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### Select Portfolio Servicing Inc. Residential Subprime And Special Servicer Rankings Raised To STRONG; Outlook Stable

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#### OVERVIEW

-- Select Portfolio Servicing Inc. is a wholly owned subsidiary of Credit Suisse Group and specializes in servicing subprime residential mortgage assets, performs special servicing on distressed assets, and also performs interim servicing on other mortgage products.

-- We have raised our rankings on Select Portfolio Servicing Inc. to STRONG from ABOVE AVERAGE for residential subprime and special servicing.

-- The upgrades reflect the company's focus on improving its internal controls and risk management, strengthening its data analytics and performance benchmarking, and making various technology enhancements, which have boosted servicing efficiencies and improved the company's performance metrics.

NEW YORK (Standard & Poor's) June 18, 2009--Standard & Poor's Ratings Services today raised its residential subprime loan servicer ranking on Select Portfolio Servicing Inc. (SPS), a wholly owned subsidiary of Credit Suisse Group, to STRONG from ABOVE AVERAGE. At the same time, we raised our residential special servicer ranking on SPS to STRONG from ABOVE AVERAGE. Lastly, we affirmed our AVERAGE ranking on SPS for residential subordinate-lien servicing. The outlook is stable.

The rankings reflect the company's seasoned management team and staff, comprehensive procedures, and well-developed new-hire training and continuing education initiatives, along with its effective internal control environment, robust data analytics and performance measurement methodologies, and improved technology platform.

SPS has focused on improving its internal controls and risk management, strengthening its data analytics and performance benchmarking, and making various technology enhancements, and these initiatives have boosted servicing efficiencies and improved the company's performance metrics in a number of areas--particularly those related to loss mitigation, including loan modifications and reporting on special servicing. SPS has also implemented an efficient loss mitigation process and has improved its management of outgoing and incoming calls to and from delinquent borrowers.

SPS focuses on maintaining a balance between its goals of minimizing losses to investors and keeping borrowers in their homes, and the company is committed to developing effective and innovative loss mitigation strategies that will satisfy investors, borrowers, and government agencies alike. The

company has highly effective multilevel risk control methodologies in place, including an audit program performed by Credit Suisse, SPS' ultimate parent; an independent Servicing Risk Management group that performs intensive loan servicing audits and independent call monitoring; and an annual audit performed by an external auditing firm. The company has also improved efficiencies by outsourcing certain non-customer-contact servicing functions to a third-party offshore provider that SPS management tightly monitors.

#### Outlook

The outlook is stable. Credit Suisse, SPS' parent company, continues to invest in infrastructure and technology enhancements, which have improved SPS' risk management methodologies and servicing efficiencies. With the acquisition of SPS in 2005, Credit Suisse has provided a flow of business growth, although the portfolio has decreased somewhat during the past 12 months due to runoff. SPS has positioned itself as a top default servicer and has capitalized on opportunities in the current mortgage environment, which will allow it to opportunistically acquire and service seasoned subprime and scratch-and-dent portfolios.

Management continues to focus on improving processes to optimize loan servicing efficiencies while minimizing risk from human error. SPS' servicing performance metrics have continued to improve overall, largely owing to its experienced management team, which has developed effective methods for measuring performance and implemented sound internal controls. SPS has been an innovator in making the processes of loss mitigation, foreclosures, and REO effective and efficient with superior methods of measuring and reporting results. SPS also effectively seeks to provide a balance between optimizing investors' interests and keeping borrowers in their homes.

#### RELATED RESEARCH

- "Revised Criteria For Including RMBS, CMBS, And ABS Servicers On Standard & Poor's Select Servicer List," published April 16, 2009.
- "Servicer Evaluation Ranking Criteria: U.S.," published Sept.21, 2004.
- "Select Servicer List" (standing file).

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