

SUPPLEMENT

To Prospectus Supplement dated October 28, 2002

\$537,131,000 (Approximate)
STRUCTURED ASSET SECURITIES CORPORATION
Mortgage Pass-Through Certificates, Series 2002-23XS

Structured Asset Securities Corporation
Depositor

Aurora Loan Services Inc.
Master Servicer

On October 30, 2002, the Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2002-23XS (the "Certificates") were issued in an original aggregate principal amount of approximately \$537,131,000. Each Certificate represented an undivided interest in the Trust Fund created pursuant to a Trust Agreement dated as of October 1, 2002 by and among Structured Asset Securities Corporation, as Depositor, Aurora Loan Services Inc., as Master Servicer, Bank One, National Association, as Trustee, and Wells Fargo Bank Minnesota, National Association, as Securities Administrator. This Supplement to the above-referenced Prospectus Supplement (the "Prospectus Supplement") supplements and updates certain of the information with respect to the mortgage loans. Capitalized terms not defined herein have the meanings ascribed to them in the Prospectus Supplement.

The information contained in the attached monthly report to Certificateholders is to be read as part of the Prospectus Supplement.

The Date of this Supplement is December 17, 2003.

Structured Asset Securities Corporation
Mortgage Pass-Through Certificates
Record Date: 31-Oct-2003
Distribution Date: 25-Nov-2003

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SASC Series 2002-23

Certificateholder Distribution Summary

| Class | CUSIP | Certificate Class Description | Certificate Pass-Through Rate | Beginning Certificate Balance | Interest Distribution | Principal Distribution | Current Realized Loss | Ending Certificate Balance | Total Distribution | Cumulative Realized Losses |
|--------|-----------|-------------------------------|-------------------------------|-------------------------------|-----------------------|------------------------|-----------------------|----------------------------|--------------------|----------------------------|
| A-1 | 86359ADE0 | SEN | 2.75000 % | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A-2 | 86359ADF7 | SEN | 4.04000 % | 30,533,810.85 | 102,797.16 | 15,438,409.87 | 0.00 | 15,095,400.98 | 15,541,207.03 | 0.00 |
| A-3 | 86359ADG5 | SEN | 4.58000 % | 25,698,000.00 | 98,080.70 | 0.00 | 0.00 | 25,698,000.00 | 98,080.70 | 0.00 |
| A-4 | 86359ADH3 | SEN | 5.08000 % | 63,831,000.00 | 270,217.90 | 0.00 | 0.00 | 63,831,000.00 | 270,217.90 | 0.00 |
| A-5 | 86359ADJ9 | SEN | 5.28000 % | 50,000,000.00 | 220,000.00 | 0.00 | 0.00 | 50,000,000.00 | 220,000.00 | 0.00 |
| A-6 | 86359ADK6 | SEN | 5.69000 % | 25,000,000.00 | 118,541.67 | 0.00 | 0.00 | 25,000,000.00 | 118,541.67 | 0.00 |
| A-7 | 86359ADL4 | SEN | 6.08000 % | 55,176,000.00 | 279,558.40 | 0.00 | 0.00 | 55,176,000.00 | 279,558.40 | 0.00 |
| A-IO | 86359ADM2 | STP | 5.00000 % | 0.00 | 157,056.12 | 0.00 | 0.00 | 0.00 | 157,056.12 | 0.00 |
| M-1 | 86359ADN0 | MEZ | 5.54000 % | 15,885,000.00 | 73,335.75 | 0.00 | 0.00 | 15,885,000.00 | 73,335.75 | 0.00 |
| M-2 | 86359ADP5 | MEZ | 5.67000 % | 14,539,000.00 | 68,696.78 | 0.00 | 0.00 | 14,539,000.00 | 68,696.78 | 0.00 |
| X | SAC02023X | SEN | 0.00000 % | 1,347,125.41 | 403,563.58 | 0.00 | 0.00 | 1,347,125.41 | 403,563.58 | 0.00 |
| P | SAC02023P | SEN | 0.00000 % | 0.00 | 137,125.11 | 0.00 | 0.00 | 0.00 | 137,125.11 | 0.00 |
| E | SAC02023E | STP | 0.00000 % | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| R-1 | SAC2023R1 | SEN | 0.00000 % | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| R-2 | SAC2023R2 | SEN | 0.00000 % | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| R-3 | SAC2023R3 | SEN | 0.00000 % | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Totals | | | | 282,009,936.26 | 1,928,973.17 | 15,438,409.87 | 0.00 | 266,571,526.39 | 17,367,383.04 | 0.00 |

All distributions required by the Pooling and Servicing Agreement have been calculated by the Certificate Administrator on behalf of the Trustee.

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Principal Distribution Statement

| Class | Original Face Amount | Beginning Certificate Balance | Scheduled Principal Distribution | Unscheduled Principal Distribution | Accretion | Realized Loss (1) | Total Principal Reduction | Ending Certificate Balance | Ending Certificate Percentage | Total Principal Distribution |
|--------|----------------------------|-------------------------------------|--|--|-----------|----------------------|---------------------------------|----------------------------------|-------------------------------------|------------------------------------|
| A-1 | 156,387,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00000000 | 0.00 |
| A-2 | 130,615,000.00 | 30,533,810.85 | 0.00 | 15,438,409.87 | 0.00 | 0.00 | 15,438,409.87 | 15,095,400.98 | 0.11557173 | 15,438,409.87 |
| A-3 | 25,698,000.00 | 25,698,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 25,698,000.00 | 1.00000000 | 0.00 |
| A-4 | 63,831,000.00 | 63,831,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 63,831,000.00 | 1.00000000 | 0.00 |
| A-5 | 50,000,000.00 | 50,000,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 50,000,000.00 | 1.00000000 | 0.00 |
| A-6 | 25,000,000.00 | 25,000,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 25,000,000.00 | 1.00000000 | 0.00 |
| A-7 | 55,176,000.00 | 55,176,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 55,176,000.00 | 1.00000000 | 0.00 |
| A-IO | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00000000 | 0.00 |
| M-1 | 15,885,000.00 | 15,885,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 15,885,000.00 | 1.00000000 | 0.00 |
| M-2 | 14,539,000.00 | 14,539,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 14,539,000.00 | 1.00000000 | 0.00 |
| X | 1,347,125.00 | 1,347,125.41 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,347,125.41 | 1.00000030 | 0.00 |
| P | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00000000 | 0.00 |
| E | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00000000 | 0.00 |
| R-1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00000000 | 0.00 |
| R-2 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00000000 | 0.00 |
| R-3 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00000000 | 0.00 |
| Totals | 538,478,125.00 | 282,009,936.26 | 0.00 | 15,438,409.87 | 0.00 | 0.00 | 15,438,409.87 | 266,571,526.39 | 0.49504616 | 15,438,409.87 |

(1) Amount Does Not Include Excess Special Hazard, Bankruptcy, or Fraud Losses Unless Otherwise Disclosed. Please Refer to the Prospectus Supplement for a Full Description.

SASC Series 2002-23

Principal Distribution Factors Statement

| Class (2) | Original Face Amount | Beginning Certificate Balance | Scheduled Principal Distribution | Unscheduled Principal Distribution | Accretion | Realized Loss (3) | Total Principal Reduction | Ending Certificate Balance | Ending Certificate Percentage | Total Principal Distribution |
|-----------|----------------------------|-------------------------------------|--|--|------------|----------------------|---------------------------------|----------------------------------|-------------------------------------|------------------------------------|
| A-1 | 156,387,000.00 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 |
| A-2 | 130,615,000.00 | 233.76955824 | 0.00000000 | 118.19783233 | 0.00000000 | 0.00000000 | 118.19783233 | 115.57172591 | 0.11557173 | 118.19783233 |
| A-3 | 25,698,000.00 | 1000.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 1000.00000000 | 1.00000000 | 0.00000000 |
| A-4 | 63,831,000.00 | 1000.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 1000.00000000 | 1.00000000 | 0.00000000 |
| A-5 | 50,000,000.00 | 1000.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 1000.00000000 | 1.00000000 | 0.00000000 |
| A-6 | 25,000,000.00 | 1000.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 1000.00000000 | 1.00000000 | 0.00000000 |
| A-7 | 55,176,000.00 | 1000.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 1000.00000000 | 1.00000000 | 0.00000000 |
| A-IO | 0.00 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 |
| M-1 | 15,885,000.00 | 1000.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 1000.00000000 | 1.00000000 | 0.00000000 |
| M-2 | 14,539,000.00 | 1000.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 1000.00000000 | 1.00000000 | 0.00000000 |
| X | 1,347,125.00 | 1000.00030435 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 1000.00030435 | 1.00000030 | 0.00000000 |
| P | 0.00 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 |
| E | 0.00 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 |
| R-1 | 0.00 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 |
| R-2 | 0.00 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 |
| R-3 | 0.00 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 |

(3) Amount Does Not Include Excess Special Hazard, Bankruptcy, or Fraud Losses Unless Otherwise Disclosed. Please Refer to the Prospectus Supplement for a Full Description.

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Interest Distribution Statement

| Class | Original Face Amount | Current Certificate Rate | Beginning Certificate/ Notional Balance | Current Accrued Interest | Payment of Unpaid Interest Shortfall | Current Interest Shortfall | Non-Supported Interest Shortfall | Realized Loss (4) | Total Interest Distribution | Remaining Unpaid Interest Shortfall | Ending Certificate/ Notional Balance |
|--------|----------------------|--------------------------|---|--------------------------|--------------------------------------|----------------------------|----------------------------------|-------------------|-----------------------------|-------------------------------------|--------------------------------------|
| A-1 | 156,387,000.00 | 2.75000 % | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A-2 | 130,615,000.00 | 4.04000 % | 30,533,810.85 | 102,797.16 | 0.00 | 0.00 | 0.00 | 0.00 | 102,797.16 | 0.00 | 15,095,400.98 |
| A-3 | 25,698,000.00 | 4.58000 % | 25,698,000.00 | 98,080.70 | 0.00 | 0.00 | 0.00 | 0.00 | 98,080.70 | 0.00 | 25,698,000.00 |
| A-4 | 63,831,000.00 | 5.08000 % | 63,831,000.00 | 270,217.90 | 0.00 | 0.00 | 0.00 | 0.00 | 270,217.90 | 0.00 | 63,831,000.00 |
| A-5 | 50,000,000.00 | 5.28000 % | 50,000,000.00 | 220,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 220,000.00 | 0.00 | 50,000,000.00 |
| A-6 | 25,000,000.00 | 5.69000 % | 25,000,000.00 | 118,541.67 | 0.00 | 0.00 | 0.00 | 0.00 | 118,541.67 | 0.00 | 25,000,000.00 |
| A-7 | 55,176,000.00 | 6.08000 % | 55,176,000.00 | 279,558.40 | 0.00 | 0.00 | 0.00 | 0.00 | 279,558.40 | 0.00 | 55,176,000.00 |
| A-IO | 0.00 | 5.00000 % | 37,693,468.00 | 157,056.12 | 0.00 | 0.00 | 0.00 | 0.00 | 157,056.12 | 0.00 | 37,693,468.00 |
| M-1 | 15,885,000.00 | 5.54000 % | 15,885,000.00 | 73,335.75 | 0.00 | 0.00 | 0.00 | 0.00 | 73,335.75 | 0.00 | 15,885,000.00 |
| M-2 | 14,539,000.00 | 5.67000 % | 14,539,000.00 | 68,696.78 | 0.00 | 0.00 | 0.00 | 0.00 | 68,696.78 | 0.00 | 14,539,000.00 |
| X | 1,347,125.00 | 0.00000 % | 1,347,125.41 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 403,563.58 | 0.00 | 1,347,125.41 |
| P | 0.00 | 0.00000 % | 0.01 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 137,125.11 | 0.00 | 0.01 |
| E | 0.00 | 0.00000 % | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| R-1 | 0.00 | 0.00000 % | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| R-2 | 0.00 | 0.00000 % | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| R-3 | 0.00 | 0.00000 % | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Totals | 538,478,125.00 | | | 1,388,284.48 | 0.00 | 0.00 | 0.00 | 0.00 | 1,928,973.17 | 0.00 | |

(4) Amount Does Not Include Excess Special Hazard, Bankruptcy, or Fraud Losses Unless Otherwise Disclosed. Please Refer to the Prospectus Supplement for a Full Description.

SASC Series 2002-23

Interest Distribution Factors Statement

| Class (5) | Original Face Amount | Current Certificate Rate | Beginning Certificate/ Notional Balance | Current Accrued Interest | Payment of Unpaid Interest Shortfall | Current Interest Shortfall | Non-Supported Interest Shortfall | Realized Loss (6) | Total Interest Distribution | Remaining Unpaid Interest Shortfall | Ending Certificate/ Notional Balance |
|-----------|----------------------|--------------------------|---|--------------------------|--------------------------------------|----------------------------|----------------------------------|-------------------|-----------------------------|-------------------------------------|--------------------------------------|
| A-1 | 156,387,000.00 | 2.75000 % | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 |
| A-2 | 130,615,000.00 | 4.04000 % | 233.76955824 | 0.78702415 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.78702415 | 0.00000000 | 115.57172591 |
| A-3 | 25,698,000.00 | 4.58000 % | 1000.00000000 | 3.81666667 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 3.81666667 | 0.00000000 | 1000.00000000 |
| A-4 | 63,831,000.00 | 5.08000 % | 1000.00000000 | 4.23333333 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 4.23333333 | 0.00000000 | 1000.00000000 |
| A-5 | 50,000,000.00 | 5.28000 % | 1000.00000000 | 4.40000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 4.40000000 | 0.00000000 | 1000.00000000 |
| A-6 | 25,000,000.00 | 5.69000 % | 1000.00000000 | 4.74166680 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 4.74166680 | 0.00000000 | 1000.00000000 |
| A-7 | 55,176,000.00 | 6.08000 % | 1000.00000000 | 5.06666667 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 5.06666667 | 0.00000000 | 1000.00000000 |
| A-IO | 0.00 | 5.00000 % | 199.99999682 | 0.83333334 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.83333334 | 0.00000000 | 199.99999682 |
| M-1 | 15,885,000.00 | 5.54000 % | 1000.00000000 | 4.61666667 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 4.61666667 | 0.00000000 | 1000.00000000 |
| M-2 | 14,539,000.00 | 5.67000 % | 1000.00000000 | 4.72500034 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 4.72500034 | 0.00000000 | 1000.00000000 |
| X | 1,347,125.00 | 0.00000 % | 1000.00030435 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 299.57396678 | 0.00000000 | 1000.00030435 |
| P | 0.00 | 0.00000 % | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 |
| E | 0.00 | 0.00000 % | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 |
| R-1 | 0.00 | 0.00000 % | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 |
| R-2 | 0.00 | 0.00000 % | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 |
| R-3 | 0.00 | 0.00000 % | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 | 0.00000000 |

(5) Per \$1 denomination.

(6) Amount Does Not Include Excess Special Hazard, Bankruptcy, or Fraud Losses Unless Otherwise Disclosed. Please Refer to the Prospectus Supplement for a Full Description.

SASC Series 2002-23

Certificateholder Account Statement

| CERTIFICATE ACCOUNT | |
|---|---------------|
| Beginning Balance | 0.00 |
| Deposits | |
| Payments of Interest and Principal | 17,013,000.57 |
| Liquidations, Insurance Proceeds, Reserve Funds | 0.00 |
| Proceeds from Repurchased Loans | 0.00 |
| Other Amounts (Servicer Advances) | 296,558.76 |
| Realized Loss (Gains, Subsequent Expenses & Recoveries) | (10,282.50) |
| Prepayment Penalties | 137,125.11 |
| Total Deposits | 17,436,401.94 |
| Withdrawals | |
| Reimbursement for Servicer Advances | 0.00 |
| Payment of Service Fee | 69,018.90 |
| Payment of Interest and Principal | 17,367,383.04 |
| Total Withdrawals (Pool Distribution Amount) | 17,436,401.94 |
| Ending Balance | 0.00 |

| PREPAYMENT/CURTAILMENT INTEREST SHORTFALL | |
|--|------|
| Total Prepayment/Curtailment Interest Shortfall | 0.00 |
| Servicing Fee Support | 0.00 |
| Non-Supported Prepayment/Curtailment Interest | 0.00 |

| SERVICING FEES | |
|---|-----------|
| Gross Servicing Fee | 58,752.10 |
| PMI Insurance Premium Paid by Servicer | 8,915.47 |
| Securities Administrator Fee-Wells Fargo Bank, N.A. | 1,351.33 |
| Supported Prepayment/Curtailment Interest Shortfall | 0.00 |
| Net Servicing Fee | 69,018.90 |

SASC Series 2002-23

Loan Status Stratification/Credit Enhancement Statement

| DELINQUENT | | | BANKRUPTCY | | | FORECLOSURE | | | REO | | | TOTAL | | |
|-------------------------|------------------------------|---------------|-------------------------|------------------------------|--------------|-------------------------|------------------------------|--------------|-------------------------|------------------------------|--------------|-------------------------|------------------------------|---------------|
| No. of Loans | Principal Balance | | No. of Loans | Principal Balance | | No. of Loans | Principal Balance | | No. of Loans | Principal Balance | | No. of Loans | Principal Balance | |
| | | | 0-29 Days | 10 | 1,374,229.43 | 0-29 Days | 0 | 0.00 | 0-29 Days | 0 | 0.00 | 0-29 Days | 10 | 1,374,229.43 |
| 30 Days | 77 | 13,798,363.19 | 30 Days | 4 | 436,570.94 | 30 Days | 0 | 0.00 | 30 Days | 0 | 0.00 | 30 Days | 81 | 14,234,934.13 |
| 60 Days | 26 | 4,169,542.00 | 60 Days | 0 | 0.00 | 60 Days | 0 | 0.00 | 60 Days | 0 | 0.00 | 60 Days | 26 | 4,169,542.00 |
| 90 Days | 5 | 871,743.35 | 90 Days | 1 | 228,597.54 | 90 Days | 2 | 310,335.43 | 90 Days | 0 | 0.00 | 90 Days | 8 | 1,410,676.32 |
| 120 Days | 5 | 2,231,760.24 | 120 Days | 2 | 168,256.74 | 120 Days | 10 | 2,335,508.84 | 120 Days | 0 | 0.00 | 120 Days | 17 | 4,735,525.82 |
| 150 Days | 1 | 637,881.87 | 150 Days | 0 | 0.00 | 150 Days | 4 | 617,457.61 | 150 Days | 1 | 141,360.18 | 150 Days | 6 | 1,396,699.66 |
| 180+ Days | 6 | 1,108,314.23 | 180+ Days | 12 | 1,843,474.88 | 180+ Days | 29 | 5,925,510.83 | 180+ Days | 22 | 3,156,849.56 | 180+ Days | 69 | 12,034,149.50 |
| 120 | 22,817,604.88 | | 29 | 4,051,129.53 | | 45 | 9,188,812.71 | | 23 | 3,298,209.74 | | 217 | 39,355,756.86 | |
| No. of Loans | Principal Balance | | No. of Loans | Principal Balance | | No. of Loans | Principal Balance | | No. of Loans | Principal Balance | | No. of Loans | Principal Balance | |
| | | | 0-29 Days | 0.796178 % | 0.514966 % | 0-29 Days | 0.000000 % | 0.000000 % | 0-29 Days | 0.000000 % | 0.000000 % | 0-29 Days | 0.796178 % | 0.514966 % |
| 30 Days | 6.130573 % | 5.170669 % | 30 Days | 0.318471 % | 0.163597 % | 30 Days | 0.000000 % | 0.000000 % | 30 Days | 0.000000 % | 0.000000 % | 30 Days | 6.449045 % | 5.334266 % |
| 60 Days | 2.070064 % | 1.562455 % | 60 Days | 0.000000 % | 0.000000 % | 60 Days | 0.000000 % | 0.000000 % | 60 Days | 0.000000 % | 0.000000 % | 60 Days | 2.070064 % | 1.562455 % |
| 90 Days | 0.398089 % | 0.326669 % | 90 Days | 0.079618 % | 0.085663 % | 90 Days | 0.159236 % | 0.116292 % | 90 Days | 0.000000 % | 0.000000 % | 90 Days | 0.636943 % | 0.528624 % |
| 120 Days | 0.398089 % | 0.836309 % | 120 Days | 0.159236 % | 0.063051 % | 120 Days | 0.796178 % | 0.875187 % | 120 Days | 0.000000 % | 0.000000 % | 120 Days | 1.353503 % | 1.774547 % |
| 150 Days | 0.079618 % | 0.239034 % | 150 Days | 0.000000 % | 0.000000 % | 150 Days | 0.318471 % | 0.231380 % | 150 Days | 0.079618 % | 0.052972 % | 150 Days | 0.477707 % | 0.523386 % |
| 180+ Days | 0.477707 % | 0.415319 % | 180+ Days | 0.955414 % | 0.690807 % | 180+ Days | 2.308917 % | 2.220470 % | 180+ Days | 1.751592 % | 1.182968 % | 180+ Days | 5.493631 % | 4.509565 % |
| 9.554140 % | 8.550456 % | | 2.308917 % | 1.518082 % | | 3.582803 % | 3.443330 % | | 1.831210 % | 1.235940 % | | 17.277070 % | 14.747808 % | |

Current Period Class A Insufficient Funds 0.00 Principal Balance of Contaminated Properties 0.00 Periodic Advance 296,558.76

SASC Series 2002-23**COLLATERAL STATEMENT**

| Collateral Description | Fixed & Balloon |
|--|-----------------|
| Weighted Average Gross Coupon | 7.962058% |
| Weighted Average Net Coupon | 7.712058% |
| Weighted Average Pass-Through Rate | 7.668371% |
| Weighted Average Maturity (Stepdown Calculation) | 339 |
| Beginning Scheduled Collateral Loan Count | 1,318 |
| Number of Loans Paid in Full | 62 |
| Ending Scheduled Collateral Loan Count | 1,256 |
| Beginning Scheduled Collateral Balance | 282,009,936.26 |
| Ending Scheduled Collateral Balance | 266,571,526.39 |
| Ending Actual Collateral Balance at 31-Oct-2003 | 266,858,350.30 |
| Monthly P&I Constant | 2,090,954.24 |
| Special Servicing Fee | 0.00 |
| Prepayment Penalties | 137,125.11 |
| Realized Loss Amount | 10,282.50 |
| Cumulative Realized Loss | 130,996.55 |
| Scheduled Principal | 219,804.71 |
| Unscheduled Principal | 15,218,605.16 |
| Required Overcollateralized Amount | 0.00 |
| Overcollateralized Increase Amount | 0.00 |
| Overcollateralized Reduction Amount | 0.00 |
| Specified O/C Amount | 1,347,125.41 |
| Overcollateralized Amount | 1,347,125.41 |
| Overcollateralized Deficiency Amount | 0.00 |
| Base Overcollateralization Amount | 0.00 |
| Extra Principal Distribution Amount | 10,282.50 |
| Excess Cash Amount | 413,846.08 |