

Typical Contents of Mortgage Custodial File

- (a) the original Mortgage Note bearing all intervening endorsements, endorsed "Pay to the order of _____, without recourse" and signed (which may be by facsimile signature) in the name of the last endorsee by an authorized officer. To the extent that there is no room on the face of the Mortgage Note for endorsements, the endorsement may be contained on an allonge, unless the Trustee is advised in writing by the Original Loan Seller (pursuant to the applicable Purchase Agreement) that state law does not so allow;
- (b) the original of any guaranty executed in connection with the Mortgage Note;
- (c) the original Mortgage with evidence of recording thereon or a certified true copy of such Mortgage submitted for recording. If, in connection with any Mortgage Loan, the original Mortgage cannot be delivered with evidence of recording thereon on or prior to the Closing Date because of a delay caused by the public recording office where such Mortgage has been delivered for recordation or because such Mortgage has been lost or because such public recording office retains the original recorded Mortgage, the Depositor shall deliver or cause to be delivered to the Trustee a photocopy of such Mortgage certified by the Original Loan Seller to be a true and complete copy of such Mortgage and shall forward or cause to be forwarded to the Trustee such original recorded Mortgage within 14 days following the Original Loan Seller's or the Depositor's receipt of such Mortgage from the applicable public recording office; or in the case of a Mortgage where a public recording office retains the original recorded Mortgage or in the case where a Mortgage is lost after recordation in a public recording office, a copy of such Mortgage certified by such public recording office to be a true and complete copy of the original recorded Mortgage;
- (d) the originals of all assumption, modification, consolidation or extension agreements, with evidence of recording thereon or a certified true copy of such agreement submitted for recording;
- (e) the original Assignment of Mortgage for each Mortgage Loan endorsed in blank (except with respect to MERS Designated Mortgage Loans);

or alternative language such as the following:

with respect to each Non-MERS Mortgage Loan other than a Cooperative Loan, an original Assignment of Mortgage, in form and substance acceptable for recording. The Mortgage shall be assigned either (A) in blank, or (B) to "_____ as Trustee of _____," without recourse;

- (f) the originals of all intervening assignments of Mortgage (if any) evidencing a complete chain of assignment from the applicable originator (or MERS with respect to each MERS Designated Mortgage Loan) to the last endorsee with evidence of recording thereon or a certified true copy of such intervening assignments of Mortgage submitted for recording, or if any such intervening assignment has not been returned from the applicable recording office or has been lost or if such public recording office retains the original recorded assignments of Mortgage, the Depositor shall deliver or cause to be delivered a photocopy of such intervening assignment, certified by the Original Loan Seller to be a true and complete copy of such intervening assignment and shall forward to the Trustee, such original recorded intervening assignment within 14 days following the Original Loan Seller's or the Depositor's receipt of such from the applicable public recording office; or in the case of an intervening assignment where a public recording office retains the original recorded intervening assignment or in the case where an intervening assignment is lost after recordation in a public recording office, a copy of such intervening assignment certified by such public recording office to be a true and complete copy of the original recorded intervening assignment;
- (g) If the Mortgage note, the Mortgage, any Assignment of Mortgage or any other related document has been signed by a Person on behalf of the Mortgagor, the original Power of Attorney or other instrument that authorized and empowered such Person to sign;
- (h) the original mortgagee title insurance policy (or a marked title insurance commitment, in the event that an original lender's title insurance policy has not yet been issued) or, in the event such original title policy is unavailable, a certified true copy of the related policy binder or commitment for title certified to be true and complete by the title insurance company; and
- (i) the original Primary Mortgage Insurance Policy or certificate or, an electronic certification evidencing the existence of the Primary Mortgage Insurance Policy or certificate, if private mortgage guaranty insurance is required;
- (j) with respect to any Cooperative Loan, the Cooperative Loan Documents;
- (k) with respect to any manufactured housing contract, any related manufactured housing sales contract, installment loan agreement or participation interest;
- (l) the original of any security agreement, chattel mortgage or equivalent document executed in connection with the Mortgage (if provided).