SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, DC 20549

FORM SE

FORM FOR SUBMISSION OF PAPER FORMAT EXHIBITS

BY ELECTRONIC FILERS

Structured Asset Securities Corporation
(Exact Name of Registrant as Specified in Charter)

0000808851
(Registrant CIK Number)

Form 8-K (July 3, 2002)
(Electronic Report, Schedule or Registration Statement of Which the Documents Are a Part (Give Period of Report)

333-73338
(SEC File Number, if Available)

N/A
(Name of Person Filing the Document (if Other than the Registrant))

SIGNATURES

Filings Made by the Registrant. The registrant has duly caused this form to be signed on its behalf by the undersigned, thereunto duly authorized, in the City of New York, State of New York, on July 3, 2002.

STRUCTURED ASSET SECURITIES CORPORATION

By: Precilla G Torres
Name: Precilla Torres
Title: Senior Vice President

EXHIBIT INDEX

The following exhibits are filed herewith:

Exhibit No.		Page No.
99.1	Certain materials constituting Computational Materials and/or ABS Term Sheets in connection with the expected sale of the Underwritten Certificates.	

IN ACCORDANCE WITH RULE 202 OF REGULATION S-T, THESE COMPUTATIONAL MATERIALS ARE BEING FILED IN PAPER PURSUANT TO A CONTINUING HARDSHIP EXEMPTION.

Exhibit 99.1

COMPUTATIONAL MATERIALS
PREPARED BY LEHMAN BROTHERS INC.

for

LB-UBS COMMERCIAL MORTGAGE TRUST, SERIES 2002-C2

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.456	Type:	IO
Orig Not:	1,212,388,362		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	0.00 CPR		5.00 CPR		10.00 CPR		20.00 CPR		50.00 CPR		100.00 CPR	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
3-03+	11.849	4.31	11.843	4.31	11.837	4.31	11.824	4.31	11.775	4.30	11.175	4.27
3-04+	11.620	4.33	11.614	4.33	11.608	4.33	11.595	4.33	11.546	4.32	10.944	4.30
3-05+	11.394	4.35	11.388	4.35	11.382	4.35	11.369	4.35	11.320	4.35	10.717	4.32
3-06+	11.172	4.37	11.166	4.37	11.160	4.37	11.147	4.37	11.098	4.37	10.493	4.34
3-07+	10.953	4.39	10.947	4.39	10.940	4.39	10.927	4.39	10.878	4.39	10.272	4.36
3-08+	10.737	4.42	10.731	4.42	10.725	4.42	10.711	4.41	10.662	4.41	10.055	4.38
3-09+	10.524	4.44	10.518	4.44	10.512	4.44	10.498	4.44	10.449	4.43	9.840	4.40
3-10+	10.314	4.46	10.308	4.46	10.302	4.46	10.289	4.46	10.239	4.45	9.629	4.42
3-11+	10.107	4.48	10.101	4.48	10.095	4.48	10.082	4.48	10.032	4.47	9.420	4.44
3-12+	9.903	4.50	9.897	4.50	9.891	4.50	9.877	4.50	9.828	4.49	9.215	4.47
3-13+	9.701	4.52	9.695	4.52	9.689	4.52	9.676	4.52	9.626	4.52	9.012	4.49
3-14+	9.503	4.54	9.497	4.54	9.490	4.54	9.477	4.54	9.427	4.54	8.812	4.51
3-15+	9.307	4.56	9.301	4.56	9.294	4.56	9.281	4.56	9.231	4.56	8.614	4.52
3-16+	9.113	4.58	9.107	4.58	9.101	4.58	9.088	4.58	9.037	4.57	8.419	4.54
3-17+	8.922	4.60	8.916	4.60	8.910	4.60	8.897	4.60	8.846	4.59	8.227	4.56
3-18+	8.734	4.62	8.728	4.62	8.721	4.62	8.708	4.62	8.657	4.61	8.037	4.58
3-19+	8.548	4.64	8.542	4.64	8.535	4.64	8.522	4.64	8.471	4.63	7.849	4.60
3-20+	8.364	4.66	8.358	4.66	8.352	4.65	8.338	4.65	8.287	4.65	7.664	4.62
3-21+	8.183	4.67	8.176	4.67	8.170	4.67	8.157	4.67	8.106	4.67	7.481	4.64
3-22+	8.003	4.69	7.997	4.69	7.991	4.69	7.977	4.69	7.926	4.69	7.301	4.66
3-23+	7.826	4.71	7.820	4.71	7.814	4.71	7.800	4.71	7.749	4.71	7.122	4.68
Average Life	8.28		8.27		8.27		8.27		8.25		8.09	
First Pay	07/15/02		07/15/02		07/15/02		07/15/02		07/15/02		07/15/02	
Last Pay	10/15/19		10/15/19		10/15/19		10/15/19		10/15/19		10/15/19	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8210	2.8933	3.2871	3.6810	4.0749	4.3691	4.8104	5.4133
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 CPY (CURVE SHOCK HAS NO EFFECT)

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCP			
Fixed Coupon:	1.305	Type:	IO
Orig Not:	944,963,339		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR		100.00 CPR Default 0.00-7.00 %CURR.BAL/ANN Recovery 100.00 Lag 12.00		100.00 CPR Default 0.00-8.00 %CURR.BAL/ANN Recovery 100.00 Lag 12.00		100.00 CPR Default 0.00-9.00 %CURR.BAL/ANN Recovery 100.00 Lag 12.00		100.00 CPR Default 0.00-10.00 %CURR.BAL/ANN Recovery 100.00 Lag 12.00		100.00 CPR Default 0.00-11.00 %CURR.BAL/ANN Recovery 100.00 Lag 12.00	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
6-19+	6.956	2.73	6.468	2.70	6.141	2.69	5.762	2.68	5.349	2.67	4.914	2.66
6-20+	6.786	2.73	6.296	2.71	5.969	2.70	5.589	2.69	5.175	2.68	4.740	2.67
6-21+	6.617	2.74	6.126	2.72	5.798	2.71	5.417	2.70	5.003	2.68	4.567	2.67
6-22+	6.450	2.75	5.957	2.73	5.628	2.72	5.246	2.70	4.832	2.69	4.395	2.68
6-23+	6.283	2.76	5.789	2.74	5.459	2.72	5.077	2.71	4.662	2.70	4.224	2.69
6-24+	6.118	2.77	5.623	2.74	5.292	2.73	4.909	2.72	4.493	2.71	4.055	2.70
6-25+	5.954	2.77	5.457	2.75	5.126	2.74	4.742	2.73	4.326	2.72	3.886	2.70
6-26+	5.791	2.78	5.293	2.76	4.961	2.75	4.577	2.73	4.159	2.72	3.720	2.71
6-27+	5.630	2.79	5.131	2.77	4.798	2.75	4.413	2.74	3.994	2.73	3.554	2.72
6-28+	**5.469**	**2.80**	**4.969**	**2.77**	**4.635**	**2.76**	**4.249**	**2.75**	**3.831**	**2.74**	**3.389**	**2.73**
6-29+	5.310	2.80	4.808	2.78	4.474	2.77	4.088	2.76	3.668	2.75	3.226	2.73
6-30+	5.152	2.81	4.649	2.79	4.314	2.78	3.927	2.76	3.506	2.75	3.064	2.74
6-31+	4.995	2.82	4.491	2.80	4.155	2.78	3.767	2.77	3.346	2.76	2.903	2.75
7-00+	4.839	2.83	4.334	2.80	3.997	2.79	3.609	2.78	3.187	2.77	2.743	2.76
7-01+	4.684	2.83	4.177	2.81	3.841	2.80	3.451	2.79	3.029	2.77	2.584	2.76
7-02+	4.530	2.84	4.023	2.82	3.685	2.81	3.295	2.79	2.872	2.78	2.427	2.77
7-03+	4.378	2.85	3.869	2.83	3.530	2.81	3.140	2.80	2.716	2.79	2.270	2.78
7-04+	4.226	2.86	3.716	2.83	3.377	2.82	2.985	2.81	2.561	2.80	2.115	2.79
7-05+	4.076	2.86	3.564	2.84	3.225	2.83	2.832	2.82	2.407	2.80	1.960	2.79
Average Life	5.90		5.80		5.74		5.67		5.60		5.53	
First Pay	06/15/05		06/15/05		06/15/05		06/15/05		06/15/05		06/15/05	
Last Pay	06/15/09		06/15/09		06/15/09		06/15/09		06/15/09		06/15/09	
Spread/AvgLife	135/5.90		87/5.80		54/5.74		17/5.67		-24/5.60		-67/5.53	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8200	2.7700	3.1733	3.5767	3.9800	4.2800	4.7300	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1
1) 100 CPY, 0 CDR
2) 100 CPY, 7 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 0% SEVERITY
3) 100 CPY, 8 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 0% SEVERITY
4) 100 CPY, 9 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 0% SEVERITY
5) 100 CPY, 10 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 0% SEVERITY
6) 100 CPY, 11 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 0% SEVERITY

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.473	Type:	IO
Orig Not:	1,210,452,838		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR		100.00 CPR Default 0.00-2.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00	
Price	**Yield**	**Duration**	**Yield**	**Duration**
3-09+	10.731	4.34	9.069	4.35
3-10+	10.516	4.36	8.855	4.38
3-11+	10.305	4.38	8.644	4.40
3-12+	10.097	4.40	8.436	4.42
3-13+	9.891	4.43	8.231	4.44
3-14+	9.688	4.45	8.029	4.46
3-15+	9.488	4.46	7.830	4.48
3-16+	9.291	4.48	7.633	4.50
3-17+	9.096	4.50	7.439	4.52
3-18+	**8.903**	**4.52**	**7.247**	**4.54**
3-19+	8.713	4.54	7.058	4.56
3-20+	8.526	4.56	6.871	4.58
3-21+	8.341	4.58	6.686	4.60
3-22+	8.158	4.60	6.504	4.61
3-23+	7.977	4.62	6.324	4.63
3-24+	7.799	4.63	6.146	4.65
3-25+	7.623	4.65	5.971	4.67
3-26+	7.448	4.67	5.797	4.69
3-27+	7.276	4.69	5.626	4.71
Average Life	8.05		7.75	
First Pay	07/15/02		07/15/02	
Last Pay	02/15/17		07/15/12	
Spread/AvgLife	447/8.05		285/7.75	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8200	2.7700	3.1733	3.5767	3.9800	4.2800	4.7300	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1) 100 CPY, 0 CDR
2) 100 CPY, 2 CDR STARTING MONTH 25, 12 MONTHS LAG, 35% SEVERITY, TO CALL

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCP			
Fixed Coupon:	1.305	**Type:**	IO
Orig Not:	944,963,339		
Factor:	1.0000000		
Factor Date:	06/15/02	**Next Pmt:**	07/15/02
Delay:	4	**Cusip:**	

	100.00 CPR		100.00 CPR Default 10.00-2.00 %CURR.BAL/ANN Recovery 100.00 Lag 12.00	
Price	**Yield**	**Duration**	**Yield**	**Duration**
6-19+	6.956	2.73	5.552	2.72
6-20+	6.786	2.73	5.382	2.73
6-21+	6.617	2.74	5.212	2.74
6-22+	6.450	2.75	5.044	2.74
6-23+	6.283	2.76	4.877	2.75
6-24+	6.118	2.77	4.712	2.76
6-25+	5.954	2.77	4.548	2.77
6-26+	5.791	2.78	4.384	2.77
6-27+	5.630	2.79	4.223	2.78
6-28+	**5.469**	**2.80**	**4.062**	**2.79**
6-29+	5.310	2.80	3.902	2.80
6-30+	5.152	2.81	3.744	2.81
6-31+	4.995	2.82	3.586	2.81
7-00+	4.839	2.83	3.430	2.82
7-01+	4.684	2.83	3.275	2.83
7-02+	4.530	2.84	3.121	2.84
7-03+	4.378	2.85	2.968	2.84
7-04+	4.226	2.86	2.816	2.85
7-05+	4.076	2.86	2.665	2.86
Average Life	5.90		5.68	
First Pay	06/15/05		11/15/04	
Last Pay	06/15/09		06/15/09	
Spread/AvgLife	135/5.90		-2/5.68	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8200	2.7700	3.1733	3.5767	3.9800	4.2800	4.7300	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 1) 100 CPR, 0 CDR
2) 100 CPR, 10 CDR IMMEDIATELY, THEN 8, 6, 4, 2, CDRS ANNUALLY, 12 MONTHS LAG, 0% SEVERITY

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCP			
Fixed Coupon:	1.305	Type:	IO
Orig Not:	944,963,339		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR	
Price	**Yield**	**Duration**
6-19+	6.712	2.74
6-20+	6.543	2.74
6-21+	6.375	2.75
6-22+	6.208	2.76
6-23+	6.042	2.77
6-24+	5.877	2.78
6-25+	5.714	2.78
6-26+	5.552	2.79
6-27+	5.391	2.80
6-28+	**5.231**	**2.81**
6-29+	5.072	2.81
6-30+	4.915	2.82
6-31+	4.758	2.83
7-00+	4.603	2.84
7-01+	4.449	2.84
7-02+	4.296	2.85
7-03+	4.144	2.86
7-04+	3.993	2.87
7-05+	3.843	2.87
Average Life	5.88	
First Pay	07/15/04	
Last Pay	06/15/09	
Spread/AvgLife	112/5.88	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8200	2.7700	3.1733	3.5767	3.9800	4.2800	4.7300	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 1) 100 CPY, DEFAULT LARGEST LOAN (DADELAND MALL) IN 12 MONTHS, 12 MONTH LAG, 0% LOSS.

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCP			
Fixed Coupon:	1.305	Type:	IO
Orig Not:	944,963,339		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR		0.00 CPR		100.00 CPR Default 10.00-2.00 %CURR.BAL/ANN Recovery 75.00 Lag 12.00	
Price	Yield	Duration	Yield	Duration	Yield	Duration
6-19+	6.956	2.73	6.956	2.73	6.884	2.72
6-20+	6.786	2.73	6.786	2.73	6.714	2.73
6-21+	6.617	2.74	6.617	2.74	6.545	2.74
6-22+	6.450	2.75	6.450	2.75	6.377	2.75
6-23+	6.283	2.76	6.283	2.76	6.211	2.76
6-24+	6.118	2.77	6.118	2.77	6.045	2.76
6-25+	5.954	2.77	5.954	2.77	5.881	2.77
6-26+	5.791	2.78	5.791	2.78	5.718	2.78
6-27+	5.630	2.79	5.630	2.79	5.557	2.79
6-28+	**5.469**	**2.80**	**5.469**	**2.80**	**5.396**	**2.79**
6-29+	5.310	2.80	5.310	2.80	5.237	2.80
6-30+	5.152	2.81	5.152	2.81	5.079	2.81
6-31+	4.995	2.82	4.995	2.82	4.922	2.82
7-00+	4.839	2.83	4.839	2.83	4.766	2.83
7-01+	4.684	2.83	4.684	2.83	4.611	2.83
7-02+	4.530	2.84	4.530	2.84	4.457	2.84
7-03+	4.378	2.85	4.378	2.85	4.304	2.85
7-04+	4.226	2.86	4.226	2.86	4.153	2.86
7-05+	4.076	2.86	4.076	2.86	4.002	2.86
Average Life	5.90		5.90		5.89	
First Pay	06/15/05		06/15/05		05/15/05	
Last Pay	06/15/09		06/15/09		06/15/09	
Spread/AvgLife	135/5.90		135/5.90		128/5.89	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8200	2.7700	3.1733	3.5767	3.9800	4.2800	4.7300	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 1) 100 CPR, 0 CDR
2) 0 CPR, 0 CDR
7) 100 CPR, 10 CDR IMMEDIATELY, THEN 8, 6, 4, 2 CDRS ANNUALLY, 12 MONTHS LAG, 25% SEVERITY

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCP			
Fixed Coupon:	1.305	Type:	IO
Orig Not:	944,963,339		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR		0.00 CPR		100.00 CPR Default 7.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		100.00 CPR Default 8.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		100.00 CPR Default 9.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		100.00 CPR Default 10.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		100.00 CPR Default 11.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
6-19+	6.956	2.73	6.956	2.73	6.939	2.72	6.852	2.72	6.635	2.71	6.277	2.70	5.812	2.69
6-20+	6.786	2.73	6.786	2.73	6.769	2.73	6.681	2.73	6.464	2.72	6.106	2.71	5.640	2.70
6-21+	6.617	2.74	6.617	2.74	6.600	2.74	6.512	2.74	6.294	2.73	5.936	2.72	5.469	2.71
6-22+	6.450	2.75	6.450	2.75	6.432	2.75	6.344	2.74	6.126	2.74	5.766	2.73	5.299	2.72
6-23+	6.283	2.76	6.283	2.76	6.265	2.76	6.177	2.75	5.959	2.74	5.599	2.73	5.131	2.73
6-24+	6.118	2.77	6.118	2.77	6.100	2.76	6.012	2.76	5.793	2.75	5.432	2.74	4.964	2.73
6-25+	5.954	2.77	5.954	2.77	5.936	2.77	5.848	2.77	5.628	2.76	5.267	2.75	4.798	2.74
6-26+	5.791	2.78	5.791	2.78	5.773	2.78	5.685	2.78	5.464	2.77	5.103	2.76	4.633	2.75
6-27+	5.630	2.79	5.630	2.79	5.612	2.79	5.523	2.78	5.302	2.78	4.940	2.77	4.470	2.76
6-28+	**5.469**	**2.80**	**5.469**	**2.80**	**5.451**	**2.79**	**5.362**	**2.79**	**5.141**	**2.78**	**4.778**	**2.77**	**4.307**	**2.76**
6-29+	5.310	2.80	5.310	2.80	5.292	2.80	5.202	2.80	4.981	2.79	4.617	2.78	4.146	2.77
6-30+	5.152	2.81	5.152	2.81	5.134	2.81	5.044	2.81	4.822	2.80	4.458	2.79	3.986	2.78
6-31+	4.995	2.82	4.995	2.82	4.977	2.82	4.887	2.81	4.664	2.81	4.300	2.80	3.827	2.79
7-00+	4.839	2.83	4.839	2.83	4.821	2.83	4.730	2.82	4.508	2.81	4.142	2.80	3.670	2.79
7-01+	4.684	2.83	4.684	2.83	4.666	2.83	4.575	2.83	4.352	2.82	3.986	2.81	3.513	2.80
7-02+	4.530	2.84	4.530	2.84	4.512	2.84	4.421	2.84	4.198	2.83	3.831	2.82	3.357	2.81
7-03+	4.378	2.85	4.378	2.85	4.359	2.85	4.268	2.84	4.044	2.84	3.677	2.83	3.203	2.82
7-04+	4.226	2.86	4.226	2.86	4.208	2.86	4.116	2.85	3.892	2.84	3.525	2.83	3.050	2.82
7-05+	4.076	2.86	4.076	2.86	4.057	2.86	3.966	2.86	3.741	2.85	3.373	2.84	2.897	2.83
Average Life	5.90		5.90		5.90		5.88		5.83		5.76		5.67	
First Pay	06/15/05		06/15/05		06/15/05		06/15/05		06/15/05		06/15/05		04/15/05	
Last Pay	06/15/09		06/15/09		06/15/09		06/15/09		06/15/09		06/15/09		06/15/09	
Spread/AvgLife	135/5.90		135/5.90		134/5.90		125/5.88		104/5.83		68/5.76		23/5.67	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8200	2.7700	3.1733	3.5767	3.9800	4.2800	4.7300	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1
1) 100 CPR, 0 CDR
2) 0 CPR, 0 CDR
3) 100 CPR, 7 CDR IMMEDIATELY, 12 MONTHS LAG, 35% SEVERITY
4) 100 CPR, 8 CDR IMMEDIATELY, 12 MONTHS LAG, 35% SEVERITY
5) 100 CPR, 9 CDR IMMEDIATELY, 12 MONTHS LAG, 35% SEVERITY
6) 100 CPR, 10 CDR IMMEDIATELY, 12 MONTHS LAG, 35% SEVERITY
7) 100 CPR, 11 CDR IMMEDIATELY, 12 MONTHS LAG, 35% SEVERITY

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCP			
Fixed Coupon:	1.305	Type:	IO
Orig Not:	944,963,339		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR		0.00 CPR		100.00 CPR Default 0.00-7.00 %CURR.BAL/ANN Recovery 40.00 Lag 12.00		100.00 CPR Default 0.00-8.00 %CURR.BAL/ANN Recovery 40.00 Lag 12.00		100.00 CPR Default 0.00-9.00 %CURR.BAL/ANN Recovery 40.00 Lag 12.00		100.00 CPR Default 0.00-10.00 %CURR.BAL/ANN Recovery 40.00 Lag 12.00		100.00 CPR Default 0.00-11.00 %CURR.BAL/ANN Recovery 40.00 Lag 12.00	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
6-19+	6.956	2.73	6.956	2.73	6.622	2.71	6.364	2.70	6.103	2.70	5.844	2.69	5.433	2.68
6-20+	6.786	2.73	6.786	2.73	6.451	2.72	6.193	2.71	5.931	2.71	5.672	2.70	5.260	2.69
6-21+	6.617	2.74	6.617	2.74	6.281	2.73	6.023	2.72	5.760	2.71	5.501	2.71	5.089	2.70
6-22+	6.450	2.75	6.450	2.75	6.113	2.74	5.854	2.73	5.591	2.72	5.331	2.72	4.918	2.70
6-23+	6.283	2.76	6.283	2.76	5.945	2.74	5.686	2.74	5.423	2.73	5.162	2.72	4.749	2.71
6-24+	6.118	2.77	6.118	2.77	5.779	2.75	5.519	2.74	5.256	2.74	4.995	2.73	4.581	2.72
6-25+	5.954	2.77	5.954	2.77	5.615	2.76	5.354	2.75	5.090	2.74	4.829	2.74	4.414	2.73
6-26+	5.791	2.78	5.791	2.78	5.451	2.77	5.190	2.76	4.926	2.75	4.664	2.75	4.248	2.73
6-27+	5.630	2.79	5.630	2.79	5.289	2.77	5.027	2.77	4.763	2.76	4.501	2.75	4.084	2.74
6-28+	**5.469**	**2.80**	**5.469**	**2.80**	**5.127**	**2.78**	**4.866**	**2.77**	**4.601**	**2.77**	**4.338**	**2.76**	**3.921**	**2.75**
6-29+	5.310	2.80	5.310	2.80	4.967	2.79	4.705	2.78	4.440	2.78	4.177	2.77	3.759	2.76
6-30+	5.152	2.81	5.152	2.81	4.809	2.80	4.546	2.79	4.280	2.78	4.017	2.78	3.598	2.76
6-31+	4.995	2.82	4.995	2.82	4.651	2.81	4.388	2.80	4.121	2.79	3.858	2.78	3.438	2.77
7-00+	4.839	2.83	4.839	2.83	4.494	2.81	4.230	2.80	3.964	2.80	3.700	2.79	3.280	2.78
7-01+	4.684	2.83	4.684	2.83	4.339	2.82	4.074	2.81	3.807	2.81	3.544	2.80	3.123	2.79
7-02+	4.530	2.84	4.530	2.84	4.184	2.83	3.920	2.82	3.652	2.81	3.388	2.81	2.966	2.79
7-03+	4.378	2.85	4.378	2.85	4.031	2.84	3.766	2.83	3.498	2.82	3.234	2.81	2.811	2.80
7-04+	4.226	2.86	4.226	2.86	3.878	2.84	3.613	2.83	3.345	2.83	3.080	2.82	2.657	2.81
7-05+	4.076	2.86	4.076	2.86	3.727	2.85	3.461	2.84	3.193	2.84	2.928	2.83	2.504	2.82
Average Life	5.90		5.90		5.82		5.77		5.71		5.66		5.58	
First Pay	06/15/05		06/15/05		06/15/05		06/15/05		06/15/05		06/15/05		06/15/05	
Last Pay	06/15/09		06/15/09		06/15/09		06/15/09		06/15/09		06/15/09		06/15/09	
Spread/AvgLife	135/5.90		135/5.90		102/5.82		77/5.77		51/5.71		26/5.66		-15/5.58	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8200	2.7700	3.1733	3.5767	3.9800	4.2800	4.7300	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1) 100 CPR, 0 CDR
2) 0 CPR, 0 CDR
3) 100 CPR, 7 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 60% SEVERITY
4) 100 CPR, 8 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 60% SEVERITY
5) 100 CPR, 9 CDR AFTER 12 MONTHS, 12 MONTHS LA i, 60% SEVERITY
6) 100 CPR, 10 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 60% SEVERITY
7) 100 CPR, 11 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 60% SEVERITY

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.473	Type:	IO
Orig Not:	1,210,452,838		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR		0.00 CPR		100.00 CPR Default 0.00-1.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		100.00 CPR Default 0.00-2.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		100.00 CPR Default 0.00-3.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		100.00 CPR Default 0.00-4.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		100.00 CPR Default 0.00-5.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
3-09+	10.608	4.34	11.609	4.37	9.369	4.38	8.117	4.43	6.885	4.47	5.769	4.53	4.684	4.58
3-10+	10.394	4.36	11.396	4.39	9.157	4.41	7.906	4.45	6.677	4.49	5.564	4.55	4.481	4.61
3-11+	10.183	4.39	11.186	4.41	8.948	4.43	7.699	4.47	6.472	4.52	5.361	4.57	4.281	4.63
3-12+	9.975	4.41	10.979	4.43	8.741	4.45	7.495	4.49	6.269	4.54	5.161	4.60	4.084	4.65
3-13+	9.769	4.43	10.775	4.45	8.538	4.47	7.293	4.51	6.070	4.56	4.964	4.62	3.889	4.67
3-14+	9.566	4.45	10.573	4.47	8.337	4.49	7.094	4.53	5.873	4.58	4.770	4.64	3.697	4.70
3-15+	9.366	4.47	10.374	4.49	8.139	4.51	6.898	4.55	5.679	4.60	4.578	4.66	3.508	4.72
3-16+	9.169	4.49	10.178	4.51	7.943	4.53	6.705	4.57	5.487	4.62	4.389	4.68	3.321	4.74
3-17+	8.974	4.51	9.984	4.53	7.750	4.55	6.513	4.59	5.298	4.64	4.202	4.70	3.136	4.76
3-18+	**8.782**	**4.52**	**9.793**	**4.55**	**7.560**	**4.57**	**6.325**	**4.61**	**5.112**	**4.66**	**4.018**	**4.72**	**2.954**	**4.78**
3-19+	8.592	4.54	9.604	4.57	7.372	4.59	6.139	4.63	4.928	4.68	3.836	4.74	2.775	4.80
3-20+	8.404	4.56	9.417	4.59	7.186	4.61	5.955	4.65	4.746	4.70	3.657	4.76	2.597	4.82
3-21+	8.219	4.58	9.233	4.61	7.003	4.63	5.774	4.67	4.566	4.72	3.479	4.78	2.422	4.84
3-22+	8.037	4.60	9.052	4.62	6.822	4.64	5.594	4.69	4.389	4.74	3.304	4.80	2.249	4.86
3-23+	7.856	4.62	8.872	4.64	6.643	4.66	5.417	4.71	4.214	4.76	3.131	4.82	2.078	4.88
3-24+	7.678	4.64	8.695	4.66	6.466	4.68	5.242	4.73	4.041	4.78	2.960	4.84	1.910	4.90
3-25+	7.502	4.65	8.519	4.68	6.292	4.70	5.070	4.75	3.870	4.80	2.792	4.86	1.743	4.92
3-26+	7.327	4.67	8.346	4.70	6.120	4.72	4.899	4.77	3.701	4.82	2.625	4.88	1.578	4.94
3-27+	7.155	4.69	8.175	4.71	5.949	4.74	4.730	4.78	3.534	4.84	2.460	4.90	1.416	4.96
Average Life	8.03		8.27		7.83		7.63		7.44		7.26		7.08	
First Pay	07/15/02		07/15/02		07/15/02		07/15/02		07/15/02		07/15/02		07/15/02	
Last Pay	02/15/17		05/15/17		03/15/17		03/15/17		03/15/17		03/15/17		03/15/17	
Spread/AvgLife	135/8.03		232/8.27		16/7.83		-105/7.63		-223/7.44		-330/7.26		-434/7.08	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	4.8200	5.7700	6.1733	6.5767	6.9800	7.2800	7.7300	8.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 ** TSYS UP + 300bps **
1) 100 CPR, 0 CDR
2) 0 CPR, 0 CDR
3) 100 CPR, 1 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% SEVERITY
4) 100 CPR, 2 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% SEVERITY
5) 100 CPR, 3 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% SEVERITY
6) 100 CPR, 4 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% SEVERITY
7) 100 CPR, 5 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% SEVERITY

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Bond XCL			
Fixed Coupon:	0.473	Type:	IO
Orig Not:	1,210,452,838		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00000 CPR		0.00000 CPR		100.00000 CPR %CURR.BAL/ANN: 0.0-1.0 65.0 Pct (12)		100.00000 CPR %CURR.BAL/ANN: 0.0-2.0 65.0 Pct (12)		100.00000 CPR %CURR.BAL/ANN: 0.0-3.0 65.0 Pct (12)		100.00000 CPR %CURR.BAL/ANN: 0.0-4.0 65.0 Pct (12)		100.00000 CPR %CURR.BAL/ANN: 0.0-5.0 65.0 Pct (12)	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
3-09+	10.836	4.29	11.609	4.37	9.598	4.33	8.346	4.38	7.108	4.42	5.990	4.47	4.904	4.53
3-10+	10.619	4.32	11.396	4.39	9.383	4.36	8.133	4.40	6.898	4.44	5.782	4.50	4.699	4.55
3-11+	10.406	4.34	11.186	4.41	9.171	4.38	7.923	4.42	6.690	4.46	5.577	4.52	4.496	4.57
3-12+	10.195	4.36	10.979	4.43	8.962	4.40	7.717	4.44	6.486	4.49	5.375	4.54	4.296	4.60
3-13+	9.987	4.38	10.775	4.45	8.756	4.42	7.513	4.46	6.284	4.51	5.175	4.56	4.099	4.62
3-14+	9.782	4.40	10.573	4.47	8.553	4.44	7.311	4.48	6.085	4.53	4.979	4.59	3.905	4.64
3-15+	9.580	4.42	10.374	4.49	8.353	4.46	7.113	4.50	5.888	4.55	4.785	4.61	3.714	4.66
3-16+	9.380	4.44	10.178	4.51	8.155	4.48	6.917	4.52	5.695	4.57	4.593	4.63	3.524	4.68
3-17+	9.183	4.46	9.984	4.53	7.960	4.50	6.724	4.54	5.503	4.59	4.404	4.65	3.338	4.71
3-18+	**8.989**	**4.48**	**9.793**	**4.55**	**7.768**	**4.52**	**6.533**	**4.56**	**5.315**	**4.61**	**4.218**	**4.67**	**3.154**	**4.73**
3-19+	8.797	4.50	9.604	4.57	7.578	4.54	6.345	4.58	5.129	4.63	4.034	4.69	2.972	4.75
3-20+	8.608	4.52	9.417	4.59	7.390	4.56	6.159	4.60	4.945	4.65	3.853	4.71	2.793	4.77
3-21+	8.421	4.53	9.233	4.61	7.205	4.58	5.976	4.62	4.763	4.67	3.673	4.73	2.616	4.79
3-22+	8.236	4.55	9.052	4.62	7.022	4.60	5.795	4.64	4.584	4.69	3.496	4.75	2.441	4.81
3-23+	8.054	4.57	8.872	4.64	6.841	4.61	5.616	4.66	4.407	4.71	3.322	4.77	2.268	4.83
3-24+	7.874	4.59	8.695	4.66	6.663	4.63	5.439	4.68	4.232	4.73	3.149	4.79	2.097	4.85
3-25+	7.696	4.61	8.519	4.68	6.486	4.65	5.265	4.70	4.059	4.75	2.978	4.81	1.929	4.87
3-26+	7.520	4.63	8.346	4.70	6.312	4.67	5.092	4.72	3.889	4.77	2.810	4.83	1.763	4.89
3-27+	7.346	4.64	8.175	4.71	6.140	4.69	4.922	4.74	3.720	4.79	2.643	4.85	1.598	4.91
Average Life	8.03		8.27		7.83		7.63		7.44		7.26		7.08	
First Pay	07/15/02		07/15/02		07/15/02		07/15/02		07/15/02		07/15/02		07/15/02	
Last Pay	02/15/17		05/15/17		03/15/17		03/15/17		03/15/17		03/15/17		03/15/17	
Spread/AvgLife	456/8.03		532/8.27		337/7.83		216/7.63		97/7.44		-10/7.26		-114/7.08	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7700	3.1733	3.5767	3.9800	4.2788	4.7270	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1
1) 100 CPR, 0 CDR
2) 0 CPR, 0 CDR
3) 100 CPR, 1 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% SEVERITY
4) 100 CPR, 2 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% SEVERITY
5) 100 CPR, 3 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% SEVERITY
6) 100 CPR, 4 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% SEVERITY
7) 100 CPR, 5 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% SEVERITY

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Bond XCL			
Fixed Coupon:	0.473	Type:	IO
Orig Not:	1,210,452,838		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00000 CPR		0.00000 CPR		100.00000 CPR %CURR.BAL/ANN: 0.0-1.0 65.0 Pct (12)		100.00000 CPR %CURR.BAL/ANN: 0.0-2.0 65.0 Pct (12)		100.00000 CPR %CURR.BAL/ANN: 0.0-3.0 65.0 Pct (12)		100.00000 CPR %CURR.BAL/ANN: 0.0-4.0 65.0 Pct (12)		100.00000 CPR %CURR.BAL/ANN: 0.0-5.0 65.0 Pct (12)	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
3-09+	10.731	4.34	11.609	4.37	9.493	4.38	8.235	4.43	6.994	4.47	5.869	4.53	4.782	4.59
3-10+	10.516	4.36	11.396	4.39	9.281	4.40	8.024	4.45	6.786	4.50	5.664	4.55	4.579	4.61
3-11+	10.305	4.38	11.186	4.41	9.072	4.43	7.817	4.47	6.580	4.52	5.461	4.57	4.379	4.63
3-12+	10.097	4.40	10.979	4.43	8.865	4.45	7.613	4.49	6.378	4.54	5.261	4.60	4.181	4.65
3-13+	9.891	4.43	10.775	4.45	8.661	4.47	7.411	4.51	6.179	4.56	5.064	4.62	3.987	4.67
3-14+	9.688	4.45	10.573	4.47	8.461	4.49	7.212	4.53	5.982	4.58	4.870	4.64	3.795	4.70
3-15+	9.488	4.46	10.374	4.49	8.262	4.51	7.016	4.55	5.788	4.60	4.678	4.66	3.605	4.72
3-16+	9.291	4.48	10.178	4.51	8.067	4.53	6.822	4.57	5.596	4.62	4.489	4.68	3.418	4.74
3-17+	9.096	4.50	9.984	4.53	7.874	4.55	6.631	4.59	5.407	4.64	4.302	4.70	3.234	4.76
3-18+	**8.903**	**4.52**	**9.793**	**4.55**	**7.683**	**4.57**	**6.442**	**4.61**	**5.220**	**4.66**	**4.118**	**4.72**	**3.052**	**4.78**
3-19+	8.713	4.54	9.604	4.57	7.495	4.59	6.256	4.63	5.036	4.68	3.936	4.74	2.872	4.80
3-20+	8.526	4.56	9.417	4.59	7.309	4.60	6.072	4.65	4.854	4.70	3.757	4.76	2.695	4.82
3-21+	8.341	4.58	9.233	4.61	7.126	4.62	5.891	4.67	4.675	4.72	3.579	4.78	2.520	4.84
3-22+	8.158	4.60	9.052	4.62	6.945	4.64	5.711	4.69	4.497	4.74	3.404	4.80	2.347	4.86
3-23+	7.977	4.62	8.872	4.64	6.766	4.66	5.534	4.71	4.322	4.76	3.231	4.82	2.176	4.88
3-24+	7.799	4.63	8.695	4.66	6.589	4.68	5.359	4.73	4.149	4.78	3.061	4.84	2.008	4.90
3-25+	7.623	4.65	8.519	4.68	6.415	4.70	5.187	4.75	3.978	4.80	2.892	4.86	1.841	4.92
3-26+	7.448	4.67	8.346	4.70	6.242	4.72	5.016	4.76	3.809	4.82	2.725	4.88	1.676	4.94
3-27+	7.276	4.69	8.175	4.71	6.072	4.73	4.847	4.78	3.643	4.84	2.560	4.90	1.513	4.96
Average Life	8.05		8.27		7.85		7.65		7.46		7.27		7.10	
First Pay	07/15/02		07/15/02		07/15/02		07/15/02		07/15/02		07/15/02		07/15/02	
Last Pay	02/15/17		05/15/17		03/15/17		03/15/17		03/15/17		03/15/17		03/15/17	
Spread/AvgLife	447/8.05		532/8.27		328/7.85		207/7.65		87/7.46		-20/7.27		-124/7.10	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7700	3.1733	3.5767	3.9800	4.2788	4.7270	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1) 100 CPY, 0 CDR
2) 0 CPY, 0 CDR
3) 100 CPY, 1 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% SEVERITY
4) 100 CPY, 2 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% SEVERITY
5) 100 CPY, 3 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% SEVERITY
6) 100 CPY, 4 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% SEVERITY
7) 100 CPY, 5 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% SEVERITY

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCP			
Fixed Coupon:	1.305	Type:	IO
Orig Not:	944,963,339		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR	
Price	**Yield**	**Duration**
6-19+	6.699	2.73
6-20+	6.529	2.74
6-21+	6.361	2.74
6-22+	6.193	2.75
6-23+	6.027	2.76
6-24+	5.862	2.77
6-25+	5.698	2.78
6-26+	5.536	2.78
6-27+	5.374	2.79
6-28+	**5.214**	**2.80**
6-29+	5.055	2.81
6-30+	4.897	2.81
6-31+	4.740	2.82
7-00+	4.584	2.83
7-01+	4.430	2.84
7-02+	4.276	2.84
7-03+	4.124	2.85
7-04+	3.972	2.86
7-05+	3.822	2.87
Average Life	5.90	
First Pay	06/15/05	
Last Pay	06/15/09	
Spread/AvgLife	110/5.90	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7700	3.1733	3.5767	3.9800	4.2788	4.7270	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 1) 100 CPY, DEFAULT TOP 10 WAC LOANS (8.3% OF POOL) IN 12 MONTHS, 12 MONTHS LAG, 35% SEVERITY

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCP			
Fixed Coupon:	1.305	Type:	IO
Orig Not:	944,963,339		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR	
Price	Yield	Duration
6-19+	5.758	2.74
6-20+	5.588	2.75
6-21+	5.420	2.75
6-22+	5.254	2.76
6-23+	5.088	2.77
6-24+	4.924	2.78
6-25+	4.760	2.79
6-26+	4.598	2.79
6-27+	4.438	2.80
6-28+	**4.278**	**2.81**
6-29+	4.120	2.82
6-30+	3.962	2.83
6-31+	3.806	2.83
7-00+	3.651	2.84
7-01+	3.497	2.85
7-02+	3.344	2.86
7-03+	3.192	2.86
7-04+	3.041	2.87
7-05+	2.891	2.88
Average Life	5.90	
First Pay	06/15/05	
Last Pay	06/15/09	
Spread/AvgLife	16/5.90	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7700	3.1733	3.5767	3.9800	4.2788	4.7270	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 1) 100 CPY, Top 15% (by balance) of WAC loans default in 12 months, 12 month lag, 35% severity

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCP			
Fixed Coupon:	1.305	Type:	IO
Orig Not:	944,963,339		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR		100.00 CPR Default 0.00-7.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		100.00 CPR Default 0.00-8.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		100.00 CPR Default 0.00-9.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		100.00 CPR Default 0.00-10.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		100.00 CPR Default 0.00-11.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
6-19+	6.956	2.73	6.955	2.73	6.943	2.72	6.910	2.72	6.828	2.72	6.677	2.71
6-20+	6.786	2.73	6.785	2.73	6.773	2.73	6.739	2.73	6.657	2.73	6.506	2.72
6-21+	6.617	2.74	6.616	2.74	6.604	2.74	6.570	2.74	6.488	2.73	6.337	2.73
6-22+	6.450	2.75	6.449	2.75	6.436	2.75	6.403	2.75	6.320	2.74	6.168	2.74
6-23+	6.283	2.76	6.282	2.76	6.269	2.76	6.236	2.75	6.153	2.75	6.001	2.74
6-24+	6.118	2.77	6.117	2.77	6.104	2.76	6.071	2.76	5.988	2.76	5.835	2.75
6-25+	5.954	2.77	5.953	2.77	5.940	2.77	5.906	2.77	5.823	2.77	5.670	2.76
6-26+	5.791	2.78	5.790	2.78	5.777	2.78	5.744	2.78	5.660	2.77	5.507	2.77
6-27+	5.630	2.79	5.629	2.79	5.616	2.79	5.582	2.79	5.498	2.78	5.344	2.77
6-28+	**5.469**	**2.80**	**5.468**	**2.80**	**5.455**	**2.80**	**5.421**	**2.79**	**5.337**	**2.79**	**5.183**	**2.78**
6-29+	5.310	2.80	5.309	2.80	5.296	2.80	5.262	2.80	5.178	2.80	5.023	2.79
6-30+	5.152	2.81	5.151	2.81	5.138	2.81	5.103	2.81	5.019	2.80	4.864	2.80
6-31+	4.995	2.82	4.994	2.82	4.981	2.82	4.946	2.82	4.862	2.81	4.706	2.81
7-00+	4.839	2.83	4.838	2.83	4.825	2.83	4.790	2.82	4.705	2.82	4.550	2.81
7-01+	4.684	2.83	4.683	2.83	4.670	2.83	4.635	2.83	4.550	2.83	4.394	2.82
7-02+	4.530	2.84	4.529	2.84	4.516	2.84	4.481	2.84	4.396	2.83	4.240	2.83
7-03+	4.378	2.85	4.377	2.85	4.363	2.85	4.329	2.85	4.243	2.84	4.086	2.84
7-04+	4.226	2.86	4.225	2.86	4.212	2.86	4.177	2.85	4.091	2.85	3.934	2.84
7-05+	4.076	2.86	4.075	2.86	4.061	2.86	4.026	2.86	3.940	2.86	3.783	2.85
Average Life	5.90		5.90		5.90		5.89		5.88		5.84	
First Pay	06/15/05		06/15/05		06/15/05		06/15/05		06/15/05		06/15/05	
Last Pay	06/15/09		06/15/09		06/15/09		06/15/09		06/15/09		06/15/09	
Spread/AvgLife	135/5.90		135/5.90		134/5.90		131/5.89		123/5.88		108/5.84	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7700	3.1733	3.5767	3.9800	4.2788	4.7270	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 ** Same in Rates up scenario **
1) 0 CPY, 0 CDR
2) 100 CPR, 7 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY
3) 100 CPR, 8 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY
4) 100 CPR, 9 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY
5) 100 CPR, 10 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY
6) 100 CPR, 11 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCP			
Fixed Coupon:	1.305	Type:	IO
Orig Not:	944,963,339		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR		25.00 CPR Default 0.00-7.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		25.00 CPR Default 0.00-8.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		25.00 CPR Default 0.00-9.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		25.00 CPR Default 0.00-10.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		25.00 CPR Default 0.00-11.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
6-19+	6.956	2.73	6.956	2.73	6.953	2.73	6.943	2.72	6.890	2.72	6.772	2.72
6-20+	6.786	2.73	6.786	2.73	6.782	2.73	6.773	2.73	6.720	2.73	6.601	2.72
6-21+	6.617	2.74	6.617	2.74	6.613	2.74	6.604	2.74	6.551	2.74	6.432	2.73
6-22+	6.450	2.75	6.450	2.75	6.446	2.75	6.437	2.75	6.383	2.75	6.264	2.74
6-23+	6.283	2.76	6.283	2.76	6.279	2.76	6.270	2.76	6.216	2.75	6.097	2.75
6-24+	6.118	2.77	6.118	2.77	6.114	2.76	6.105	2.76	6.051	2.76	5.931	2.76
6-25+	5.954	2.77	5.954	2.77	5.950	2.77	5.941	2.77	5.886	2.77	5.767	2.76
6-26+	5.791	2.78	5.791	2.78	5.787	2.78	5.778	2.78	5.724	2.78	5.603	2.77
6-27+	5.630	2.79	5.630	2.79	5.626	2.79	5.616	2.79	5.562	2.78	5.441	2.78
6-28+	**5.469**	**2.80**	**5.469**	**2.80**	**5.465**	**2.80**	**5.456**	**2.80**	**5.401**	**2.79**	**5.280**	**2.79**
6-29+	5.310	2.80	5.310	2.80	5.306	2.80	5.297	2.80	5.242	2.80	5.120	2.79
6-30+	5.152	2.81	5.152	2.81	5.148	2.81	5.138	2.81	5.083	2.81	4.962	2.80
6-31+	4.995	2.82	4.995	2.82	4.991	2.82	4.981	2.82	4.926	2.82	4.804	2.81
7-00+	4.839	2.83	4.839	2.83	4.835	2.83	4.825	2.83	4.770	2.82	4.648	2.82
7-01+	4.684	2.83	4.684	2.83	4.680	2.83	4.671	2.83	4.615	2.83	4.492	2.82
7-02+	4.530	2.84	4.530	2.84	4.526	2.84	4.517	2.84	4.461	2.84	4.338	2.83
7-03+	4.378	2.85	4.378	2.85	4.374	2.85	4.364	2.85	4.308	2.85	4.185	2.84
7-04+	4.226	2.86	4.226	2.86	4.222	2.86	4.212	2.86	4.156	2.85	4.033	2.85
7-05+	4.076	2.86	4.076	2.86	4.072	2.86	4.062	2.86	4.006	2.86	3.882	2.85
Average Life	5.90		5.90		5.90		5.90		5.89		5.86	
First Pay	06/15/05		06/15/05		06/15/05		06/15/05		06/15/05		06/15/05	
Last Pay	06/15/09		06/15/09		06/15/09		06/15/09		06/15/09		06/15/09	
Spread/AvgLife	135/5.90		135/5.90		135/5.90		134/5.90		129/5.89		117/5.86	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7700	3.1733	3.5767	3.9800	4.2788	4.7270	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 1) 0 CPY, 0 CDR
2) 25 CPR, 7 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY
3) 25 CPR, 8 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY
4) 25 CPR, 9 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY
5) 25 CPR, 10 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY
6) 25 CPR, 11 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCP			
Fixed Coupon:	1.305	Type:	IO
Orig Not:	944,963,339		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR		25.00 CPR Default 0.00-7.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		25.00 CPR Default 0.00-8.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		25.00 CPR Default 0.00-9.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		25.00 CPR Default 0.00-10.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		25.00 CPR Default 0.00-11.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
6-19+	6.956	2.73	6.956	2.73	6.953	2.73	6.944	2.72	6.892	2.72	6.774	2.72
6-20+	6.786	2.73	6.786	2.73	6.783	2.73	6.774	2.73	6.721	2.73	6.604	2.72
6-21+	6.617	2.74	6.617	2.74	6.614	2.74	6.605	2.74	6.552	2.74	6.434	2.73
6-22+	6.450	2.75	6.450	2.75	6.446	2.75	6.437	2.75	6.384	2.75	6.266	2.74
6-23+	6.283	2.76	6.283	2.76	6.280	2.76	6.270	2.76	6.218	2.75	6.099	2.75
6-24+	6.118	2.77	6.118	2.77	6.115	2.76	6.105	2.76	6.052	2.76	5.933	2.76
6-25+	5.954	2.77	5.954	2.77	5.951	2.77	5.941	2.77	5.888	2.77	5.769	2.76
6-26+	5.791	2.78	5.791	2.78	5.788	2.78	5.778	2.78	5.725	2.78	5.606	2.77
6-27+	5.630	2.79	5.630	2.79	5.626	2.79	5.617	2.79	5.563	2.78	5.443	2.78
6-28+	**5.469**	**2.80**	**5.469**	**2.80**	**5.466**	**2.80**	**5.456**	**2.80**	**5.403**	**2.79**	**5.282**	**2.79**
6-29+	5.310	2.80	5.310	2.80	5.307	2.80	5.297	2.80	5.243	2.80	5.123	2.79
6-30+	5.152	2.81	5.152	2.81	5.148	2.81	5.139	2.81	5.085	2.81	4.964	2.80
6-31+	4.995	2.82	4.995	2.82	4.991	2.82	4.982	2.82	4.928	2.82	4.807	2.81
7-00+	4.839	2.83	4.839	2.83	4.835	2.83	4.826	2.83	4.772	2.82	4.650	2.82
7-01+	4.684	2.83	4.684	2.83	4.681	2.83	4.671	2.83	4.617	2.83	4.495	2.82
7-02+	4.530	2.84	4.530	2.84	4.527	2.84	4.517	2.84	4.463	2.84	4.341	2.83
7-03+	4.378	2.85	4.378	2.85	4.374	2.85	4.364	2.85	4.310	2.85	4.187	2.84
7-04+	4.226	2.86	4.226	2.86	4.223	2.86	4.213	2.86	4.158	2.85	4.035	2.85
7-05+	4.076	2.86	4.076	2.86	4.072	2.86	4.062	2.86	4.007	2.86	3.884	2.85
Average Life	5.90		5.90		5.90		5.90		5.89		5.86	
First Pay	06/15/05		06/15/05		06/15/05		06/15/05		06/15/05		06/15/05	
Last Pay	06/15/09		06/15/09		06/15/09		06/15/09		06/15/09		06/15/09	
Spread/AvgLife	135/5.90		135/5.90		135/5.90		134/5.90		129/5.89		117/5.86	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7700	3.1733	3.5767	3.9800	4.2788	4.7270	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1) 25 CPY, 0 CDR
2) 25 CPY, 7 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY
3) 25 CPY, 8 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY
4) 25 CPY, 9 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY
5) 25 CPY, 10 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY
6) 25 CPY, 11 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCP			
Fixed Coupon:	1.305	Type:	IO
Orig Not:	944,963,339		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR		0.00 CPR Default 0.00-7.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-8.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-9.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-10.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-11.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
6-19+	6.956	2.73	6.956	2.73	6.956	2.73	6.946	2.73	6.901	2.72	6.789	2.72
6-20+	6.786	2.73	6.786	2.73	6.786	2.73	6.776	2.73	6.731	2.73	6.618	2.73
6-21+	6.617	2.74	6.617	2.74	6.617	2.74	6.607	2.74	6.562	2.74	6.449	2.73
6-22+	6.450	2.75	6.450	2.75	6.449	2.75	6.439	2.75	6.394	2.75	6.280	2.74
6-23+	6.283	2.76	6.283	2.76	6.283	2.76	6.273	2.76	6.227	2.75	6.114	2.75
6-24+	6.118	2.77	6.118	2.77	6.117	2.77	6.108	2.76	6.062	2.76	5.948	2.76
6-25+	5.954	2.77	5.954	2.77	5.953	2.77	5.944	2.77	5.898	2.77	5.783	2.76
6-26+	5.791	2.78	5.791	2.78	5.791	2.78	5.781	2.78	5.735	2.78	5.620	2.77
6-27+	5.630	2.79	5.630	2.79	5.629	2.79	5.619	2.79	5.573	2.79	5.458	2.78
6-28+	**5.469**	**2.80**	**5.469**	**2.80**	**5.469**	**2.80**	**5.459**	**2.80**	**5.412**	**2.79**	**5.297**	**2.79**
6-29+	5.310	2.80	5.310	2.80	5.309	2.80	5.300	2.80	5.253	2.80	5.137	2.80
6-30+	5.152	2.81	5.152	2.81	5.151	2.81	5.141	2.81	5.095	2.81	4.979	2.80
6-31+	4.995	2.82	4.995	2.82	4.994	2.82	4.984	2.82	4.937	2.82	4.821	2.81
7-00+	4.839	2.83	4.839	2.83	4.838	2.83	4.828	2.83	4.781	2.82	4.665	2.82
7-01+	4.684	2.83	4.684	2.83	4.684	2.83	4.674	2.83	4.626	2.83	4.510	2.83
7-02+	4.530	2.84	4.530	2.84	4.530	2.84	4.520	2.84	4.472	2.84	4.356	2.83
7-03+	4.378	2.85	4.378	2.85	4.377	2.85	4.367	2.85	4.320	2.85	4.202	2.84
7-04+	4.226	2.86	4.226	2.86	4.226	2.86	4.216	2.86	4.168	2.85	4.050	2.85
7-05+	4.076	2.86	4.076	2.86	4.075	2.86	4.065	2.86	4.017	2.86	3.899	2.86
Average Life	5.90		5.90		5.90		5.90		5.89		5.86	
First Pay	06/15/05		06/15/05		06/15/05		06/15/05		06/15/05		06/15/05	
Last Pay	06/15/09		06/15/09		06/15/09		06/15/09		06/15/09		06/15/09	
Spread/AvgLife	135/5.90		135/5.90		135/5.90		134/5.90		130/5.89		119/5.86	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7700	3.1733	3.5767	3.9800	4.2788	4.7270	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 1) 100 CPY, 0 CDR
2) 0 CPY, 7 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY
3) 0 CPY, 8 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY
4) 0 CPY, 9 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY
5) 0 CPY, 10 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY
6) 0 CPY, 11 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCP			
Fixed Coupon:	1.305	Type:	IO
Orig Not:	944,963,339		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR		100.00 CPR Default 0.00-7.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		100.00 CPR Default 0.00-8.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		100.00 CPR Default 0.00-9.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		100.00 CPR Default 0.00-10.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		100.00 CPR Default 0.00-11.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
6-19+	6.956	2.73	6.956	2.73	6.945	2.72	6.914	2.72	6.832	2.72	6.686	2.71
6-20+	6.786	2.73	6.786	2.73	6.775	2.73	6.744	2.73	6.662	2.73	6.515	2.72
6-21+	6.617	2.74	6.617	2.74	6.606	2.74	6.575	2.74	6.492	2.74	6.345	2.73
6-22+	6.450	2.75	6.449	2.75	6.438	2.75	6.407	2.75	6.324	2.74	6.177	2.74
6-23+	6.283	2.76	6.283	2.76	6.271	2.76	6.240	2.75	6.158	2.75	6.010	2.74
6-24+	6.118	2.77	6.118	2.77	6.106	2.76	6.075	2.76	5.992	2.76	5.844	2.75
6-25+	5.954	2.77	5.954	2.77	5.942	2.77	5.911	2.77	5.828	2.77	5.679	2.76
6-26+	5.791	2.78	5.791	2.78	5.779	2.78	5.748	2.78	5.664	2.77	5.515	2.77
6-27+	5.630	2.79	5.629	2.79	5.618	2.79	5.586	2.79	5.502	2.78	5.353	2.78
6-28+	**5.469**	**2.80**	**5.469**	**2.80**	**5.457**	**2.80**	**5.426**	**2.79**	**5.342**	**2.79**	**5.192**	**2.78**
6-29+	5.310	2.80	5.310	2.80	5.298	2.80	5.266	2.80	5.182	2.80	5.032	2.79
6-30+	5.152	2.81	5.152	2.81	5.140	2.81	5.108	2.81	5.024	2.80	4.873	2.80
6-31+	4.995	2.82	4.995	2.82	4.983	2.82	4.951	2.82	4.866	2.81	4.715	2.81
7-00+	4.839	2.83	4.839	2.83	4.827	2.83	4.795	2.82	4.710	2.82	4.559	2.81
7-01+	4.684	2.83	4.684	2.83	4.672	2.83	4.640	2.83	4.555	2.83	4.403	2.82
7-02+	4.530	2.84	4.530	2.84	4.518	2.84	4.486	2.84	4.401	2.83	4.249	2.83
7-03+	4.378	2.85	4.377	2.85	4.366	2.85	4.333	2.85	4.248	2.84	4.095	2.84
7-04+	4.226	2.86	4.226	2.86	4.214	2.86	4.181	2.85	4.096	2.85	3.943	2.84
7-05+	4.076	2.86	4.075	2.86	4.063	2.86	4.031	2.86	3.945	2.86	3.792	2.85
Average Life	5.90		5.90		5.90		5.89		5.88		5.84	
First Pay	06/15/05		06/15/05		06/15/05		06/15/05		06/15/05		06/15/05	
Last Pay	06/15/09		06/15/09		06/15/09		06/15/09		06/15/09		06/15/09	
Spread/AvgLife	135/5.90		135/5.90		134/5.90		131/5.89		123/5.88		109/5.84	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7700	3.1733	3.5767	3.9800	4.2788	4.7270	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1) 100 CPY, 0 CDR
2) 100 CPY, 7 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY
3) 100 CPY, 8 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY
4) 100 CPY, 9 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY
5) 100 CPY, 10 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY
6) 100 CPY, 11 CDR AFTER 12 MOS, 12 MONTH LAG, 35% SEVERITY

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.473	Type:	IO
Orig Not:	1,210,452,838		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR		0.00 CPR		0.00 CPR Default 0.00-2.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-3.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
3-09+	10.730	4.39	11.610	4.42	9.949	4.43	9.106	4.44
3-10+	10.515	4.41	11.397	4.44	9.737	4.45	8.894	4.46
3-11+	10.304	4.43	11.187	4.46	9.528	4.47	8.685	4.48
3-12+	10.095	4.45	10.980	4.48	9.321	4.49	8.478	4.50
3-13+	9.890	4.47	10.775	4.50	9.118	4.51	8.275	4.52
3-14+	9.687	4.49	10.574	4.52	8.917	4.54	8.075	4.54
3-15+	9.487	4.51	10.375	4.54	8.718	4.56	7.877	4.56
3-16+	9.289	4.53	10.178	4.56	8.523	4.58	7.682	4.58
3-17+	9.094	4.55	9.985	4.58	8.330	4.59	7.489	4.60
3-18+	**8.902**	**4.57**	**9.793**	**4.60**	**8.139**	**4.61**	**7.299**	**4.62**
3-19+	8.712	4.59	9.605	4.61	7.951	4.63	7.111	4.64
3-20+	8.525	4.61	9.418	4.63	7.766	4.65	6.926	4.66
3-21+	8.339	4.62	9.234	4.65	7.582	4.67	6.743	4.68
3-22+	8.156	4.64	9.052	4.67	7.401	4.69	6.562	4.70
3-23+	7.976	4.66	8.873	4.69	7.222	4.71	6.384	4.72
3-24+	7.797	4.68	8.695	4.71	7.046	4.73	6.208	4.74
3-25+	7.621	4.70	8.520	4.72	6.871	4.75	6.034	4.76
3-26+	7.447	4.71	8.347	4.74	6.699	4.76	5.862	4.77
3-27+	7.275	4.73	8.176	4.76	6.529	4.78	5.692	4.79
Average Life	8.05		8.27		7.95		7.80	
First Pay	07/15/02		07/15/02		07/15/02		07/15/02	
Last Pay	02/15/17		05/15/17		05/15/17		05/15/17	
Spread/AvgLife	447/8.05		532/8.27		372/7.95		290/7.80	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7700	3.1733	3.5767	3.9800	4.2788	4.7270	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 1) 100 CPY, 0 CDR
2) 0 CPR, 0 CDR
3) 0 CPR, 2 CDR STARTING MONTH 24, 12 MONTHS LAG, 35% SEVERITY
4) 0 CPR, 3 CDR STARTING MONTH 24, 12 MONTHS LAG, 35% SEVERITY

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.473	Type:	IO
Orig Not:	1,210,452,838		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR		0.00 CPR Default 0.00-2.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		100.00 CPR Default 0.00-2.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-3.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		100.00 CPR Default 0.00-3.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
3-09+	10.730	4.39	9.949	4.43	9.071	4.40	9.106	4.44	8.223	4.41
3-10+	10.515	4.41	9.737	4.45	8.858	4.42	8.894	4.46	8.010	4.43
3-11+	10.304	4.43	9.528	4.47	8.647	4.45	8.685	4.48	7.799	4.45
3-12+	10.095	4.45	9.321	4.49	8.439	4.47	8.478	4.50	7.592	4.47
3-13+	9.890	4.47	9.118	4.51	8.234	4.49	8.275	4.52	7.387	4.49
3-14+	9.687	4.49	8.917	4.54	8.032	4.51	8.075	4.54	7.185	4.51
3-15+	9.487	4.51	8.718	4.56	7.833	4.53	7.877	4.56	6.986	4.53
3-16+	9.289	4.53	8.523	4.58	7.636	4.55	7.682	4.58	6.790	4.55
3-17+	9.094	4.55	8.330	4.59	7.441	4.57	7.489	4.60	6.596	4.57
3-18+	**8.902**	**4.57**	**8.139**	**4.61**	**7.250**	**4.59**	**7.299**	**4.62**	**6.404**	**4.59**
3-19+	8.712	4.59	7.951	4.63	7.061	4.60	7.111	4.64	6.215	4.61
3-20+	8.525	4.61	7.766	4.65	6.874	4.62	6.926	4.66	6.029	4.63
3-21+	8.339	4.62	7.582	4.67	6.689	4.64	6.743	4.68	5.845	4.65
3-22+	8.156	4.64	7.401	4.69	6.507	4.66	6.562	4.70	5.663	4.67
3-23+	7.976	4.66	7.222	4.71	6.327	4.68	6.384	4.72	5.483	4.69
3-24+	7.797	4.68	7.046	4.73	6.149	4.70	6.208	4.74	5.306	4.71
3-25+	7.621	4.70	6.871	4.75	5.974	4.72	6.034	4.76	5.131	4.73
3-26+	7.447	4.71	6.699	4.76	5.800	4.73	5.862	4.77	4.958	4.74
3-27+	7.275	4.73	6.529	4.78	5.629	4.75	5.692	4.79	4.787	4.76
Average Life	8.05		7.95		7.75		7.80		7.61	
First Pay	07/15/02		07/15/02		07/15/02		07/15/02		07/15/02	
Last Pay	02/15/17		05/15/17		03/15/17		05/15/17		03/15/17	
Spread/AvgLife	447/8.05		372/7.95		286/7.75		290/7.80		203/7.61	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7700	3.1733	3.5767	3.9800	4.2788	4.7270	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 1) 100 CPY, 0 CDR
2) 0 CPR, 2 CDR AFTER 24 MONTHS, 12 MONTHS LAG, 35% LOSS
3) 100 CPY, 2 CDR AFTER 24 MONTHS, 12 MONTHS LAG, 35% LOSS
4) 0 CPR, 3 CDR AFTER 24 MONTHS, 12 MONTHS LAG, 35% LOSS
5) 100 CPY, 3 CDR AFTER 24 MONTHS, 12 MONTHS LAG, 35% LOSS

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class A3			
Fixed Coupon:	5.426		
Orig Bal:	168,000,000		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	0.00 CPR		0.00 CPR Default 0.00-3.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-6.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-9.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-12.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-15.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-18.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
99-12	5.579	6.16	5.593	5.34	5.604	4.84	5.614	4.45	5.622	4.20	5.628	4.02	5.634	3.85
99-16	5.559	6.16	5.570	5.34	5.578	4.84	5.586	4.45	5.592	4.20	5.597	4.02	5.602	3.85
99-20	5.539	6.16	5.546	5.34	5.552	4.84	5.558	4.45	5.562	4.21	5.566	4.02	5.569	3.85
99-24	5.518	6.16	5.523	5.35	5.527	4.84	5.530	4.45	5.533	4.21	5.535	4.02	5.537	3.85
99-28	5.498	6.16	5.500	5.35	5.501	4.85	5.502	4.45	5.503	4.21	5.504	4.03	5.504	3.85
100-00	5.478	6.17	5.476	5.35	5.475	4.85	5.474	4.46	5.473	4.21	5.473	4.03	5.472	3.85
100-04	5.458	6.17	5.453	5.35	5.450	4.85	5.446	4.46	5.444	4.21	5.442	4.03	5.440	3.85
100-08	5.438	6.17	5.430	5.35	5.424	4.85	5.418	4.46	5.414	4.21	5.411	4.03	5.408	3.86
100-12	5.418	6.17	5.407	5.35	5.398	4.85	5.391	4.46	5.385	4.21	5.380	4.03	5.375	3.86
100-16	5.397	6.17	5.384	5.35	5.373	4.85	5.363	4.46	5.355	4.21	5.349	4.03	5.343	3.86
100-20	5.377	6.17	5.361	5.36	5.347	4.85	5.335	4.46	5.326	4.21	5.319	4.03	5.311	3.86
100-24	5.357	6.18	5.337	5.36	5.322	4.86	5.307	4.46	5.297	4.21	5.288	4.03	5.279	3.86
100-28	5.337	6.18	5.314	5.36	5.296	4.86	5.280	4.46	5.267	4.22	5.258	4.03	5.247	3.86
101-00	5.317	6.18	5.291	5.36	5.271	4.86	5.252	4.46	5.238	4.22	5.227	4.04	5.215	3.86
101-04	5.297	6.18	5.268	5.36	5.246	4.86	5.224	4.47	5.209	4.22	5.196	4.04	5.183	3.86
101-08	5.278	6.18	5.245	5.36	5.220	4.86	5.197	4.47	5.180	4.22	5.166	4.04	5.152	3.86
101-12	5.258	6.19	5.223	5.36	5.195	4.86	5.169	4.47	5.151	4.22	5.136	4.04	5.120	3.87
Average Life	7.80		6.54		5.82		5.27		4.94		4.69		4.47	
First Pay	03/15/09		12/15/07		06/15/07		03/15/07		02/15/07		09/15/06		05/15/06	
Last Pay	12/15/11		04/15/10		05/15/09		09/15/08		03/15/08		08/15/07		06/15/07	
Collateral Loss	0.000		74,849,853.72		136,834,459.77		187,988,885.37		230,065,929.31		264,568,626.31		292,779,860.00	
% (Curr Bal)	(0.00)		(6.18)		(11.30)		(15.53)		(19.01)		(21.86)		(24.19)	
Agg. Bond Loss	0.000		0.000		0.000		0.000		0.000		0.000		0.000	
% (Curr Bal)	(0.00)		(0.00)		(0.00)		(0.00)		(0.00)		(0.00)		(0.00)	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7700	3.1733	3.5767	3.9800	4.2788	4.7270	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 1) 0 CDR
2) 3 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS
3) 6 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS
4) 9 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS
5) 12 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS
6) 15 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS
7) 18 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

	0.00 CPR		0.00 CPR Default 0.00-3.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-6.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-9.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-12.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-15.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-18.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
101-16	5.238	6.19	5.200	5.37	5.170	4.86	5.142	4.47	5.122	4.22	5.105	4.04	5.088	3.87
101-20	5.218	6.19	5.177	5.37	5.145	4.86	5.115	4.47	5.093	4.22	5.075	4.04	5.056	3.87
Average Life	7.80		6.54		5.82		5.27		4.94		4.69		4.47	
First Pay	03/15/09		12/15/07		06/15/07		03/15/07		02/15/07		09/15/06		05/15/06	
Last Pay	12/15/11		04/15/10		05/15/09		09/15/08		03/15/08		08/15/07		06/15/07	
Collateral Loss	0.000		74,849,853.72		136,834,459.77		187,988,885.37		230,065,929.31		264,568,626.31		292,779,860.00	
% (Curr Bal)	(0.00)		(6.18)		(11.30)		(15.53)		(19.01)		(21.86)		(24.19)	
Agg. Bond Loss	0.000		0.000		0.000		0.000		0.000		0.000		0.000	
% (Curr Bal)	(0.00)		(0.00)		(0.00)		(0.00)		(0.00)		(0.00)		(0.00)	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7700	3.1733	3.5767	3.9800	4.2788	4.7270	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 1) 0 CDR
2) 3 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS
3) 6 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS
4) 9 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS
5) 12 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS
6) 15 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS
7) 18 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class A4			
Fixed Coupon:	5.646		
Orig Bal:	533,879,000		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	0.00 CPR		0.00 CPR Default 0.00-3.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-6.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-9.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-12.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-15.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-18.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
99-12	5.790	7.24	5.791	7.17	5.793	6.98	5.795	6.79	5.772	6.59	5.128	6.33	4.462	6.07
99-16	5.773	7.24	5.774	7.17	5.775	6.98	5.777	6.79	5.753	6.59	5.108	6.33	4.442	6.07
99-20	5.756	7.25	5.756	7.17	5.757	6.98	5.759	6.80	5.734	6.59	5.088	6.33	4.421	6.07
99-24	5.739	7.25	5.739	7.17	5.740	6.98	5.740	6.80	5.715	6.59	5.069	6.33	4.400	6.07
99-28	5.721	7.25	5.721	7.17	5.722	6.99	5.722	6.80	5.696	6.60	5.049	6.34	4.380	6.07
100-00	5.704	7.25	5.704	7.18	5.704	6.99	5.704	6.80	5.677	6.60	5.029	6.34	4.359	6.08
100-04	5.687	7.26	5.687	7.18	5.686	6.99	5.685	6.80	5.659	6.60	5.010	6.34	4.339	6.08
100-08	5.670	7.26	5.669	7.18	5.668	6.99	5.667	6.81	5.640	6.60	4.990	6.34	4.319	6.08
100-12	5.653	7.26	5.652	7.18	5.651	6.99	5.649	6.81	5.621	6.60	4.970	6.34	4.298	6.08
100-16	5.636	7.26	5.635	7.19	5.633	7.00	5.631	6.81	5.602	6.61	4.951	6.35	4.278	6.09
100-20	5.619	7.27	5.618	7.19	5.615	7.00	5.612	6.81	5.583	6.61	4.931	6.35	4.257	6.09
100-24	5.602	7.27	5.601	7.19	5.597	7.00	5.594	6.82	5.565	6.61	4.912	6.35	4.237	6.09
100-28	5.585	7.27	5.583	7.19	5.580	7.00	5.576	6.82	5.546	6.61	4.892	6.35	4.217	6.09
101-00	5.568	7.27	5.566	7.19	5.562	7.01	5.558	6.82	5.527	6.61	4.873	6.35	4.197	6.09
101-04	5.551	7.27	5.549	7.20	5.545	7.01	5.540	6.82	5.509	6.62	4.854	6.36	4.176	6.10
101-08	5.534	7.28	5.532	7.20	5.527	7.01	5.522	6.82	5.490	6.62	4.834	6.36	4.156	6.10
101-12	5.517	7.28	5.515	7.20	5.510	7.01	5.504	6.83	5.472	6.62	4.815	6.36	4.136	6.10
Average Life	9.70		9.56		9.25		8.95		8.62		8.20		7.77	
First Pay	12/15/11		04/15/10		05/15/09		09/15/08		03/15/08		08/15/07		06/15/07	
Last Pay	06/15/12		06/15/12		06/15/12		06/15/12		05/15/17		05/15/17		05/15/17	
Collateral Loss	0.000		74,849,853.72		136,834,459.77		187,988,885.37		230,065,929.31		264,568,626.31		292,779,860.00	
% (Curr Bal)	(0.00)		(6.18)		(11.30)		(15.53)		(19.01)		(21.86)		(24.19)	
Agg. Bond Loss	0.000		0.000		0.000		0.000		1,592,091.45		36,094,788.45		64,306,022.14	
% (Curr Bal)	(0.00)		(0.00)		(0.00)		(0.00)		(0.30)		(6.76)		(12.05)	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7700	3.1733	3.5767	3.9800	4.2788	4.7270	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 1) 0 CDR
2) 3 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS
3) 6 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS
4) 9 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS
5) 12 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS
6) 15 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS
7) 18 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

	0.00 CPR		0.00 CPR Default 0.00-3.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-6.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-9.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-12.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-15.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-18.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
101-16	5.500	7.28	5.498	7.20	5.492	7.01	5.486	6.83	5.453	6.62	4.796	6.36	4.116	6.10
101-20	5.483	7.28	5.481	7.21	5.475	7.02	5.468	6.83	5.435	6.63	4.777	6.37	4.096	6.10
Average Life	9.70		9.56		9.25		8.95		8.62		8.20		7.77	
First Pay	12/15/11		04/15/10		05/15/09		09/15/08		03/15/08		08/15/07		06/15/07	
Last Pay	06/15/12		06/15/12		06/15/12		06/15/12		05/15/17		05/15/17		05/15/17	
Collateral Loss	0.000		74,849,853.72		136,834,459.77		187,988,885.37		230,065,929.31		264,568,626.31		292,779,860.00	
% (Curr Bal)	(0.00)		(6.18)		(11.30)		(15.53)		(19.01)		(21.86)		(24.19)	
Agg. Bond Loss	0.000		0.000		0.000		0.000		1,592,091.45		36,094,788.45		64,306,022.14	
% (Curr Bal)	(0.00)		(0.00)		(0.00)		(0.00)		(0.30)		(6.76)		(12.05)	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7700	3.1733	3.5767	3.9800	4.2788	4.7270	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 1) 0 CDR
2) 3 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS
3) 6 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS
4) 9 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS
5) 12 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS
6) 15 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS
7) 18 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.474	Type:	IO
Orig Not:	1,210,452,838		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR		0.00 CPR Default 0.00-1.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-2.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-3.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-4.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
3-10	10.712	4.35	10.354	4.42	9.110	4.46	7.887	4.51	6.779	4.56
3-11	10.499	4.37	10.144	4.44	8.902	4.48	7.681	4.53	6.576	4.59
3-12	10.289	4.39	9.937	4.46	8.698	4.50	7.479	4.55	6.376	4.61
3-13	10.082	4.41	9.733	4.48	8.496	4.52	7.279	4.57	6.179	4.63
3-14	9.877	4.43	9.532	4.50	8.296	4.55	7.082	4.60	5.984	4.65
3-15	9.676	4.45	9.334	4.52	8.100	4.57	6.887	4.62	5.792	4.67
3-16	9.477	4.47	9.138	4.54	7.906	4.59	6.695	4.64	5.602	4.69
3-17	9.280	4.49	8.944	4.56	7.715	4.61	6.506	4.66	5.415	4.72
3-18	9.086	4.51	8.754	4.58	7.526	4.63	6.319	4.68	5.231	4.74
3-19	**8.895**	**4.53**	**8.565**	**4.60**	**7.339**	**4.65**	**6.135**	**4.70**	**5.049**	**4.76**
3-20	8.706	4.55	8.379	4.62	7.155	4.67	5.953	4.72	4.869	4.78
3-21	8.520	4.57	8.196	4.64	6.973	4.69	5.773	4.74	4.692	4.80
3-22	8.336	4.58	8.014	4.66	6.794	4.70	5.596	4.76	4.516	4.82
3-23	8.154	4.60	7.835	4.68	6.617	4.72	5.420	4.78	4.343	4.84
3-24	7.974	4.62	7.658	4.69	6.442	4.74	5.247	4.80	4.172	4.86
3-25	7.796	4.64	7.484	4.71	6.269	4.76	5.076	4.81	4.003	4.88
3-26	7.621	4.66	7.311	4.73	6.098	4.78	4.907	4.83	3.836	4.89
3-27	7.448	4.67	7.140	4.75	5.929	4.80	4.740	4.85	3.671	4.91
3-28	7.277	4.69	6.972	4.77	5.762	4.82	4.575	4.87	3.509	4.93
Average Life	8.05		8.05		7.84		7.64		7.44	
First Pay	07/15/02		07/15/02		07/15/02		07/15/02		07/15/02	
Last Pay	02/15/17		05/15/17		05/15/17		05/15/17		05/15/17	
Spread/AvgLife	446/8.05		413/8.05		293/7.84		176/7.64		70/7.44	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7700	3.1733	3.5767	3.9800	4.2788	4.7270	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 1) 100 CPY, 0 CDR
2) 0 CPR, 1 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS
3) 0 CPR, 2 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS
4) 0 CPR, 3 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS
5) 0 CPR, 4 CDR AFTER 12 MONTHS, 12 MONTHS LAG, 35% LOSS

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.474	Type:	IO
Orig Not:	1,210,452,838		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR		0.00 CPR Default 0.00-1.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-2.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-3.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-4.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
3-10	10.712	4.35	10.759	4.38	9.930	4.39	9.088	4.40	8.303	4.41
3-11	10.499	4.37	10.548	4.40	9.719	4.41	8.877	4.42	8.093	4.43
3-12	10.289	4.39	10.340	4.42	9.511	4.43	8.669	4.44	7.886	4.45
3-13	10.082	4.41	10.134	4.44	9.305	4.45	8.464	4.46	7.682	4.47
3-14	9.877	4.43	9.931	4.46	9.103	4.47	8.262	4.48	7.481	4.50
3-15	9.676	4.45	9.731	4.48	8.903	4.49	8.063	4.50	7.282	4.52
3-16	9.477	4.47	9.534	4.50	8.706	4.51	7.866	4.52	7.086	4.54
3-17	9.280	4.49	9.339	4.52	8.512	4.53	7.672	4.54	6.892	4.56
3-18	9.086	4.51	9.146	4.54	8.320	4.55	7.481	4.56	6.702	4.58
3-19	**8.895**	**4.53**	**8.957**	**4.56**	**8.130**	**4.57**	**7.292**	**4.58**	**6.513**	**4.60**
3-20	8.706	4.55	8.769	4.58	7.943	4.59	7.105	4.60	6.327	4.62
3-21	8.520	4.57	8.584	4.60	7.759	4.61	6.921	4.62	6.144	4.64
3-22	8.336	4.58	8.401	4.62	7.576	4.63	6.739	4.64	5.962	4.66
3-23	8.154	4.60	8.221	4.64	7.396	4.65	6.559	4.66	5.783	4.68
3-24	7.974	4.62	8.043	4.66	7.218	4.67	6.382	4.68	5.606	4.70
3-25	7.796	4.64	7.867	4.68	7.043	4.69	6.206	4.70	5.432	4.71
3-26	7.621	4.66	7.693	4.69	6.869	4.70	6.033	4.72	5.259	4.73
3-27	7.448	4.67	7.521	4.71	6.697	4.72	5.862	4.73	5.089	4.75
3-28	7.277	4.69	7.351	4.73	6.528	4.74	5.693	4.75	4.920	4.77
Average Life	8.05		8.11		7.95		7.80		7.65	
First Pay	07/15/02		07/15/02		07/15/02		07/15/02		07/15/02	
Last Pay	02/15/17		05/15/17		05/15/17		05/15/17		05/15/17	
Spread/AvgLife	446/8.05		451/8.11		371/7.95		289/7.80		214/7.65	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7700	3.1733	3.5767	3.9800	4.2788	4.7270	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 1) 100 CPY, 0 CDR
2) 0 CPR, 1 CDR AFTER 24 MONTHS, 12 MONTHS LAG, 35% LOSS
3) 0 CPR, 2 CDR AFTER 24 MONTHS, 12 MONTHS LAG, 35% LOSS
4) 0 CPR, 3 CDR AFTER 24 MONTHS, 12 MONTHS LAG, 35% LOSS
5) 0 CPR, 4 CDR AFTER 24 MONTHS, 12 MONTHS LAG, 35% LOSS

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.474	Type:	IO
Orig Not:	1,210,452,838		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	0.00 CPR		5.00 CPR		10.00 CPR		20.00 CPR		50.00 CPR		100.00 CPR	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
3-10	11.590	4.37	11.585	4.37	11.580	4.37	11.565	4.36	11.498	4.34	10.817	4.30
3-11	11.378	4.40	11.373	4.39	11.368	4.39	11.352	4.38	11.285	4.37	10.601	4.32
3-12	11.169	4.42	11.164	4.41	11.158	4.41	11.143	4.40	11.074	4.39	10.389	4.34
3-13	10.963	4.44	10.958	4.43	10.952	4.43	10.936	4.42	10.867	4.41	10.179	4.36
3-14	10.760	4.46	10.755	4.45	10.748	4.45	10.732	4.44	10.662	4.43	9.973	4.38
3-15	10.559	4.48	10.554	4.47	10.548	4.47	10.531	4.46	10.461	4.45	9.769	4.40
3-16	10.362	4.50	10.356	4.49	10.349	4.49	10.333	4.48	10.262	4.47	9.568	4.42
3-17	10.166	4.52	10.161	4.51	10.154	4.51	10.137	4.50	10.065	4.49	9.370	4.44
3-18	9.974	4.54	9.968	4.53	9.961	4.53	9.944	4.52	9.871	4.51	9.174	4.46
3-19	**9.784**	**4.55**	**9.777**	**4.55**	**9.770**	**4.55**	**9.753**	**4.54**	**9.680**	**4.53**	**8.980**	**4.48**
3-20	9.596	4.57	9.589	4.57	9.582	4.57	9.564	4.56	9.491	4.54	8.790	4.50
3-21	9.410	4.59	9.404	4.59	9.396	4.58	9.378	4.58	9.304	4.56	8.601	4.52
3-22	9.227	4.61	9.221	4.61	9.213	4.60	9.195	4.60	9.120	4.58	8.415	4.54
3-23	9.046	4.63	9.040	4.63	9.032	4.62	9.013	4.62	8.938	4.60	8.231	4.56
3-24	8.868	4.65	8.861	4.64	8.853	4.64	8.834	4.63	8.758	4.62	8.050	4.58
3-25	8.691	4.67	8.684	4.66	8.676	4.66	8.657	4.65	8.580	4.64	7.871	4.59
3-26	8.517	4.68	8.510	4.68	8.501	4.68	8.482	4.67	8.405	4.65	7.694	4.61
3-27	8.345	4.70	8.337	4.70	8.329	4.69	8.309	4.69	8.232	4.67	7.519	4.63
3-28	8.174	4.72	8.167	4.72	8.158	4.71	8.139	4.70	8.060	4.69	7.346	4.65
Average Life	8.27		8.27		8.26		8.25		8.22		8.03	
First Pay	07/15/02		07/15/02		07/15/02		07/15/02		07/15/02		07/15/02	
Last Pay	05/15/17		05/15/17		05/15/17		05/15/17		05/15/17		02/15/17	
Spread/AvgLife	531/8.27		531/8.27		530/8.26		529/8.25		522/8.22		455/8.03	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7700	3.1733	3.5767	3.9800	4.2788	4.7270	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 CPR (+0 bps curve shock)

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.474	Type:	IO
Orig Not:	1,210,452,838		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	0.00 CPR		5.00 CPR		10.00 CPR		20.00 CPR		50.00 CPR		100.00 CPR	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
3-10	11.590	4.37	11.580	4.37	11.570	4.37	11.546	4.36	11.460	4.35	10.762	4.31
3-11	11.378	4.40	11.368	4.39	11.357	4.39	11.334	4.38	11.247	4.37	10.548	4.33
3-12	11.169	4.42	11.159	4.41	11.148	4.41	11.124	4.40	11.037	4.39	10.336	4.35
3-13	10.963	4.44	10.953	4.43	10.942	4.43	10.918	4.42	10.830	4.41	10.127	4.38
3-14	10.760	4.46	10.750	4.45	10.739	4.45	10.714	4.45	10.626	4.43	9.921	4.40
3-15	10.559	4.48	10.549	4.47	10.538	4.47	10.513	4.47	10.425	4.45	9.718	4.42
3-16	10.362	4.50	10.351	4.49	10.340	4.49	10.315	4.49	10.226	4.47	9.517	4.44
3-17	10.166	4.52	10.156	4.51	10.144	4.51	10.119	4.50	10.030	4.49	9.319	4.46
3-18	9.974	4.54	9.963	4.53	9.951	4.53	9.926	4.52	9.836	4.51	9.124	4.47
3-19	**9.784**	**4.55**	**9.773**	**4.55**	**9.761**	**4.55**	**9.735**	**4.54**	**9.645**	**4.53**	**8.931**	**4.49**
3-20	9.596	4.57	9.585	4.57	9.573	4.57	9.547	4.56	9.456	4.55	8.741	4.51
3-21	9.410	4.59	9.399	4.59	9.387	4.59	9.361	4.58	9.270	4.57	8.553	4.53
3-22	9.227	4.61	9.216	4.61	9.204	4.60	9.178	4.60	9.086	4.59	8.367	4.55
3-23	9.046	4.63	9.035	4.63	9.023	4.62	8.996	4.62	8.904	4.61	8.184	4.57
3-24	8.868	4.65	8.856	4.64	8.844	4.64	8.817	4.64	8.725	4.63	8.003	4.59
3-25	8.691	4.67	8.680	4.66	8.667	4.66	8.640	4.65	8.547	4.64	7.824	4.61
3-26	8.517	4.68	8.505	4.68	8.492	4.68	8.466	4.67	8.372	4.66	7.648	4.62
3-27	8.345	4.70	8.333	4.70	8.320	4.70	8.293	4.69	8.199	4.68	7.473	4.64
3-28	8.174	4.72	8.162	4.72	8.149	4.71	8.122	4.71	8.028	4.70	7.301	4.66
Average Life	8.27		8.27		8.26		8.25		8.22		8.03	
First Pay	07/15/02		07/15/02		07/15/02		07/15/02		07/15/02		07/15/02	
Last Pay	05/15/17		05/15/17		05/15/17		05/15/17		05/15/17		02/15/17	
Spread/AvgLife	431/8.27		430/8.27		429/8.26		427/8.25		418/8.22		350/8.03	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	2.8211	3.7700	4.1733	4.5767	4.9800	5.2788	5.7270	6.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 CPR (+100 bps curve shock)

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.474	Type:	IO
Orig Not:	1,210,452,838		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	0.00 CPR		5.00 CPR		10.00 CPR		20.00 CPR		50.00 CPR		100.00 CPR	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
3-10	11.590	4.37	11.573	4.37	11.555	4.37	11.521	4.37	11.412	4.36	10.683	4.33
3-11	11.378	4.40	11.361	4.39	11.344	4.39	11.309	4.39	11.200	4.38	10.469	4.35
3-12	11.169	4.42	11.152	4.41	11.134	4.41	11.099	4.41	10.990	4.40	10.258	4.37
3-13	10.963	4.44	10.946	4.43	10.928	4.43	10.893	4.43	10.784	4.42	10.050	4.39
3-14	10.760	4.46	10.742	4.45	10.725	4.45	10.690	4.45	10.580	4.44	9.845	4.41
3-15	10.559	4.48	10.542	4.47	10.524	4.47	10.489	4.47	10.379	4.46	9.642	4.43
3-16	10.362	4.50	10.344	4.49	10.326	4.49	10.291	4.49	10.180	4.48	9.442	4.45
3-17	10.166	4.52	10.149	4.51	10.131	4.51	10.095	4.51	9.984	4.50	9.245	4.47
3-18	9.974	4.54	9.956	4.53	9.938	4.53	9.902	4.53	9.791	4.52	9.051	4.49
3-19	**9.784**	**4.55**	**9.766**	**4.55**	**9.748**	**4.55**	**9.712**	**4.55**	**9.600**	**4.54**	**8.859**	**4.51**
3-20	9.596	4.57	9.578	4.57	9.560	4.57	9.524	4.57	9.412	4.56	8.669	4.53
3-21	9.410	4.59	9.392	4.59	9.374	4.59	9.338	4.59	9.226	4.58	8.482	4.55
3-22	9.227	4.61	9.209	4.61	9.191	4.61	9.154	4.60	9.042	4.60	8.297	4.57
3-23	9.046	4.63	9.028	4.63	9.010	4.63	8.973	4.62	8.861	4.62	8.115	4.59
3-24	8.868	4.65	8.849	4.65	8.831	4.64	8.794	4.64	8.682	4.63	7.934	4.60
3-25	8.691	4.67	8.673	4.66	8.654	4.66	8.618	4.66	8.505	4.65	7.756	4.62
3-26	8.517	4.68	8.498	4.68	8.480	4.68	8.443	4.68	8.330	4.67	7.580	4.64
3-27	8.345	4.70	8.326	4.70	8.308	4.70	8.270	4.69	8.157	4.69	7.406	4.66
3-28	8.174	4.72	8.156	4.72	8.137	4.72	8.100	4.71	7.986	4.71	7.234	4.68
Average Life	8.27		8.27		8.26		8.25		8.22		8.03	
First Pay	07/15/02		07/15/02		07/15/02		07/15/02		07/15/02		07/15/02	
Last Pay	05/15/17		05/15/17		05/15/17		05/15/17		05/15/17		02/15/17	
Spread/AvgLife	331/8.27		330/8.27		328/8.26		325/8.25		314/8.22		243/8.03	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	3.8211	4.7700	5.1733	5.5767	5.9800	6.2788	6.7270	7.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 CPR (+200 bps curve shock)

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.474	Type:	IO
Orig Not:	1,210,452,838		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	0.00 CPR		5.00 CPR		10.00 CPR		20.00 CPR		50.00 CPR		100.00 CPR	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
3-10	11.590	4.37	11.564	4.37	11.539	4.37	11.491	4.37	11.356	4.37	10.591	4.35
3-11	11.378	4.40	11.352	4.39	11.327	4.39	11.279	4.39	11.145	4.39	10.378	4.37
3-12	11.169	4.42	11.143	4.42	11.118	4.41	11.070	4.41	10.935	4.41	10.168	4.39
3-13	10.963	4.44	10.937	4.44	10.912	4.43	10.864	4.43	10.729	4.43	9.960	4.41
3-14	10.760	4.46	10.734	4.46	10.708	4.46	10.660	4.45	10.526	4.45	9.756	4.43
3-15	10.559	4.48	10.533	4.48	10.508	4.48	10.460	4.47	10.325	4.47	9.554	4.45
3-16	10.362	4.50	10.335	4.50	10.310	4.50	10.262	4.49	10.127	4.49	9.356	4.47
3-17	10.166	4.52	10.140	4.52	10.115	4.51	10.067	4.51	9.932	4.51	9.159	4.49
3-18	9.974	4.54	9.947	4.53	9.922	4.53	9.874	4.53	9.739	4.53	8.965	4.51
3-19	**9.784**	**4.55**	**9.757**	**4.55**	**9.732**	**4.55**	**9.683**	**4.55**	**9.549**	**4.55**	**8.774**	**4.53**
3-20	9.596	4.57	9.569	4.57	9.544	4.57	9.496	4.57	9.361	4.57	8.585	4.55
3-21	9.410	4.59	9.384	4.59	9.358	4.59	9.310	4.59	9.175	4.59	8.399	4.57
3-22	9.227	4.61	9.201	4.61	9.175	4.61	9.127	4.61	8.992	4.61	8.215	4.59
3-23	9.046	4.63	9.020	4.63	8.994	4.63	8.946	4.63	8.811	4.63	8.033	4.60
3-24	8.868	4.65	8.841	4.65	8.816	4.65	8.767	4.65	8.632	4.64	7.853	4.62
3-25	8.691	4.67	8.665	4.67	8.639	4.66	8.591	4.66	8.456	4.66	7.676	4.64
3-26	8.517	4.68	8.490	4.68	8.465	4.68	8.416	4.68	8.281	4.68	7.501	4.66
3-27	8.345	4.70	8.318	4.70	8.292	4.70	8.244	4.70	8.109	4.70	7.328	4.68
3-28	8.174	4.72	8.148	4.72	8.122	4.72	8.073	4.72	7.938	4.72	7.156	4.69
Average Life	8.27		8.27		8.26		8.25		8.22		8.03	
First Pay	07/15/02		07/15/02		07/15/02		07/15/02		07/15/02		07/15/02	
Last Pay	05/15/17		05/15/17		05/15/17		05/15/17		05/15/17		02/15/17	
Spread/AvgLife	231/8.27		229/8.27		226/8.26		222/8.25		209/8.22		134/8.03	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	4.8211	5.7700	6.1733	6.5767	6.9800	7.2788	7.7270	8.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 CPR (+300 bps curve shock)

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.474	Type:	IO
Orig Not:	1,210,452,838		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	0.00 CPR		5.00 CPR		10.00 CPR		20.00 CPR		50.00 CPR		100.00 CPR	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
3-10	11.590	4.37	11.576	4.37	11.563	4.37	11.536	4.37	11.448	4.37	10.752	4.35
3-11	11.378	4.40	11.365	4.40	11.351	4.40	11.324	4.39	11.236	4.39	10.539	4.37
3-12	11.169	4.42	11.156	4.42	11.142	4.42	11.115	4.42	11.027	4.41	10.329	4.39
3-13	10.963	4.44	10.950	4.44	10.936	4.44	10.909	4.44	10.821	4.43	10.122	4.41
3-14	10.760	4.46	10.747	4.46	10.733	4.46	10.706	4.46	10.617	4.45	9.917	4.43
3-15	10.559	4.48	10.546	4.48	10.533	4.48	10.506	4.48	10.417	4.47	9.715	4.45
3-16	10.362	4.50	10.348	4.50	10.335	4.50	10.308	4.50	10.219	4.49	9.516	4.47
3-17	10.166	4.52	10.153	4.52	10.140	4.52	10.112	4.52	10.024	4.51	9.320	4.49
3-18	9.974	4.54	9.960	4.54	9.947	4.54	9.920	4.53	9.831	4.53	9.126	4.51
3-19	**9.784**	**4.55**	**9.770**	**4.55**	**9.757**	**4.55**	**9.730**	**4.55**	**9.640**	**4.55**	**8.934**	**4.52**
3-20	9.596	4.57	9.582	4.57	9.569	4.57	9.542	4.57	9.453	4.57	8.745	4.54
3-21	9.410	4.59	9.397	4.59	9.384	4.59	9.356	4.59	9.267	4.59	8.559	4.56
3-22	9.227	4.61	9.214	4.61	9.201	4.61	9.173	4.61	9.084	4.61	8.374	4.58
3-23	9.046	4.63	9.033	4.63	9.020	4.63	8.992	4.63	8.903	4.63	8.192	4.60
3-24	8.868	4.65	8.854	4.65	8.841	4.65	8.814	4.65	8.724	4.65	8.012	4.62
3-25	8.691	4.67	8.678	4.67	8.665	4.67	8.637	4.67	8.548	4.66	7.835	4.64
3-26	8.517	4.68	8.504	4.68	8.490	4.68	8.463	4.68	8.373	4.68	7.659	4.65
3-27	8.345	4.70	8.331	4.70	8.318	4.70	8.290	4.70	8.201	4.70	7.486	4.67
3-28	8.174	4.72	8.161	4.72	8.148	4.72	8.120	4.72	8.030	4.72	7.314	4.69
Average Life	8.27		8.27		8.27		8.26		8.23		8.05	
First Pay	07/15/02		07/15/02		07/15/02		07/15/02		07/15/02		07/15/02	
Last Pay	05/15/17		05/15/17		05/15/17		05/15/17		05/15/17		02/15/17	
Spread/AvgLife	231/8.27		230/8.27		229/8.27		226/8.26		218/8.23		150/8.05	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	4.8211	5.7700	6.1733	6.5767	6.9800	7.2788	7.7270	8.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 CPY (+300 bps curve shock)

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.474	Type:	IO
Orig Not:	1,210,452,838		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	0.00 CPR		5.00 CPR		10.00 CPR		20.00 CPR		50.00 CPR		100.00 CPR	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
3-10	11.590	4.37	11.576	4.37	11.561	4.37	11.532	4.37	11.440	4.37	10.742	4.35
3-11	11.378	4.40	11.364	4.40	11.349	4.40	11.321	4.39	11.228	4.39	10.529	4.37
3-12	11.169	4.42	11.155	4.42	11.141	4.42	11.112	4.42	11.019	4.41	10.319	4.39
3-13	10.963	4.44	10.949	4.44	10.935	4.44	10.906	4.44	10.813	4.43	10.111	4.41
3-14	10.760	4.46	10.746	4.46	10.731	4.46	10.702	4.46	10.609	4.45	9.907	4.43
3-15	10.559	4.48	10.545	4.48	10.531	4.48	10.502	4.48	10.409	4.47	9.705	4.45
3-16	10.362	4.50	10.347	4.50	10.333	4.50	10.304	4.50	10.211	4.49	9.506	4.47
3-17	10.166	4.52	10.152	4.52	10.138	4.52	10.109	4.52	10.016	4.51	9.309	4.49
3-18	9.974	4.54	9.960	4.54	9.945	4.54	9.916	4.53	9.823	4.53	9.115	4.51
3-19	**9.784**	**4.55**	**9.769**	**4.55**	**9.755**	**4.55**	**9.726**	**4.55**	**9.633**	**4.55**	**8.924**	**4.53**
3-20	9.596	4.57	9.582	4.57	9.567	4.57	9.538	4.57	9.445	4.57	8.735	4.54
3-21	9.410	4.59	9.396	4.59	9.382	4.59	9.353	4.59	9.259	4.59	8.548	4.56
3-22	9.227	4.61	9.213	4.61	9.199	4.61	9.170	4.61	9.076	4.61	8.364	4.58
3-23	9.046	4.63	9.032	4.63	9.018	4.63	8.989	4.63	8.895	4.63	8.182	4.60
3-24	8.868	4.65	8.854	4.65	8.839	4.65	8.810	4.65	8.716	4.65	8.002	4.62
3-25	8.691	4.67	8.677	4.67	8.663	4.67	8.634	4.67	8.540	4.66	7.825	4.64
3-26	8.517	4.68	8.503	4.68	8.488	4.68	8.459	4.68	8.365	4.68	7.649	4.65
3-27	8.345	4.70	8.330	4.70	8.316	4.70	8.287	4.70	8.193	4.70	7.476	4.67
3-28	8.174	4.72	8.160	4.72	8.146	4.72	8.117	4.72	8.023	4.72	7.305	4.69
Average Life	8.27		8.27		8.27		8.26		8.23		8.05	
First Pay	07/15/02		07/15/02		07/15/02		07/15/02		07/15/02		07/15/02	
Last Pay	05/15/17		05/15/17		05/15/17		05/15/17		05/15/17		02/15/17	
Spread/AvgLife	331/8.27		330/8.27		329/8.27		326/8.26		317/8.23		249/8.05	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	3.8211	4.7700	5.1733	5.5767	5.9800	6.2788	6.7270	7.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 CPY (+200 bps curve shock)

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.474	Type:	IO
Orig Not:	1,210,452,838		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	0.00 CPR		5.00 CPR		10.00 CPR		20.00 CPR		50.00 CPR		100.00 CPR	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
3-10	11.590	4.37	11.575	4.37	11.560	4.37	11.529	4.37	11.432	4.37	10.723	4.35
3-11	11.378	4.40	11.363	4.40	11.348	4.40	11.317	4.39	11.220	4.39	10.510	4.37
3-12	11.169	4.42	11.154	4.42	11.139	4.42	11.108	4.42	11.011	4.41	10.300	4.39
3-13	10.963	4.44	10.948	4.44	10.933	4.44	10.902	4.44	10.805	4.43	10.092	4.41
3-14	10.760	4.46	10.745	4.46	10.730	4.46	10.699	4.46	10.602	4.45	9.888	4.43
3-15	10.559	4.48	10.544	4.48	10.529	4.48	10.499	4.48	10.401	4.47	9.686	4.45
3-16	10.362	4.50	10.347	4.50	10.332	4.50	10.301	4.50	10.203	4.49	9.487	4.47
3-17	10.166	4.52	10.151	4.52	10.136	4.52	10.106	4.52	10.008	4.51	9.291	4.49
3-18	9.974	4.54	9.959	4.54	9.944	4.54	9.913	4.54	9.815	4.53	9.097	4.51
3-19	**9.784**	**4.55**	**9.769**	**4.55**	**9.753**	**4.55**	**9.723**	**4.55**	**9.625**	**4.55**	**8.906**	**4.53**
3-20	9.596	4.57	9.581	4.57	9.566	4.57	9.535	4.57	9.437	4.57	8.717	4.55
3-21	9.410	4.59	9.395	4.59	9.380	4.59	9.350	4.59	9.252	4.59	8.530	4.56
3-22	9.227	4.61	9.212	4.61	9.197	4.61	9.166	4.61	9.068	4.61	8.346	4.58
3-23	9.046	4.63	9.031	4.63	9.016	4.63	8.986	4.63	8.887	4.63	8.164	4.60
3-24	8.868	4.65	8.853	4.65	8.838	4.65	8.807	4.65	8.709	4.65	7.984	4.62
3-25	8.691	4.67	8.676	4.67	8.661	4.67	8.630	4.67	8.532	4.66	7.807	4.64
3-26	8.517	4.68	8.502	4.68	8.487	4.68	8.456	4.68	8.358	4.68	7.631	4.66
3-27	8.345	4.70	8.330	4.70	8.314	4.70	8.284	4.70	8.185	4.70	7.458	4.67
3-28	8.174	4.72	8.159	4.72	8.144	4.72	8.114	4.72	8.015	4.72	7.287	4.69
Average Life	8.27		8.27		8.27		8.26		8.23		8.05	
First Pay	07/15/02		07/15/02		07/15/02		07/15/02		07/15/02		07/15/02	
Last Pay	05/15/17		05/15/17		05/15/17		05/15/17		05/15/17		02/15/17	
Spread/AvgLife	431/8.27		430/8.27		429/8.27		426/8.26		416/8.23		347/8.05	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	2.8211	3.7700	4.1733	4.5767	4.9800	5.2788	5.7270	6.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 CPY (+100 bps curve shock)

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.474	Type:	IO
Orig Not:	1,210,452,838		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	0.00 CPR		5.00 CPR		10.00 CPR		20.00 CPR		50.00 CPR		100.00 CPR	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
3-10	11.590	4.37	11.574	4.37	11.559	4.37	11.527	4.37	11.427	4.37	10.712	4.35
3-11	11.378	4.40	11.362	4.40	11.347	4.40	11.315	4.40	11.215	4.39	10.499	4.37
3-12	11.169	4.42	11.154	4.42	11.138	4.42	11.107	4.42	11.006	4.41	10.289	4.39
3-13	10.963	4.44	10.948	4.44	10.932	4.44	10.901	4.44	10.800	4.43	10.082	4.41
3-14	10.760	4.46	10.744	4.46	10.729	4.46	10.697	4.46	10.597	4.46	9.877	4.43
3-15	10.559	4.48	10.544	4.48	10.528	4.48	10.497	4.48	10.397	4.48	9.676	4.45
3-16	10.362	4.50	10.346	4.50	10.331	4.50	10.299	4.50	10.199	4.50	9.477	4.47
3-17	10.166	4.52	10.151	4.52	10.135	4.52	10.104	4.52	10.003	4.51	9.280	4.49
3-18	9.974	4.54	9.958	4.54	9.943	4.54	9.911	4.54	9.811	4.53	9.086	4.51
3-19	**9.784**	**4.55**	**9.768**	**4.55**	**9.752**	**4.55**	**9.721**	**4.55**	**9.620**	**4.55**	**8.895**	**4.53**
3-20	9.596	4.57	9.580	4.57	9.565	4.57	9.533	4.57	9.433	4.57	8.706	4.55
3-21	9.410	4.59	9.395	4.59	9.379	4.59	9.348	4.59	9.247	4.59	8.520	4.57
3-22	9.227	4.61	9.212	4.61	9.196	4.61	9.165	4.61	9.064	4.61	8.336	4.58
3-23	9.046	4.63	9.031	4.63	9.015	4.63	8.984	4.63	8.883	4.63	8.154	4.60
3-24	8.868	4.65	8.852	4.65	8.837	4.65	8.805	4.65	8.704	4.65	7.974	4.62
3-25	8.691	4.67	8.676	4.67	8.660	4.67	8.629	4.67	8.528	4.66	7.796	4.64
3-26	8.517	4.68	8.501	4.68	8.486	4.68	8.454	4.68	8.353	4.68	7.621	4.66
3-27	8.345	4.70	8.329	4.70	8.314	4.70	8.282	4.70	8.181	4.70	7.448	4.67
3-28	8.174	4.72	8.159	4.72	8.143	4.72	8.112	4.72	8.011	4.72	7.277	4.69
Average Life	8.27		8.27		8.27		8.26		8.23		8.05	
First Pay	07/15/02		07/15/02		07/15/02		07/15/02		07/15/02		07/15/02	
Last Pay	05/15/17		05/15/17		05/15/17		05/15/17		05/15/17		02/15/17	
Spread/AvgLife	531/8.27		530/8.27		528/8.27		525/8.26		516/8.23		446/8.05	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7700	3.1733	3.5767	3.9800	4.2788	4.7270	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 CPY

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCP			
Fixed Coupon:	1.310	Type:	IO
Orig Not:	944,963,339		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR		100.00 CPR Default 0.00-5.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		100.00 CPR Default 0.00-6.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		100.00 CPR Default 0.00-7.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		100.00 CPR Default 0.00-8.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		100.00 CPR Default 0.00-9.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		100.00 CPR Default 0.00-10.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
6-20+	6.922	2.73	6.922	2.73	6.922	2.73	6.922	2.73	6.911	2.73	6.889	2.73	6.828	2.72
6-21+	6.753	2.74	6.753	2.74	6.753	2.74	6.753	2.74	6.742	2.74	6.720	2.73	6.658	2.73
6-22+	6.585	2.74	6.585	2.74	6.585	2.74	6.585	2.74	6.574	2.74	6.551	2.74	6.490	2.74
6-23+	6.418	2.75	6.418	2.75	6.418	2.75	6.418	2.75	6.407	2.75	6.385	2.75	6.323	2.75
6-24+	6.252	2.76	6.252	2.76	6.252	2.76	6.252	2.76	6.242	2.76	6.219	2.76	6.157	2.75
6-25+	6.088	2.77	6.088	2.77	6.088	2.77	6.088	2.77	6.077	2.77	6.055	2.77	5.993	2.76
6-26+	5.925	2.77	5.925	2.77	5.925	2.77	5.925	2.77	5.914	2.77	5.891	2.77	5.829	2.77
6-27+	5.763	2.78	5.763	2.78	5.763	2.78	5.763	2.78	5.752	2.78	5.729	2.78	5.667	2.78
6-28+	5.602	2.79	5.602	2.79	5.602	2.79	5.602	2.79	5.591	2.79	5.568	2.79	5.506	2.78
6-29+	**5.443**	**2.80**	**5.443**	**2.80**	**5.443**	**2.80**	**5.443**	**2.80**	**5.432**	**2.80**	**5.409**	**2.80**	**5.346**	**2.79**
6-30+	5.284	2.81	5.284	2.81	5.284	2.81	5.284	2.81	5.273	2.80	5.250	2.80	5.187	2.80
6-31+	5.127	2.81	5.127	2.81	5.127	2.81	5.127	2.81	5.116	2.81	5.093	2.81	5.030	2.81
7-00+	4.971	2.82	4.971	2.82	4.971	2.82	4.971	2.82	4.960	2.82	4.936	2.82	4.873	2.82
7-01+	4.816	2.83	4.816	2.83	4.816	2.83	4.816	2.83	4.804	2.83	4.781	2.83	4.718	2.82
7-02+	4.662	2.84	4.662	2.84	4.662	2.84	4.662	2.84	4.650	2.84	4.627	2.83	4.563	2.83
7-03+	4.509	2.84	4.509	2.84	4.509	2.84	4.509	2.84	4.497	2.84	4.474	2.84	4.410	2.84
7-04+	4.357	2.85	4.357	2.85	4.357	2.85	4.357	2.85	4.346	2.85	4.322	2.85	4.258	2.85
7-05+	4.206	2.86	4.206	2.86	4.206	2.86	4.206	2.86	4.195	2.86	4.171	2.86	4.107	2.85
7-06+	4.056	2.87	4.056	2.87	4.056	2.87	4.056	2.87	4.045	2.86	4.021	2.86	3.957	2.86
Average Life	5.90		5.90		5.90		5.90		5.90		5.90		5.88	
First Pay	06/15/05		06/15/05		06/15/05		06/15/05		06/15/05		06/15/05		06/15/05	
Last Pay	06/15/09		06/15/09		06/15/09		06/15/09		06/15/09		06/15/09		06/15/09	
Spread/AvgLife	133/5.90		133/5.90		133/5.90		133/5.90		132/5.90		129/5.90		123/5.88	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7700	3.1733	3.5767	3.9800	4.2788	4.7270	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1
1) 100 CPY, 0 CDR
2) 100 CPY, 5 CDR STARTING MONTH 12, 12 MONTHS LAG, 35% SEVERITY
2) 100 CPY, 6 CDR STARTING MONTH 12, 12 MONTHS LAG, 35% SEVERITY
2) 100 CPY, 7 CDR STARTING MONTH 12, 12 MONTHS LAG, 35% SEVERITY
3) 100 CPY, 8 CDR STARTING MONTH 12, 12 MONTHS LAG, 35% SEVERITY
4) 100 CPY, 9 CDR STARTING MONTH 12, 12 MONTHS LAG, 35% SEVERITY
5) 100 CPY, 10 CDR STARTING MONTH 12, 12 MONTHS LAG, 35% SEVERITY

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.474	Type:	IO
Orig Not:	1,210,452,838		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR		0.00 CPR		100.00 CPR Default 0.00-1.00 %CURR.BAL/ANN Recovery 65.00 Lag 6.00		100.00 CPR Default 0.00-2.00 %CURR.BAL/ANN Recovery 65.00 Lag 6.00		100.00 CPR Default 0.00-3.00 %CURR.BAL/ANN Recovery 65.00 Lag 6.00		100.00 CPR Default 0.00-4.00 %CURR.BAL/ANN Recovery 65.00 Lag 6.00		100.00 CPR Default 0.00-5.00 %CURR.BAL/ANN Recovery 65.00 Lag 6.00	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
3-11+	10.600	4.37	11.290	4.40	9.348	4.41	8.090	4.46	6.843	4.50	5.719	4.56	4.628	4.62
3-12+	10.391	4.39	11.082	4.43	9.141	4.43	7.885	4.48	6.641	4.53	5.518	4.58	4.430	4.64
3-13+	10.185	4.41	10.878	4.45	8.937	4.45	7.683	4.50	6.441	4.55	5.321	4.60	4.235	4.66
3-14+	9.982	4.43	10.676	4.47	8.735	4.47	7.483	4.52	6.243	4.57	5.126	4.63	4.042	4.68
3-15+	9.781	4.45	10.477	4.49	8.536	4.49	7.286	4.54	6.048	4.59	4.933	4.65	3.852	4.70
3-16+	9.583	4.47	10.280	4.51	8.340	4.51	7.092	4.56	5.856	4.61	4.744	4.67	3.665	4.72
3-17+	9.387	4.49	10.086	4.52	8.147	4.53	6.900	4.58	5.667	4.63	4.557	4.69	3.480	4.75
3-18+	**9.194**	**4.51**	**9.895**	**4.54**	**7.955**	**4.55**	**6.711**	**4.60**	**5.480**	**4.65**	**4.372**	**4.71**	**3.297**	**4.77**
3-19+	9.004	4.53	9.706	4.56	7.767	4.57	6.525	4.62	5.295	4.67	4.189	4.73	3.117	4.79
3-20+	8.816	4.55	9.519	4.58	7.581	4.59	6.340	4.64	5.112	4.69	4.009	4.75	2.939	4.81
3-21+	8.630	4.57	9.335	4.60	7.397	4.61	6.158	4.66	4.932	4.71	3.831	4.77	2.764	4.83
3-22+	8.447	4.58	9.153	4.62	7.215	4.63	5.978	4.68	4.755	4.73	3.656	4.79	2.590	4.85
3-23+	8.265	4.60	8.973	4.64	7.036	4.65	5.801	4.69	4.579	4.75	3.482	4.81	2.419	4.87
3-24+	8.087	4.62	8.795	4.66	6.858	4.67	5.625	4.71	4.405	4.77	3.311	4.83	2.250	4.89
3-25+	7.910	4.64	8.620	4.67	6.683	4.68	5.452	4.73	4.234	4.78	3.142	4.85	2.083	4.91
Average Life	8.08		8.27		7.88		7.68		7.48		7.30		7.12	
First Pay	07/15/02		07/15/02		07/15/02		07/15/02		07/15/02		07/15/02		07/15/02	
Last Pay	02/15/17		05/15/17		03/15/17		03/15/17		03/15/17		03/15/17		03/15/17	
Spread/AvgLife	476/8.08		543/8.27		355/7.88		234/7.68		113/7.48		5/7.30		-99/7.12	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7677	3.1699	3.5721	3.9743	4.2740	4.7237	5.3809
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1
1) 100 CPY, 0 CDR
2) 0 CPY, 0 CDR
3) 100 CPY, 1 CDR STARTING MONTH 18, 6 MONTHS LAG, 35% SEVERITY
4) 100 CPY, 2 CDR STARTING MONTH 18, 6 MONTHS LAG, 35% SEVERITY
5) 100 CPY, 3 CDR STARTING MONTH 18, 6 MONTHS LAG, 35% SEVERITY
6) 100 CPY, 4 CDR STARTING MONTH 18, 6 MONTHS LAG, 35% SEVERITY
7) 100 CPY, 5 CDR STARTING MONTH 18, 6 MONTHS LAG, 35% SEVERITY

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.474	Type:	IO
Orig Not:	1,210,452,838		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR		0.00 CPR		0.00 CPR Default 0.00-2.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00	
Price	Yield	Duration	Yield	Duration	Yield	Duration
3-11+	10.600	4.37	11.290	4.40	9.630	4.42
3-12+	10.391	4.39	11.082	4.43	9.423	4.44
3-13+	10.185	4.41	10.878	4.45	9.219	4.46
3-14+	9.982	4.43	10.676	4.47	9.018	4.48
3-15+	9.781	4.45	10.477	4.49	8.819	4.50
3-16+	9.583	4.47	10.280	4.51	8.623	4.52
3-17+	9.387	4.49	10.086	4.52	8.430	4.54
3-18+	9.194	4.51	9.895	4.54	8.240	4.56
3-19+	9.004	4.53	9.706	4.56	8.051	4.58
3-20+	8.816	4.55	9.519	4.58	7.865	4.60
3-21+	8.630	4.57	9.335	4.60	7.682	4.62
3-22+	8.447	4.58	9.153	4.62	7.501	4.64
3-23+	8.265	4.60	8.973	4.64	7.322	4.66
3-24+	8.087	4.62	8.795	4.66	7.145	4.68
3-25+	7.910	4.64	8.620	4.67	6.970	4.69
Average Life	8.08		8.27		7.95	
First Pay	07/15/02		07/15/02		07/15/02	
Last Pay	02/15/17		05/15/17		05/15/17	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7677	3.1699	3.5721	3.9743	4.2740	4.7237	5.3809
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

I 1) 100 CPY, 0 CDR
2) 0 CPY, 0 CDR
3) 0 CPR, 2 CDR STARTING MONTH 24, 12 MONTHS LAG, 35% SEVERITY

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCP			
Fixed Coupon:	1.311	Type:	IO
Orig Not:	944,963,339		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR		100.00 CPR Default 0.00-7.00 %CURR.BAL/ANN Recovery 65.00 Lag 6.00		100.00 CPR Default 0.00-8.00 %CURR.BAL/ANN Recovery 65.00 Lag 6.00		100.00 CPR Default 0.00-10.00 %CURR.BAL/ANN Recovery 65.00 Lag 6.00		100.00 CPR Default 0.00-12.00 %CURR.BAL/ANN Recovery 65.00 Lag 6.00		100.00 CPR Default 0.00-14.00 %CURR.BAL/ANN Recovery 65.00 Lag 6.00	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
6-22+	6.624	2.74	6.624	2.74	6.612	2.74	6.531	2.74	6.212	2.72	5.676	2.71
6-23+	6.457	2.75	6.457	2.75	6.445	2.75	6.364	2.75	6.044	2.73	5.507	2.71
6-24+	6.292	2.76	6.291	2.76	6.280	2.76	6.198	2.75	5.877	2.74	5.339	2.72
6-25+	6.127	2.77	6.127	2.77	6.115	2.77	6.033	2.76	5.712	2.75	5.172	2.73
6-26+	5.964	2.77	5.964	2.77	5.952	2.77	5.870	2.77	5.548	2.76	5.007	2.74
6-27+	5.802	2.78	5.802	2.78	5.790	2.78	5.708	2.78	5.385	2.76	4.843	2.75
6-28+	5.641	2.79	5.641	2.79	5.629	2.79	5.547	2.78	5.223	2.77	4.680	2.75
6-29+	**5.482**	**2.80**	**5.481**	**2.80**	**5.469**	**2.80**	**5.387**	**2.79**	**5.062**	**2.78**	**4.518**	**2.76**
6-30+	5.323	2.80	5.323	2.80	5.311	2.80	5.228	2.80	4.903	2.79	4.358	2.77
6-31+	5.166	2.81	5.165	2.81	5.153	2.81	5.070	2.81	4.744	2.79	4.198	2.78
7-00+	5.009	2.82	5.009	2.82	4.997	2.82	4.914	2.81	4.587	2.80	4.040	2.78
7-01+	4.854	2.83	4.854	2.83	4.842	2.83	4.758	2.82	4.431	2.81	3.883	2.79
7-02+	4.700	2.83	4.700	2.83	4.688	2.83	4.604	2.83	4.275	2.82	3.727	2.80
7-03+	4.547	2.84	4.547	2.84	4.535	2.84	4.450	2.84	4.121	2.82	3.572	2.81
7-04+	4.395	2.85	4.395	2.85	4.383	2.85	4.298	2.84	3.968	2.83	3.418	2.81
Average Life	5.90		5.90		5.90		5.88		5.81		5.70	
First Pay	06/15/05		06/15/05		06/15/05		06/15/05		06/15/05		06/15/05	
Last Pay	06/15/09		06/15/09		06/15/09		06/15/09		06/15/09		06/15/09	
Spread/AvgLife	137/5.90		137/5.90		136/5.90		128/5.88		97/5.81		44/5.70	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7677	3.1699	3.5721	3.9743	4.2740	4.7237	5.3809
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1
1) 100 CPY, 0 CDR
2) 100 CPY, 7 CDR STARTING MONTH 18, 6 MONTHS LAG, 35% SEVERITY
3) 100 CPY, 8 CDR STARTING MONTH 18, 6 MONTHS LAG, 35% SEVERITY
4) 100 CPY, 10 CDR STARTING MONTH 18, 6 MONTHS LAG, 35% SEVERITY
5) 100 CPY, 12 CDR STARTING MONTH 18, 6 MONTHS LAG, 35% SEVERITY
5) 100 CPY, 14 CDR STARTING MONTH 18, 6 MONTHS LAG, 35% SEVERITY

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.474	Type:	IO
Orig Not:	1,210,452,838		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR		100.00 CPR Default 0.00-2.00 %CURR.BAL/ANN Recovery 65.00 Lag 6.00		100.00 CPR Default 0.00-3.00 %CURR.BAL/ANN Recovery 65.00 Lag 6.00		100.00 CPR Default 0.00-4.00 %CURR.BAL/ANN Recovery 65.00 Lag 6.00		100.00 CPR Default 0.00-5.00 %CURR.BAL/ANN Recovery 65.00 Lag 6.00		100.00 CPR Default 0.00-6.00 %CURR.BAL/ANN Recovery 65.00 Lag 6.00	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
3-11+	10.600	4.37	8.090	4.46	6.843	4.50	5.719	4.56	4.628	4.62	3.503	4.67
3-12+	10.391	4.39	7.885	4.48	6.641	4.53	5.518	4.58	4.430	4.64	3.307	4.69
3-13+	10.185	4.41	7.683	4.50	6.441	4.55	5.321	4.60	4.235	4.66	3.114	4.72
3-14+	9.982	4.43	7.483	4.52	6.243	4.57	5.126	4.63	4.042	4.68	2.924	4.74
3-15+	9.781	4.45	7.286	4.54	6.048	4.59	4.933	4.65	3.852	4.70	2.736	4.76
3-16+	9.583	4.47	7.092	4.56	5.856	4.61	4.744	4.67	3.665	4.72	2.551	4.78
3-17+	9.387	4.49	6.900	4.58	5.667	4.63	4.557	4.69	3.480	4.75	2.368	4.80
3-18+	**9.194**	**4.51**	**6.711**	**4.60**	**5.480**	**4.65**	**4.372**	**4.71**	**3.297**	**4.77**	**2.188**	**4.82**
3-19+	9.004	4.53	6.525	4.62	5.295	4.67	4.189	4.73	3.117	4.79	2.010	4.84
3-20+	8.816	4.55	6.340	4.64	5.112	4.69	4.009	4.75	2.939	4.81	1.834	4.86
3-21+	8.630	4.57	6.158	4.66	4.932	4.71	3.831	4.77	2.764	4.83	1.660	4.88
3-22+	8.447	4.58	5.978	4.68	4.755	4.73	3.656	4.79	2.590	4.85	1.489	4.90
3-23+	8.265	4.60	5.801	4.69	4.579	4.75	3.482	4.81	2.419	4.87	1.320	4.92
3-24+	8.087	4.62	5.625	4.71	4.405	4.77	3.311	4.83	2.250	4.89	1.152	4.94
3-25+	7.910	4.64	5.452	4.73	4.234	4.78	3.142	4.85	2.083	4.91	0.987	4.96
Average Life	8.08		7.68		7.48		7.30		7.12		6.95	
First Pay	07/15/02		07/15/02		07/15/02		07/15/02		07/15/02		07/15/02	
Last Pay	02/15/17		03/15/17		03/15/17		03/15/17		03/15/17		03/15/17	
Spread/AvgLife	476/8.08		234/7.68		113/7.48		5/7.30		-99/7.12		-208/6.95	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7677	3.1699	3.5721	3.9743	4.2740	4.7237	5.3809
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 1) 100 CPY, 0 CDR
2) 100 CPY, 2 CDR STARTING MONTH 18, 6 MONTHS LAG, 35% SEVERITY
3) 100 CPY, 3 CDR STARTING MONTH 18, 6 MONTHS LAG, 35% SEVERITY
4) 100 CPY, 4 CDR STARTING MONTH 18, 6 MONTHS LAG, 35% SEVERITY
5) 100 CPY, 5 CDR STARTING MONTH 18, 6 MONTHS LAG, 35% SEVERITY
5) 100 CPY, 6 CDR STARTING MONTH 18, 6 MONTHS LAG, 35% SEVERITY

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCP			
Fixed Coupon:	1.311	Type:	IO
Orig Not:	944,963,339		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR		100.00 CPR Default 0.00-2.00 %CURR.BAL/ANN Recovery 65.00 Lag 6.00		100.00 CPR Default 0.00-3.00 %CURR.BAL/ANN Recovery 65.00 Lag 6.00		100.00 CPR Default 0.00-4.00 %CURR.BAL/ANN Recovery 65.00 Lag 6.00		100.00 CPR Default 0.00-5.00 %CURR.BAL/ANN Recovery 65.00 Lag 6.00		100.00 CPR Default 0.00-6.00 %CURR.BAL/ANN Recovery 65.00 Lag 6.00	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
6-22+	6.624	2.74	6.624	2.74	6.624	2.74	6.624	2.74	6.624	2.74	6.624	2.74
6-23+	6.457	2.75	6.457	2.75	6.457	2.75	6.457	2.75	6.457	2.75	6.457	2.75
6-24+	6.292	2.76	6.292	2.76	6.292	2.76	6.292	2.76	6.292	2.76	6.292	2.76
6-25+	6.127	2.77	6.127	2.77	6.127	2.77	6.127	2.77	6.127	2.77	6.127	2.77
6-26+	5.964	2.77	5.964	2.77	5.964	2.77	5.964	2.77	5.964	2.77	5.964	2.77
6-27+	5.802	2.78	5.802	2.78	5.802	2.78	5.802	2.78	5.802	2.78	5.802	2.78
6-28+	5.641	2.79	5.641	2.79	5.641	2.79	5.641	2.79	5.641	2.79	5.641	2.79
6-29+	**5.482**	**2.80**	**5.482**	**2.80**	**5.482**	**2.80**	**5.482**	**2.80**	**5.482**	**2.80**	**5.482**	**2.80**
6-30+	5.323	2.80	5.323	2.80	5.323	2.80	5.323	2.80	5.323	2.80	5.323	2.80
6-31+	5.166	2.81	5.166	2.81	5.166	2.81	5.166	2.81	5.166	2.81	5.166	2.81
7-00+	5.009	2.82	5.009	2.82	5.009	2.82	5.009	2.82	5.009	2.82	5.009	2.82
7-01+	4.854	2.83	4.854	2.83	4.854	2.83	4.854	2.83	4.854	2.83	4.854	2.83
7-02+	4.700	2.83	4.700	2.83	4.700	2.83	4.700	2.83	4.700	2.83	4.700	2.83
7-03+	4.547	2.84	4.547	2.84	4.547	2.84	4.547	2.84	4.547	2.84	4.547	2.84
7-04+	4.395	2.85	4.395	2.85	4.395	2.85	4.395	2.85	4.395	2.85	4.395	2.85
Average Life	5.90		5.90		5.90		5.90		5.90		5.90	
First Pay	06/15/05		06/15/05		06/15/05		06/15/05		06/15/05		06/15/05	
Last Pay	06/15/09		06/15/09		06/15/09		06/15/09		06/15/09		06/15/09	
Spread/AvgLife	137/5.90		137/5.90		137/5.90		137/5.90		137/5.90		137/5.90	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8211	2.7677	3.1699	3.5721	3.9743	4.2740	4.7237	5.3809
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 1) 100 CPY, 0 CDR
2) 100 CPY, 2 CDR STARTING MONTH 18, 6 MONTHS LAG, 35% SEVERITY
3) 100 CPY, 3 CDR STARTING MONTH 18, 6 MONTHS LAG, 35% SEVERITY
4) 100 CPY, 4 CDR STARTING MONTH 18, 6 MONTHS LAG, 35% SEVERITY
5) 100 CPY, 5 CDR STARTING MONTH 18, 6 MONTHS LAG, 35% SEVERITY
5) 100 CPY, 6 CDR STARTING MONTH 18, 6 MONTHS LAG, 35% SEVERITY

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.456	Type:	IO
Orig Not:	1,212,388,362		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	0.00 CPR		0.00 CPR Default 0.00-1.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-2.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-3.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00		0.00 CPR Default 0.00-4.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
3-03+	11.849	4.31	11.008	4.31	10.167	4.32	9.308	4.32	8.521	4.34
3-04+	11.620	4.33	10.779	4.33	9.939	4.34	9.080	4.35	8.294	4.36
3-05+	11.394	4.35	10.554	4.36	9.714	4.36	8.855	4.37	8.070	4.38
3-06+	11.172	4.37	10.332	4.38	9.492	4.39	8.634	4.39	7.849	4.40
3-07+	10.953	4.39	10.113	4.40	9.274	4.41	8.416	4.41	7.632	4.43
3-08+	10.737	4.42	9.897	4.42	9.058	4.43	8.201	4.44	7.417	4.45
3-09+	10.524	4.44	9.685	4.44	8.846	4.45	7.989	4.46	7.206	4.47
3-10+	10.314	4.46	9.475	4.47	8.637	4.47	7.780	4.48	6.998	4.49
3-11+	10.107	4.48	9.269	4.49	8.431	4.49	7.574	4.50	6.793	4.52
3-12+	9.903	4.50	9.065	4.51	8.227	4.51	7.371	4.52	6.590	4.54
3-13+	9.701	4.52	8.864	4.53	8.027	4.54	7.171	4.54	6.391	4.56
3-14+	9.503	4.54	8.666	4.55	7.829	4.56	6.973	4.56	6.194	4.58
3-15+	9.307	4.56	8.470	4.57	7.633	4.58	6.778	4.58	5.999	4.60
3-16+	9.113	4.58	8.277	4.59	7.441	4.60	6.586	4.60	5.808	4.62
3-17+	8.922	4.60	8.086	4.61	7.251	4.62	6.396	4.62	5.618	4.64
3-18+	8.734	4.62	7.898	4.63	7.063	4.64	6.208	4.64	5.432	4.66
3-19+	8.548	4.64	7.712	4.65	6.877	4.66	6.023	4.66	5.247	4.68
3-20+	8.364	4.66	7.529	4.66	6.694	4.67	5.841	4.68	5.065	4.70
3-21+	8.183	4.67	7.348	4.68	6.514	4.69	5.660	4.70	4.885	4.72
3-22+	8.003	4.69	7.169	4.70	6.335	4.71	5.482	4.72	4.708	4.74
3-23+	7.826	4.71	6.992	4.72	6.159	4.73	5.306	4.74	4.533	4.76
Average Life	8.28		8.11		7.95		7.80		7.65	
First Pay	07/15/02		07/15/02		07/15/02		07/15/02		07/15/02	
Last Pay	10/15/19		10/15/19		10/15/19		10/15/19		10/15/19	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8210	2.8933	3.2871	3.6810	4.0749	4.3691	4.8104	5.4133
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 1) 0 CPR, 0 CDR
2) 0 CPR, 1 CDR STARTING MONTH 25, 12 MONTHS LAG, 35% LAG
3) 0 CPR, 2 CDR STARTING MONTH 25, 12 MONTHS LAG, 35% LAG
4) 0 CPR, 3 CDR STARTING MONTH 25, 12 MONTHS LAG, 35% LAG
5) 0 CPR, 4 CDR STARTING MONTH 25, 12 MONTHS LAG, 35% LAG

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.456	Type:	IO
Orig Not:	1,212,388,362		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	0.00 CPR		5.00 CPR		10.00 CPR		20.00 CPR		50.00 CPR		100.00 CPR	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
3-03+	11.849	4.31	11.822	4.31	11.797	4.30	11.748	4.30	11.614	4.30	10.859	4.28
3-04+	11.620	4.33	11.593	4.33	11.568	4.33	11.519	4.33	11.385	4.32	10.628	4.30
3-05+	11.394	4.35	11.367	4.35	11.342	4.35	11.294	4.35	11.159	4.35	10.402	4.33
3-06+	11.172	4.37	11.145	4.37	11.120	4.37	11.071	4.37	10.937	4.37	10.178	4.35
3-07+	10.953	4.39	10.926	4.39	10.900	4.39	10.852	4.39	10.717	4.39	9.958	4.37
3-08+	10.737	4.42	10.710	4.41	10.684	4.41	10.636	4.41	10.501	4.41	9.741	4.39
3-09+	10.524	4.44	10.497	4.44	10.472	4.44	10.423	4.43	10.288	4.43	9.527	4.41
3-10+	10.314	4.46	10.287	4.46	10.262	4.46	10.213	4.46	10.078	4.45	9.316	4.43
3-11+	10.107	4.48	10.080	4.48	10.055	4.48	10.006	4.48	9.871	4.47	9.108	4.45
3-12+	9.903	4.50	9.876	4.50	9.850	4.50	9.802	4.50	9.667	4.50	8.902	4.48
3-13+	9.701	4.52	9.675	4.52	9.649	4.52	9.600	4.52	9.465	4.52	8.700	4.50
3-14+	9.503	4.54	9.476	4.54	9.450	4.54	9.401	4.54	9.266	4.54	8.500	4.52
3-15+	9.307	4.56	9.280	4.56	9.254	4.56	9.205	4.56	9.070	4.56	8.303	4.54
3-16+	9.113	4.58	9.086	4.58	9.061	4.58	9.012	4.58	8.877	4.58	8.109	4.55
3-17+	8.922	4.60	8.895	4.60	8.870	4.60	8.821	4.60	8.686	4.60	7.917	4.57
3-18+	8.734	4.62	8.707	4.62	8.681	4.62	8.632	4.62	8.497	4.61	7.727	4.59
3-19+	8.548	4.64	8.521	4.64	8.495	4.64	8.446	4.63	8.311	4.63	7.540	4.61
3-20+	8.364	4.66	8.337	4.65	8.311	4.65	8.262	4.65	8.127	4.65	7.355	4.63
3-21+	8.183	4.67	8.155	4.67	8.129	4.67	8.080	4.67	7.945	4.67	7.173	4.65
3-22+	8.003	4.69	7.976	4.69	7.950	4.69	7.901	4.69	7.766	4.69	6.993	4.67
3-23+	7.826	4.71	7.799	4.71	7.773	4.71	7.724	4.71	7.589	4.71	6.815	4.69
Average Life	8.28		8.27		8.26		8.25		8.22		8.04	
First Pay	07/15/02		07/15/02		07/15/02		07/15/02		07/15/02		07/15/02	
Last Pay	10/15/19		10/15/19		10/15/19		10/15/19		10/15/19		10/15/19	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	4.8210	5.8933	6.2871	6.6810	7.0749	7.3691	7.8104	8.4133
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 CPR (300 BPS CURVE SHOCK)

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.456	Type:	IO
Orig Not:	1,212,388,362		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	0.00 CPR		5.00 CPR		10.00 CPR		20.00 CPR		50.00 CPR		100.00 CPR	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
3-03+	11.849	4.31	11.832	4.30	11.815	4.30	11.780	4.30	11.673	4.29	10.957	4.26
3-04+	11.620	4.33	11.602	4.33	11.585	4.32	11.551	4.32	11.443	4.31	10.725	4.29
3-05+	11.394	4.35	11.377	4.35	11.360	4.35	11.325	4.34	11.217	4.34	10.497	4.31
3-06+	11.172	4.37	11.154	4.37	11.137	4.37	11.102	4.37	10.994	4.36	10.273	4.33
3-07+	10.953	4.39	10.935	4.39	10.918	4.39	10.883	4.39	10.774	4.38	10.052	4.35
3-08+	10.737	4.42	10.719	4.41	10.702	4.41	10.666	4.41	10.557	4.40	9.834	4.37
3-09+	10.524	4.44	10.506	4.43	10.489	4.43	10.453	4.43	10.344	4.42	9.619	4.39
3-10+	10.314	4.46	10.296	4.46	10.278	4.45	10.243	4.45	10.133	4.44	9.407	4.41
3-11+	10.107	4.48	10.089	4.48	10.071	4.47	10.036	4.47	9.926	4.46	9.198	4.44
3-12+	9.903	4.50	9.885	4.50	9.867	4.49	9.831	4.49	9.721	4.49	8.992	4.46
3-13+	9.701	4.52	9.683	4.52	9.665	4.52	9.629	4.51	9.519	4.51	8.788	4.48
3-14+	9.503	4.54	9.485	4.54	9.467	4.54	9.430	4.53	9.320	4.53	8.588	4.50
3-15+	9.307	4.56	9.289	4.56	9.270	4.56	9.234	4.55	9.123	4.55	8.390	4.52
3-16+	9.113	4.58	9.095	4.58	9.077	4.57	9.040	4.57	8.929	4.57	8.194	4.54
3-17+	8.922	4.60	8.904	4.60	8.886	4.59	8.849	4.59	8.737	4.58	8.002	4.56
3-18+	8.734	4.62	8.715	4.62	8.697	4.61	8.660	4.61	8.548	4.60	7.811	4.57
3-19+	8.548	4.64	8.529	4.63	8.511	4.63	8.474	4.63	8.362	4.62	7.624	4.59
3-20+	8.364	4.66	8.345	4.65	8.327	4.65	8.290	4.65	8.177	4.64	7.438	4.61
3-21+	8.183	4.67	8.164	4.67	8.145	4.67	8.108	4.67	7.995	4.66	7.255	4.63
3-22+	8.003	4.69	7.984	4.69	7.966	4.69	7.929	4.69	7.816	4.68	7.074	4.65
3-23+	7.826	4.71	7.807	4.71	7.789	4.71	7.751	4.70	7.638	4.70	6.895	4.67
Average Life	8.28		8.27		8.26		8.25		8.22		8.04	
First Pay	07/15/02		07/15/02		07/15/02		07/15/02		07/15/02		07/15/02	
Last Pay	10/15/19		10/15/19		10/15/19		10/15/19		10/15/19		10/15/19	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	3.8210	4.8933	5.2871	5.6810	6.0749	6.3691	6.8104	7.4133
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 CPR (200 BPS CURVE SHOCK)

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.456	Type:	IO
Orig Not:	1,212,388,362		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	0.00 CPR		5.00 CPR		10.00 CPR		20.00 CPR		50.00 CPR		100.00 CPR	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
3-03+	11.849	4.31	11.839	4.30	11.829	4.30	11.807	4.29	11.723	4.28	11.040	4.24
3-04+	11.620	4.33	11.610	4.33	11.600	4.32	11.577	4.32	11.493	4.31	10.807	4.27
3-05+	11.394	4.35	11.384	4.35	11.374	4.34	11.351	4.34	11.266	4.33	10.578	4.29
3-06+	11.172	4.37	11.162	4.37	11.151	4.37	11.128	4.36	11.043	4.35	10.353	4.31
3-07+	10.953	4.39	10.943	4.39	10.932	4.39	10.908	4.38	10.822	4.37	10.131	4.33
3-08+	10.737	4.42	10.727	4.41	10.716	4.41	10.692	4.40	10.605	4.39	9.912	4.35
3-09+	10.524	4.44	10.514	4.43	10.503	4.43	10.478	4.43	10.391	4.41	9.696	4.38
3-10+	10.314	4.46	10.303	4.45	10.292	4.45	10.268	4.45	10.180	4.43	9.483	4.40
3-11+	10.107	4.48	10.096	4.48	10.085	4.47	10.060	4.47	9.972	4.46	9.273	4.42
3-12+	9.903	4.50	9.892	4.50	9.881	4.49	9.856	4.49	9.767	4.48	9.066	4.44
3-13+	9.701	4.52	9.691	4.52	9.679	4.51	9.654	4.51	9.565	4.50	8.862	4.46
3-14+	9.503	4.54	9.492	4.54	9.480	4.53	9.455	4.53	9.365	4.52	8.661	4.48
3-15+	9.307	4.56	9.296	4.56	9.284	4.55	9.258	4.55	9.168	4.54	8.462	4.50
3-16+	9.113	4.58	9.102	4.58	9.090	4.57	9.064	4.57	8.974	4.56	8.266	4.52
3-17+	8.922	4.60	8.911	4.59	8.899	4.59	8.873	4.59	8.782	4.58	8.073	4.54
3-18+	8.734	4.62	8.722	4.61	8.710	4.61	8.684	4.61	8.592	4.60	7.882	4.56
3-19+	8.548	4.64	8.536	4.63	8.524	4.63	8.497	4.63	8.405	4.61	7.693	4.58
3-20+	8.364	4.66	8.352	4.65	8.340	4.65	8.313	4.64	8.221	4.63	7.507	4.60
3-21+	8.183	4.67	8.171	4.67	8.158	4.67	8.131	4.66	8.038	4.65	7.323	4.61
3-22+	8.003	4.69	7.991	4.69	7.979	4.69	7.952	4.68	7.858	4.67	7.142	4.63
3-23+	7.826	4.71	7.814	4.71	7.801	4.70	7.774	4.70	7.680	4.69	6.962	4.65
Average Life	8.28		8.27		8.26		8.25		8.22		8.04	
First Pay	07/15/02		07/15/02		07/15/02		07/15/02		07/15/02		07/15/02	
Last Pay	10/15/19		10/15/19		10/15/19		10/15/19		10/15/19		10/15/19	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	2.8210	3.8933	4.2871	4.6810	5.0749	5.3691	5.8104	6.4133
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 CPR (100 BPS CURVE SHOCK)

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.456	Type:	IO
Orig Not:	1,212,388,362		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	0.00 CPR		5.00 CPR		10.00 CPR		20.00 CPR		50.00 CPR		100.00 CPR	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
3-03+	11.849	4.31	11.843	4.31	11.837	4.31	11.824	4.31	11.775	4.30	11.175	4.27
3-04+	11.620	4.33	11.614	4.33	11.608	4.33	11.595	4.33	11.546	4.32	10.944	4.30
3-05+	11.394	4.35	11.388	4.35	11.382	4.35	11.369	4.35	11.320	4.35	10.717	4.32
3-06+	11.172	4.37	11.166	4.37	11.160	4.37	11.147	4.37	11.098	4.37	10.493	4.34
3-07+	10.953	4.39	10.947	4.39	10.940	4.39	10.927	4.39	10.878	4.39	10.272	4.36
3-08+	10.737	4.42	10.731	4.42	10.725	4.42	10.711	4.41	10.662	4.41	10.055	4.38
3-09+	10.524	4.44	10.518	4.44	10.512	4.44	10.498	4.44	10.449	4.43	9.840	4.40
3-10+	10.314	4.46	10.308	4.46	10.302	4.46	10.289	4.46	10.239	4.45	9.629	4.42
3-11+	10.107	4.48	10.101	4.48	10.095	4.48	10.082	4.48	10.032	4.47	9.420	4.44
3-12+	9.903	4.50	9.897	4.50	9.891	4.50	9.877	4.50	9.828	4.49	9.215	4.47
3-13+	9.701	4.52	9.695	4.52	9.689	4.52	9.676	4.52	9.626	4.52	9.012	4.49
3-14+	9.503	4.54	9.497	4.54	9.490	4.54	9.477	4.54	9.427	4.54	8.812	4.51
3-15+	9.307	4.56	9.301	4.56	9.294	4.56	9.281	4.56	9.231	4.56	8.614	4.52
3-16+	9.113	4.58	9.107	4.58	9.101	4.58	9.088	4.58	9.037	4.57	8.419	4.54
3-17+	8.922	4.60	8.916	4.60	8.910	4.60	8.897	4.60	8.846	4.59	8.227	4.56
3-18+	8.734	4.62	8.728	4.62	8.721	4.62	8.708	4.62	8.657	4.61	8.037	4.58
3-19+	8.548	4.64	8.542	4.64	8.535	4.64	8.522	4.64	8.471	4.63	7.849	4.60
3-20+	8.364	4.66	8.358	4.66	8.352	4.65	8.338	4.65	8.287	4.65	7.664	4.62
3-21+	8.183	4.67	8.176	4.67	8.170	4.67	8.157	4.67	8.106	4.67	7.481	4.64
3-22+	8.003	4.69	7.997	4.69	7.991	4.69	7.977	4.69	7.926	4.69	7.301	4.66
3-23+	7.826	4.71	7.820	4.71	7.814	4.71	7.800	4.71	7.749	4.71	7.122	4.68
Average Life	8.28		8.27		8.27		8.27		8.25		8.09	
First Pay	07/15/02		07/15/02		07/15/02		07/15/02		07/15/02		07/15/02	
Last Pay	10/15/19		10/15/19		10/15/19		10/15/19		10/15/19		10/15/19	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8210	2.8933	3.2871	3.6810	4.0749	4.3691	4.8104	5.4133
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 CPY (CURVE SHOCK HAS NO EFFECT)

Yield Table

LB-UBS 2002-C2
Settle as of 07/09/02

Bond Summary - Class XCL			
Fixed Coupon:	0.473	Type:	IO
Orig Not:	1,210,452,838		
Factor:	1.0000000		
Factor Date:	06/15/02	Next Pmt:	07/15/02
Delay:	4	Cusip:	

	100.00 CPR		100.00 CPR Default 0.00-3.00 %CURR.BAL/ANN Recovery 65.00 Lag 12.00	
Price	Yield	Duration	Yield	Duration
3-09+	10.731	4.34	8.223	4.36
3-10+	10.516	4.36	8.009	4.38
3-11+	10.305	4.38	7.799	4.40
3-12+	10.097	4.40	7.591	4.43
3-13+	9.891	4.43	7.387	4.45
3-14+	9.688	4.45	7.185	4.47
3-15+	9.488	4.46	6.986	4.49
3-16+	9.291	4.48	6.789	4.51
3-17+	9.096	4.50	6.596	4.53
3-18+	**8.903**	**4.52**	**6.404**	**4.55**
3-19+	8.713	4.54	6.215	4.57
3-20+	8.526	4.56	6.029	4.59
3-21+	8.341	4.58	5.845	4.61
3-22+	8.158	4.60	5.663	4.62
3-23+	7.977	4.62	5.483	4.64
3-24+	7.799	4.63	5.306	4.66
3-25+	7.623	4.65	5.131	4.68
3-26+	7.448	4.67	4.958	4.70
3-27+	7.276	4.69	4.787	4.72
Average Life	8.05		7.61	
First Pay	07/15/02		07/15/02	
Last Pay	02/15/17		03/15/17	
Spread/AvgLife	447/8.05		203/7.61	

Treasury Benchmarks	6Mo	2YR	3YR*	4YR*	5YR	7YR*	10YR	30YR
Yield	1.8200	2.7700	3.1733	3.5767	3.9800	4.2800	4.7300	5.3900
Coupon		3.2500			4.3750		4.8750	5.3750

Comments:

1 1) 100 CPY, 0 CDR
2) 100 CPY, 3 CDR AFTER 24 MONTHS, 12 MONTHS LAG, 35% SEVERITY