61) 3 9605 6000	www.membersequity.com.au	Jenny Campbell
Pepper Australia Pty Ltd	Subprime	Patrick Tuttle (61) 2 9463 4615	www.pepperhomeloans.com.au	Jenny Campbell
Resimac Ltd.	Primary	Mary Ploughman (61) 2 9248 0300	www.resimac.com.au	Jenny Campbell
Unisys Credit Services Pty Ltd.	Primary	Charl Swart (61) 2 9647 7282	www.unisys.com.au	Jenny Campbell

Canada

Canadian Servicers

Asset-backed servicers

Company	Category	Contact	Web site	S&P analyst
MCAP Leasing Inc.	Equipment Lease	Eugene Basolini, Pres & COO (905) 639-3995	www.mcap.com	Michael Merriam

Commercial mortgage servicers

Company	Category	Contact	Web site	S&P analyst
Canadian Imperial Bank of Commerce (CIBC)	Special	Tony Pizzolato		Tom Merck
Capmark Canada Ltd.	Primary	Mark McCool, Managing Director (215) 328-1258	www.capmark.com	Michael Merriam
First National Financial Corp.	Primary, Master, Special	Stephen Smith, President (416) 593-2929	www.firstnational.ca	Mark Goldberg
Gespa CDPQ Inc.	Primary, Special	Steve Collins, Vice President	www.lacaisse.com	Mark Goldberg
Mcap Financial Corp.	Primary, Master, Special	Jack Shapiro, VP (416) 591-2477	www.mcap.com	Mark Goldberg
Midland Loan Services	Primary, Master, Special	Stacey M. Berger, EVP (301) 986-5818	www.midlandls.com	Michael Merriam

Residential mortgage servicers

Company	Category	Contact	Web site	S&P analyst
First National Financial Corp.	Prime	Stephen Smith, President (416) 593-2929	www.firstnational.ca	Robert Mackey
Mcap Service Corp.	Prime	Jack Shapiro, VP (416) 591-2477	www.mcap.com	Robert Mackey
Paradigm Quest Inc.	Prime	Kathy Gregory, Pres. & CEO 416-366-8606, ext. 2222	www.paradigmquest.com	Todd Niemy

China

Chinese Servicers

Commercial mortgage servicers

Company	Category	Contact	Web site	S&P analyst
Fan Ya Tai Asset Management Co. (International) Ltd.	Primary, Commercial Finance	Craig Blomquist (852) 2131 8628	www.fanyatai.com	Jerry Fang

Residential mortgage servicers

Company	Category	Contact	Web site	S&P analyst
Fan Ya Tai Asset Management Co. (International) Ltd.	Special	Craig Blomquist (852) 2131 8628	www.fanyatai.com	Jerry Fang

Germany

German Servicers

Asset-backed servicers

Company	Category	Contact	Web site	S&P analysts
GFKL Financial Services Ag	Primary	Dr Tom Haverkamp, Chairman, Tel: (49) 201-102-1400	www.gfkl.com	Beverley Dunne

German Servicers (cont.)

Hoist AG	Special	Jeroen Janssen, Group Manager Audit / Group Compliance Officer, Tel: (49) 0203 75691-106	www.hoist-group.de	Beverly Dunne
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Commercial mortgage servicers

Company	Category	Contact	Web site	S&P analysts
Crown Westfalen Credit Services, GmbH	Primary, Special	Dr. Joachim Paulus, Member of the Board of Directors, Tel: 0234-616-4507	www.cwcs.crownwestfalen.com	Beverly Dunne
Hatfield Philips Deutschland GmbH	Special	Clarence Dixon, Managing Director, Tel: + 44 (0)20 7071 6100	www.hatfieldphilips.co.uk	Beverly Dunne
Immofoori GmbH	Special	Kai Sudmann, Managing Director, Tel: 040-600899-00	www.immofoori.de	Beverly Dunne
Morgan Stanley Mortgage Servicing Ltd	Primary	Justin Winder, Vice President, Tel: (44) 20-7677-5763	www.morganstanley.com	Beverly Dunne

Residential mortgage servicers

Company	Category	Contact	Web site	S&P analysts
Crown Westfalen Credit Services, GmbH	Primary, Special	Dr. Joachim Paulus, Member of the Board of Directors, Tel: 0234-616-4507	www.cwcs.crownwestfalen.com	Beverly Dunne
Immofoori GmbH	Special	Kai Sudmann and Kolwja Zimmer, Managing Directors, Immofoori Gesellschaft für Immobilien-Forderungsinkasso mbH, Rosenstraße 2, D - 20095 Hamburg, Tel: 040-600899-00, Fax: 040-600899-14	www.immofoori.de	Beverly Dunne

Ireland**Irish Servicers****Asset-backed servicers**

Company	Category	Contact	Web site	S&P analyst
ORIX Aviation	Aircraft Lease Servicer	David Power, Managing Director, Tel: +353 1 670 0633	www.orixaviation.com	Michael Merriam

Italy**Italian Servicers****Asset-backed servicers**

Company	Category	Contact	Web site	S&P analysts
Advancing Trade SpA	Special	Raffaella Vecchi, Tel: (39) 35 416-1044	www.advtrade.it	Beverly Dunne
Securitisation Services SpA	Master	Nausica Pinese, Executive Cadre, Tel: (39) 0438-360-919	www.securitisation-services.com	Beverly Dunne
UniCredit Credit Management Bank	Special	Dino Crivellari, Amministratore Delegato, Tel: (39) 045-867-8711	hwww.ugcbanca.it	Beverly Dunne
Zenith Service SpA	Master	Patrizia Sisoni, Structured Finance Manager, Tel: +39 02 778 8051	www.zenithservice.it	Beverly Dunne

Italian Servicers (cont.)

Commercial mortgage servicers

Company	Category	Contact	Web site	S&P analysts
Archon Group Italia	Special	Kim Bradley, President, Tel: (39) 02-4300-4481	www.archongroup.com	Beverly Dunne
FBS SpA	Special	Paolo Strocchi, Presidente, Tel: (39) 02-7600-0336	www.fbs.it	Beverly Dunne
FONSPA BANK	Primary	Flavio Ottaviani, L.go Fochetti, 30 Roma 00154, Tel: +39 06 5796366	www.fonspa.it	Beverly Dunne
Italfondiaro S.p.A.	Special	Carlo Moroni, Organizational Development Manager, Tel: +39 02 3661-4044	www.italfondiaro.it	Beverly Dunne
Pirelli RE Credit Servicing SpA	Special	Massimiliano Bertolino, Head of Asset Management NPL, Tel: (39) 02-6442-91353	www.credit-servicing.com	Beverly Dunne
UniCredit Credit Management Bank	Special	Dino Crivellari, Amministratore Delegato, Tel: (39) 045-867-8711	hwww.ugcbanca.it	Beverly Dunne
Zenith Service SpA	Master	Patrizia Sismondi, Structured Finance Manager, Tel: +39 02 778 8051	www.zenithservice.it	Beverly Dunne

Residential mortgage servicers

Company	Category	Contact	Web site	S&P analysts
Archon Group Italia	Special	Kim Bradley, President, Tel: (39) 02-4300-4481	www.archongroup.com	Beverly Dunne
FBS SpA	Special	Paolo Strocchi, Presidente, Tel: (39) 02-7600-0336	www.fbs.it	Beverly Dunne
FONSPA BANK	Primary	Flavio Ottaviani, General Manager, Tel: +39 06 5796366	www.fonspa.it	Beverly Dunne
Italfondiaro S.p.A.	Special	Carlo Moroni, Organizational Development Manager, Tel: +39 02 3661-4044	www.italfondiaro.it	Beverly Dunne
Pirelli RE Credit Servicing SpA	Special	Massimiliano Bertolino, Head of Asset Management NPL, Tel: (39) 02-6442-91353	www.credit-servicing.com	Beverly Dunne
UniCredit Credit Management Bank	Special	Dino Crivellari, Amministratore Delegato, Tel: (39) 045-867-8711	hwww.ugcbanca.it	Beverly Dunne
Zenith Service SpA	Master	Patrizia Sismondi, Structured Finance Manager, Tel: +39 02 778 8051	www.zenithservice.it	Beverly Dunne

Japan

Japanese Servicers

Commercial mortgage servicers

Company	Category	Contact	Web site	S&P analyst
Capital Servicing Co. Ltd.	Primary	Andrew Cefai, (81) 3-6439-7833	www.capserv.com/jp/	Kazutoshi Murakami
MU Frontier Servicer Co. Ltd.	Special	Corporate Planning Dept. (81) 3-3373-5111	www.mufr.co.jp/	Kazutoshi Murakami
ORIX Asset Management & Loan Services Corp.	Master, Primary, Special	Takeshi Aoki, (81) 3-3435-3307	www.orix.co.jp/servicer/	Kazutoshi Murakami
Premier Asset Management Co.	Master, Primary	Hideo Nonomura, (81) 3-5549-8832	www.japan.capmark.com/	Kazutoshi Murakami
Shinsei Servicing Co.	Primary	Naoko Hashimoto	www.shinseiservicing.com/	Kazutoshi Murakami

Japanese Servicers (cont.)				
Shinsei Servicing Co.	Special	Akemi Kataoka, (81) 3-5157-1552	www.shinseiservicing.com/	Kazutoshi Murakami
SMBC Servicer Co. Ltd.	Special	Planning Dept. (81) 3-3544-6010		Kazutoshi Murakami
Residential mortgage servicers				
Company	Category	Contact	Web site	S&P analyst
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MU Frontier Servicer Co. Ltd.	Special	Corporate Planning Dept. (81) 3-3373-5111	www.mufr.co.jp/	Kazutoshi Murakami
ORIX Asset Management & Loan Services Corp.	Primary, Special	Business Planning Team (81) 3-5781-3710	www.orix.co.jp/servicer	Kazutoshi Murakami
SBI Mortgage Corp.	Primary	Business Management Dept., (81) 3-6229-0145	www.sbi-mortgage.co.jp/	Kazutoshi Murakami
Shinsei Servicing Co.	Primary	Hiroshi Takahashi, (81) 3-5157-1326	www.shinseiservicing.com/	Kazutoshi Murakami
Commercial finance servicer				
Company	Category	Contact	Web site	S&P analyst
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Consumer finance servicer				
Company	Category	Contact	Web site	S&P analyst
MU Frontier Servicer Co. Ltd.	Special	Corporate Planning Dept. (81) 3-3373-5111	www.mufr.co.jp/	Kazutoshi Murakami
SMBC Servicer Co. Ltd.	Special	Planning Dept. (81) 3-3544-6010		Kazutoshi Murakami

Mexico

Mexican Servicers				
Asset-backed servicers				
Company	Category	Contact	Web site	S&P analyst
El Camino Resources Mexico, S.A. de C.V.	Commercial Finance Servicers – Equipment Leasing	(52 55) 9177-0000	www.elcamino.com.mx	Sergio Figueroa
Water Capital Services S.A. de C.V.	Commercial Finance Servicers – Equipment Leasing	(52 55) 5292-5633	www.water-capital.com	Mauricio Tello
Navistar Financiamiento México, S.A. de C.V. SOFOM, E.N.R.	Commercial Finance Servicers – Transport Finance	(52 55) 5262-6678	www.navistar-financiamiento.com	Sergio Figueroa
Planfia Autofinanciamiento Chrysler	Consumer Finance Servicers – Automobile Loans and Leases	(52 55) 5278-2459	www.planfia.com.mx	Sergio Figueroa
Unifin Financiera, S.A. de C.V. SOFOM, E.N.R.	Consumer Finance Servicers – Automobile Loans and Leases	(52 55) 5249-5800	www.unifin.com.mx	Sergio Figueroa
Credito Inmobiliario, S.A. de C.V. SOFOM, E.N.R.	Construction Loan Servicers	(52 55) 5280-9696	www.credito-inmobiliario.com.mx	Mauricio Tello
Hipotecaria Su Casita S.A. de C.V. SOFOM E.N.R.	Construction Loan Servicers	(52 55) 5481-8206	www.sucasita.com.mx	Sergio Figueroa

Mexican Servicers (cont.)

Hipotecaria Vertice, S.A. de C.V. SOFOM E.N.R.	Construction Loan Servicers	(52 55) 5980-8211	www.hipotecariavertice.com.mx	Sergio Figueroa
ING Hipotecaria S.A. de C.V. S.F.O.L.	Construction Loan Servicers	01-800-6230340	www.ing-hipotecaria.com.mx	Maria Tapia
Patrimonio S.A. de C.V.	Construction Loan Servicers	(52 81) 8130-8501	www.patrimonio.com.mx	Maria Tapia

Commercial mortgage servicers

Company	Category	Contact	Web site	S&P analyst
Administradora de Activos Terracota, S.A. de C.V.	Special	(52 55) 8500-8500	www.aaterracota.com.mx	Maria Tapia
BBVA Bancomer S.A.	Primary	(52 55) 5621-6677	www.bancomer.com.mx	Sergio Figueroa

Government Affiliated Servicers

Company	Category	Contact	Web site	S&P analyst
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Residential mortgage servicers

Company	Category	Contact	Web site	S&P analyst
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BBVA Bancomer S.A.	Primary	(52 55) 5621-6677	www.bancomer.com.mx	Sergio Figueroa
Credito Inmobiliario, S.A. de C.V. SOFOM, E.N.R.	Primary	(52 55) 5280-9696	www.credito-inmobiliario.com.mx	Mauricio Tello
Hipotecaria Su Casita S.A. de C.V. SOFOM E.N.R.	Primary	(52 55) 5481-8206	www.sucasita.com.mx	Sergio Figueroa
Hipotecaria Vertice, S.A. de C.V. SOFOM E.N.R.	Primary	(52 55) 5980-8211	www.hipotecariavertice.com.mx	Sergio Figueroa
HSBC Mexico S.A.	Primary	01-800-712-4825	www.hsbc.com.mx	Alvaro Rangel
ING Hipotecaria S.A. de C.V. S.F.O.L.	Primary	01-800-6230340	www.ing-hipotecaria.com.mx	Maria Tapia
Patrimonio S.A. de C.V.	Primary	(52 81) 8130-8501	www.patrimonio.com.mx	Maria Tapia
Scotiabank Inverlat, S.A.	Primary	(5255) 5229-2271	www.scotiabank.com.mx	Mauricio Tello

Puerto Rico**Puerto Rican Servicers****Residential mortgage servicers**

Company	Category	Contact	Web site	S&P analyst
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Banco Santander	Prime	Victor Carreras	www.santandernet.com	Robert Mackey
Doral Financial Corp.	Prime, Subordinate lien	Denise Segarra	www.snl.com	Robert Mackey

United Kingdom

U.K. Servicers

Asset-backed servicers

Company	Category	Contact	Web site	S&P analysts
CapQuest Debt Recovery Ltd.	Special	Johnny Adams, Head of Quality and Compliance, Tel: 0870 084 2487	www.capquestco.com	Beverly Dunne
TDX	Master	Carlos Osorio, Head of Operations Development, Tel: (44) 115-9057018	www.tdxgroup.com	Beverly Dunne

Commercial mortgage servicers

Company	Category	Contact	Web site	S&P analysts
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Capmark Services Ireland Ltd.	Primary	Robbie Hughes, MD, Tel: (353) 44-93-32300	www.capmark.com	Beverly Dunne
Capmark Services U.K. Ltd.	Special	Andy Wilcox, Sr. VP, Tel: (44) 20-7393 6200	www.capmark.com	Beverly Dunne
CB Richard Ellis Loan Servicing Ltd.	Primary, Special	John Smith, Dir., Tel: (44) 20-7182-2098	www.cbre.co.uk	Beverly Dunne
Crown Mortgage Management	Primary, Special	Julien Holmes, MD, Tel: 01473-283-807	www.cmm-group.com	Beverly Dunne
Eurohypo AG	Primary, Special	Sunil Gidoomal, Dir., Tel: (44) 20-7759-7664	http://www.eurohypo.com/	Beverly Dunne
Hatfield Phillips International LLC	Primary, Special	Clarence Dixon, MD, Tel: + 44 (0)20 7071 6100	www.hatfieldphilips.co.uk	Beverly Dunne
Morgan Stanley Mortgage Servicing Ltd.	Primary, Special	Robert Wojciechowicz, Executive Dir., Tel: (44)-20-7677-2667	www.morganstanley.com	Beverly Dunne

Residential mortgage servicers

Company	Category	Contact	Web site	S&P analysts
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Crown Mortgage Management	Primary, Special	Julien Holmes, MD, Tel: 01473-283-807	www.cmm-group.com	Beverly Dunne
HomeLoan Management Ltd. (HML)	Primary	Julian Wells, Dir. of Marketing, Tel: (44) 7515 706958	www.hml.co.uk	Beverly Dunne
Target Loan Servicing	Primary	Glen Herbert, glen.herbert@targetloanservicing.co.uk		Beverly Dunne
Vertex Mortgage Services Ltd.	Primary, Special	Rob Lemon, Dir. of Risk and Compliance, Tel: (44) 1242-547-000	www.vertex.co.uk	Beverly Dunne

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