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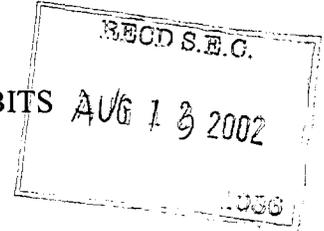
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, DC 20549



02051854

FORM SE

FORM FOR SUBMISSION OF PAPER FORMAT EXHIBITS
BY ELECTRONIC FILERS



Sequoia Residential Funding, Inc.
(Exact Name of Registrant as Specified in Charter)

00001176320
(Registrant CIK Number)

Form 8-K for August 13, 2002
(Electronic Report, Schedule or Registration Statement of
Which the Documents Are a Part (Give Period of Report))

333-90772-01
(SEC File Number, if Available)

N/A

(Name of Person Filing the Document (if Other Than the Registrant))

PROCESSED

↑ AUG 21 2002

THOMSON
FINANCIAL

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 Mill Valley, State of California, on August 12, 2002.

SEQUOIA RESIDENTIAL FUNDING, INC.

By: 

John H. Isbrandtsen
Vice President

Exhibit Index

Exhibit

Page

99.1 Computational Materials

4

IN ACCORDANCE WITH RULE 311(H) REGULATION S-T, THESE
COMPUTATIONAL MATERIALS ARE BEING FILED IN PAPER.

COMPUTATIONAL MATERIALS

for

SEQUOIA RESIDENTIAL FUNDING, INC.

Sequoia Mortgage Trust 9

Computational Materials

\$558,266,000
Approximately

Sequoia Mortgage Trust 9

Mortgage Pass-Through Certificates Adjustable Rate Residential Mortgage Loans

RWT Holdings, Inc.
Seller

Sequoia Residential Funding, Inc.
Depositor

Morgan Stanley Dean Witter Credit Corporation
GreenPoint Mortgage Funding, Inc.
Servicers

Sequoia Mortgage Trust 9

\$558,266,000 (Approximate, Subject to Final Collateral)
Publicly Offered Certificates
Adjustable Rate Residential Mortgage Loans

| Class | Principal Balance ⁽¹⁾ | WAL (Yrs) (Call/Mat) ⁽²⁾ | Pymt Window (Mnths) (Call/Mat) ⁽²⁾ | Certificate Interest Rates | Tranche Type | Expected Ratings S&P/Moody's/Fitch |
|--------------|----------------------------------|-------------------------------------|---|----------------------------|--------------|------------------------------------|
| 1A | \$381,689,000 | 3.94 / 4.27 | 1-121 / 1-361 | Floater ⁽³⁾ | Senior | [AAA/Aaa/AAA] |
| 2A | \$168,875,000 | 3.88 / 4.21 | 1-121 / 1-361 | Net WAC ⁽⁴⁾ | Senior | [AAA/Aaa/AAA] |
| X-1A | N/A | N/A | N/A | N/A | Senior | [AAA/Aaa/AAA] |
| X-1B | N/A | N/A | N/A | N/A | Senior | [AAA/Aaa/AAA] |
| X-B | N/A | N/A | N/A | N/A | Senior | [AAA/Aaa/AAA] |
| A-R | 100 | N/A | N/A | N/A | Senior | [AAA/Aaa/AAA] |
| B-1 | \$7,702,000 | 6.65 / 7.35 | 39-121 / 39-361 | Floater ⁽⁵⁾ | Subordinate | [AA/Aa2/AA] |
| B-2 | \$4,564,000 | | | N/A | Subordinate | [A/A2/A] |
| B-3 | \$3,424,000 | | | N/A | Subordinate | [BBB/Baa2/BBB] |
| B-4 | \$1,426,000 | Information Not Provided Hereby | | N/A | Subordinate | [BB/Ba2/BB] |
| B-5 | \$856,000 | | | N/A | Subordinate | [B/B2/B] |
| B-6 | \$1,996,957 | | | N/A | Subordinate | NR/NR |
| Total | \$570,533,057 | | | | | |

- (1) Distributions on the Class 1A Certificates will be primarily derived from one-month and six-month LIBOR adjustable rate mortgage loans (Group 1 Mortgage Loans, as described herein). Distributions on the Class 2A Certificates will be primarily derived from six-month LIBOR adjustable rate mortgage loans (Group 2 Mortgage Loans, as described herein). Distributions on the Subordinate Certificates (as described herein) will be primarily derived from all Mortgage Loans (as described herein). Class sizes are subject to final collateral and rating agency approval and are subject to a +/- 10% variance.
- (2) The WAL and Payment Windows to Call for the Class 1A, Class 2A and Class B-1 Certificates are shown to the Clean-Up Call Date (as described herein).
- (3) The Class 1A Certificates will initially have an interest rate equal to one-month LIBOR plus a margin (which margin [doubles] after the Clean-Up Call Date (as described herein)), subject to the lesser of (i) Group 1 Net WAC Cap (as described herein) and (ii) [11.5]%.
- (4) The Class 2A Certificates will have an interest rate equal to the Net WAC of the Group 2 Mortgage Loans.
- (5) The Class B-1 Certificates will initially have an interest rate equal to one-month LIBOR plus a margin (which margin is multiplied by [1.5] after the Clean-Up Call Date (as described herein)), subject to the lesser of (i) the weighted average Net WAC of the Group 1 and Group 2 Mortgage Loans (weighted on the basis of the related subordinate components) and (ii) [11.5]%.

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Transaction Highlights

- Depositor:** Sequoia Residential Funding, Inc.
- Co-Lead Managers:** Morgan Stanley and Greenwich Capital Markets, Inc.
- Co-Managers:** Banc of America Securities LLC and Bear Stearns & Co. Inc.
- Master Servicer/
Securities Administrator:** Wells Fargo Bank Minnesota, National Association.
- Trustee:** HSBC Bank USA.
- Custodian:** Deutsche Bank National Trust Company.
- Rating Agencies:** S&P, Moody's and Fitch will rate the Offered Certificates. It is expected that the Certificates will be assigned the credit ratings on page 2 of this preliminary Term Sheet.
- Cut-off Date:** August 1, 2002.
- Pricing Date:** On or about August [14/15], 2002.
- Closing Date:** On or about August [28], 2002.
- Distribution Dates:** The 20th day of each month (or if not a business day, the next succeeding business day), commencing in September 2002.
- Certificates:** The "**Senior Certificates**" will consist of the Class 1A and Class 2A Certificates (together, the "**Class A Certificates**"), the Class X-1A, Class X-1B, Class X-B (together, the "**Class X Certificates**") and Class A-R Certificates. The "**Subordinate Certificates**" will consist of the Class B-1, Class B-2, Class B-3, Class B-4, Class B-5 and Class B-6 Certificates. The Senior Certificates and the Subordinate Certificates are collectively referred to herein as the "**Certificates**". Only the Class 1A, Class 2A and Class B-1 Certificates (collectively, the "**Offered Certificates**") are being offered publicly.
- Registration:** The Offered Certificates will be made available in book-entry form through DTC, and upon request only, through Clearstream, Luxembourg and Euroclear system.
- Federal Tax Treatment:** It is anticipated that the Offered Certificates will represent ownership of REMIC regular interests for tax purposes.
- ERISA Eligibility:** The Offered Certificates are expected to be ERISA eligible. Prospective investors should review with their legal advisors whether the purchase and holding of any of the Offered Certificates could give rise to a transaction prohibited or not otherwise permissible under ERISA or other similar laws.
- SMMEA Treatment:** The Senior Certificates and the Class B-1 Certificates are expected to constitute "mortgage related securities" for purposes of SMMEA.
- Clean-Up Call:** The terms of the transaction allow for a termination of the trust and retirement of the Certificates once the aggregate principal balance of the Mortgage Loans is equal to 10% or less of the sum of the (i) the aggregate principal balance of the Initial Mortgage Loans as of the Cut-off Date and (ii) the Prefunding Amount (the "**Clean-Up Call Date**").

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Transaction Highlights

Pricing Prepayment Speed:

The Offered Certificates will be priced to a prepayment speed of 20% CPR.

Mortgage Loans:

The trust will consist of 2 groups of approximately \$570,533,187 adjustable rate, prime quality mortgage loans in aggregate secured by first liens on one- to four-family residential properties. The information on the Mortgage Loans described herein is based on the closing date pool of approximately \$431,533,187. (the “**Initial Mortgage Loans**”) It is expected that the trust will prefund approximately \$139,000,000 for [2] months (the “**Prefunding Period**”) after the closing date. All Mortgage Loans are originated in accordance with the related underwriting guidelines specified in the prospectus supplement.

Initial Group 1

Mortgage Loans:

The Initial Group 1 Mortgage Loans have an aggregate principal balance as of the cut-off date of approximately \$274,629,312, which equals approximately 63.6% of the Initial Mortgage Loans. Approximately 69.4% and 30.6% of the Initial Group 1 Mortgage Loans are originated by Morgan Stanley Dean Witter Credit Corporation (“**MSDWCC**”) and GreenPoint Mortgage Funding, Inc. (“**Greenpoint**”) respectively.

Approximately 53.4% and 46.6% of the Initial Group 1 Mortgage Loans are one-month LIBOR and six-month LIBOR indexed Mortgage Loans, respectively. Substantially all of the Initial Group 1 Mortgage Loans have original terms to maturity of approximately 25 to 30 years. Approximately 30.6% and 69.4% of the Initial Group 1 Mortgage Loans are scheduled to pay interest only for the first 5 years and 10 years, respectively. In each case, after such 5-year or 10-year interest-only term, such Initial Group 1 Mortgage Loans are scheduled to amortize on a 25-year or 15-year fully amortizing basis, respectively.

Initial Group 2

Mortgage Loans:

The Initial Group 2 Mortgage Loans have an aggregate principal balance as of the cut-off date of approximately \$156,903,875, which equals approximately 36.4% of the Initial Mortgage Loans, all of which are six-month LIBOR indexed loans originated by GreenPoint.

Substantially all of the Initial Group 2 Mortgage Loans are six-month LIBOR indexed mortgage loans and have original terms to maturity of approximately 30 years, scheduled to pay interest only for the first 5 years, after which interest-only term such Initial Group 2 Mortgage Loans are scheduled to amortize on a 25-year fully amortizing basis.

Group 1 Prefunding:

A deposit of approximately \$120,903,875 (the initial “**Group 1 Prefunding Amount**”) will be made to the Group 1 Prefunding Account on the Closing Date. On or prior to the close of the Prefunding Period, the Group 1 Prefunding Amount on deposit in the Prefunding Account will be used to purchase additional Group 1 mortgage loans (the “**Subsequent Group 1 Mortgage Loans**”), to the extent available, having similar characteristics to the MSDWCC and GreenPoint originated Initial Group 1 Mortgage Loans). Any portion of such deposit amount remaining on the last day of such Prefunding Period will be distributed as principal on the related Certificates.

Group 2 Prefunding:

A deposit of approximately \$18,096,125 (the initial “**Group 2 Prefunding Amount**”) will be made to the Group 2 Prefunding Account on the Closing Date. On or prior to the close of the Prefunding Period, the Group 2 Prefunding Amount on deposit in the Prefunding Account will be used to purchase additional Group 2 mortgage loans (the “**Subsequent Group 2 Mortgage Loans**”), to the extent available, having similar characteristics to the GreenPoint originated Initial Group 2 Mortgage Loans). Any portion of such deposit amount remaining on the last day of such Prefunding Period will be distributed as principal on the related Certificates.

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Transaction Highlights

Capitalized Interest Amount:

On the Closing Date, a deposit (the “**Capitalized Interest Amount**”) will be made to the Capitalized Interest Account, which will be applied to cover shortfalls in the amount of interest generated by the Initial Mortgage Loans during the Prefunding Period and the Distribution Date immediately after the Prefunding Period. The Capitalized Interest Amount will only cover shortfalls due to prefunding for the related Certificates.

Net WAC:

The “**Net WAC**” of the Mortgage Loans is equal to the weighted average mortgage loan rate of the related Mortgage Loans less the servicing and master servicing fee rates.

Accrued Interest:

The Class 1A and B-1 Certificates will settle flat. The Class 2A Certificates will settle with accrued interest. The price to be paid by investors for the Class 2A Certificates will include accrued interest from the Cut-Off Date up to but not including the closing date (27 days).

Accrual Period:

The interest accrual period (the “**Accrual Period**”) with respect to the Class 1A and Class B-1 Certificates for a given Distribution Date will be the period beginning, on the 20th day of the month (or, in the case of the first Distribution Date, the Closing Date) and ending on the 19th day of the month (on a 30/360 basis for the Class 1A and Class B-1 Certificates).

The Accrual Period with respect to the Class 2A Certificates will be the calendar month preceding the month in which such Distribution Date occurs (on a 30/360 basis).

Net WAC Cap:

The weighted average of the net mortgage rates for the related Mortgage Loans (the related “**Net WAC Cap**” or for the Group 1 Mortgage Loans, the “**Group 1 Net WAC Cap**”)

If on any Distribution Date, the Certificate Interest Rate of the Class 1A and/or Class B-1 Certificates is subject to the related Net WAC Cap, such Certificates will be entitled to payment of an amount equal to the excess of the (i) interest accrued at the respective Certificate Interest Rate (without giving effect to the related Net WAC Cap, but only up to [11.5]%) over (ii) the amount of interest received on such Certificates based on the related Net WAC Cap, together with the unpaid portion of any such excess from previous Distribution Dates (and any interest thereon at the then applicable Certificate Interest Rate without giving effect to the related Net WAC Cap, but only up to [11.5]%) (together, the related “**Basis Risk Shortfall Amount**”).

Basis Risk Reserve Fund:

As of the Closing Date, the “**Basis Risk Reserve Fund**” will be established on behalf of the Offered Certificates. The Basis Risk Reserve Fund will be funded with any excess interest available after priority 1 through 4 in “Certificates Priority of Distributions” herein. The Basis Risk Reserve Fund will not be an asset of the REMIC. The Offered Certificates will be entitled to receive payments from the Basis Risk Reserve Fund from the related Mortgage Loans in an amount equal to the related Basis Risk Shortfall Amount. Any amounts remaining in the Basis Risk Reserve Fund after such distribution will be distributed to the Class X Certificates.

Transaction Highlights

Credit Enhancement: Senior/subordinate, shifting interest structure.

Credit enhancement for the Senior Certificates will consist of the subordination of the Subordinate Certificates (total subordination initially [3.50]%).

Credit enhancement for the Class B-1 Certificates will consist of the subordination of the Class B-2, Class B-3, Class B-4, Class B-5 and Class B-6 Certificates (total subordination initially [2.15]%).

Shifting Interest:

Until the first Distribution Date occurring after [August 2012], the Subordinate Certificates will be locked out from receipt of all scheduled and unscheduled principal (unless the Senior Certificates are paid down to zero or the credit enhancement provided by the Subordinate Certificates has doubled prior to such date as described below). After such time and subject to standard collateral performance triggers (as described in the prospectus supplement), the Subordinate Certificates will receive their pro-rata share of scheduled principal and increasing portions of unscheduled principal prepayments.

The prepayment percentages on the Subordinate Certificates are as follows:

| | |
|------------------------------|-----------------------|
| September 2002 – August 2012 | [0% Pro Rata Share] |
| September 2012 – August 2013 | [30% Pro Rata Share] |
| September 2013 – August 2014 | [40% Pro Rata Share] |
| September 2014 – August 2015 | [60% Pro Rata Share] |
| September 2015 – August 2016 | [80% Pro Rata Share] |
| September 2016 and after | [100% Pro Rata Share] |

Notwithstanding the foregoing, if the credit enhancement provided by the Subordinate Certificates doubles, all principal (scheduled principal and prepayments) will be paid pro-rata between the Senior and Subordinate Certificates (subject to performance triggers). However, if the credit enhancement provided by the Subordinate Certificates has doubled prior to the Distribution Date in September 2005 (subject to performance triggers), then the Subordinate Certificates will be entitled to only 50% of their pro-rata share of principal (scheduled principal and prepayments).

Any principal not allocated to the Subordinate Certificates will be allocated to the Senior Certificates. In the event the applicable current senior percentage (aggregate principal balance of the related Senior Certificates, divided by the aggregate principal balance of the related Mortgage Loans) exceeds the initial senior percentage (aggregate principal balance of the related Senior Certificates as of the Closing Date, divided by the sum of (i) the aggregate principal balance of the related Mortgage Loans as of the Cut-off Date and (ii) the related Prefunding Amount) the related Senior Certificates will receive all unscheduled prepayments from the Mortgage Loans, regardless of any prepayment percentages as described above.

Allocation of Realized Losses:

Any realized losses, other than excess losses, on the Mortgage Loans will be allocated as follows: *first*, to the Subordinate Certificates in reverse order of their numerical Class designations, in each case until the respective class principal balance has been reduced to zero; *thereafter*, pro-rata to the Class A Certificates in reduction of their Certificate principal balance.

Excess losses (bankruptcy, special hazard and fraud losses in excess of the amounts established by the rating agencies) on the Mortgage Loans will be allocated to the Class A Certificates and the Subordinate Certificates on a pro-rata basis.

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Transaction Highlights

Certificates Priority of Distributions:

Available funds from the Mortgage Loans will be distributed in the following order of priority:

- 1) Class A-R and Class A Certificates accrued and unpaid interest at the related Certificate Interest Rates, from the related mortgage loans.
- 2) Class A-R Certificate, principal allocable to such Certificate, from the related mortgage loans.
- 3) Concurrently to the Class A Certificates:
 - i) Class 1A and Class 2A Certificates, pro-rata, principal, until their respective principal balances are reduced to zero, from the related mortgage loans.
- 4) Class B-1 Certificates, accrued and unpaid interest at the Class B-1 Certificate Interest Rate.
- 5) Class B-1 Certificates, principal allocable to such Class.
- 6) Class 1A and Class B-1 Certificates, in that order, the related Basis Risk Shortfall Amount (from amounts available as described in "Basis Risk Reserve Fund" herein).
- 7) Class X Certificates, accrued interest.
- 8) Class B-2, Class B-3, Class B-4, Class B-5 and Class B-6 Certificates, in sequential order, accrued and unpaid interest at the respective Certificate Interest Rate and the respective shares of principal allocable to such Classes.
- 9) Class A-R Certificate, any remaining amount.

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To Call

Percentage of Class 1A Certificate Principal Balance Outstanding

| Dates | CPR 10% | CPR 15% | CPR 20% | CPR 25% | CPR 30% |
|-------------------------------------|------------|-----------|-----------|-----------|-----------|
| Initial | 100% | 100% | 100% | 100% | 100% |
| 8/20/2003 | 90 | 85 | 80 | 75 | 70 |
| 8/20/2004 | 81 | 72 | 63 | 55 | 48 |
| 8/20/2005 | 72 | 60 | 50 | 41 | 33 |
| 8/20/2006 | 65 | 51 | 40 | 30 | 23 |
| 8/20/2007 | 58 | 43 | 32 | 23 | 16 |
| 8/20/2008 | 51 | 36 | 25 | 17 | 11 |
| 8/20/2009 | 46 | 31 | 20 | 13 | 0 |
| 8/20/2010 | 41 | 26 | 16 | 0 | 0 |
| 8/20/2011 | 36 | 22 | 13 | 0 | 0 |
| 8/20/2012 | 32 | 18 | 10 | 0 | 0 |
| 8/20/2013 | 28 | 15 | 0 | 0 | 0 |
| 8/20/2014 | 24 | 12 | 0 | 0 | 0 |
| 8/20/2015 | 20 | 0 | 0 | 0 | 0 |
| 8/20/2016 | 17 | 0 | 0 | 0 | 0 |
| 8/20/2017 | 14 | 0 | 0 | 0 | 0 |
| 8/20/2018 | 12 | 0 | 0 | 0 | 0 |
| 8/20/2019 | 10 | 0 | 0 | 0 | 0 |
| 8/20/2020 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2021 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2022 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2023 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2024 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2025 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2026 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2027 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2028 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2029 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2030 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2031 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2032 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2033 | 0 | 0 | 0 | 0 | 0 |
| Average Life (years) ⁽¹⁾ | 7.43 | 5.24 | 3.94 | 3.07 | 2.49 |
| First Principal Payment Date | 9/20/2002 | 9/20/2002 | 9/20/2002 | 9/20/2002 | 9/20/2002 |
| Last Principal Payment Date | 10/20/2019 | 7/20/2015 | 9/20/2012 | 7/20/2010 | 2/20/2009 |

(1) 10% Optional Clean-Up Call

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To Call

Percentage of Class 2A Certificate Principal Balance Outstanding

| Dates | CPR 10% | CPR 15% | CPR 20% | CPR 25% | CPR 30% |
|-------------------------------------|------------|-----------|-----------|-----------|-----------|
| Initial | 100% | 100% | 100% | 100% | 100% |
| 8/20/2003 | 90 | 85 | 79 | 74 | 69 |
| 8/20/2004 | 80 | 71 | 63 | 55 | 47 |
| 8/20/2005 | 72 | 60 | 50 | 40 | 33 |
| 8/20/2006 | 64 | 51 | 40 | 30 | 23 |
| 8/20/2007 | 58 | 43 | 32 | 23 | 16 |
| 8/20/2008 | 50 | 35 | 25 | 17 | 11 |
| 8/20/2009 | 44 | 29 | 19 | 12 | 0 |
| 8/20/2010 | 38 | 24 | 15 | 0 | 0 |
| 8/20/2011 | 33 | 20 | 12 | 0 | 0 |
| 8/20/2012 | 29 | 16 | 9 | 0 | 0 |
| 8/20/2013 | 25 | 13 | 0 | 0 | 0 |
| 8/20/2014 | 22 | 11 | 0 | 0 | 0 |
| 8/20/2015 | 19 | 0 | 0 | 0 | 0 |
| 8/20/2016 | 16 | 0 | 0 | 0 | 0 |
| 8/20/2017 | 14 | 0 | 0 | 0 | 0 |
| 8/20/2018 | 12 | 0 | 0 | 0 | 0 |
| 8/20/2019 | 10 | 0 | 0 | 0 | 0 |
| 8/20/2020 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2021 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2022 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2023 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2024 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2025 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2026 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2027 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2028 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2029 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2030 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2031 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2032 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2033 | 0 | 0 | 0 | 0 | 0 |
| Average Life (years) ⁽¹⁾ | 7.24 | 5.13 | 3.88 | 3.05 | 2.47 |
| First Principal Payment Date | 9/20/2002 | 9/20/2002 | 9/20/2002 | 9/20/2002 | 9/20/2002 |
| Last Principal Payment Date | 10/20/2019 | 7/20/2015 | 9/20/2012 | 7/20/2010 | 2/20/2009 |

(1) 10% Optional Clean-Up Call

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To Call

Percentage of Class B-1 Certificate Principal Balance Outstanding

| <u>Dates</u> | <u>CPR 10%</u> | <u>CPR 15%</u> | <u>CPR 20%</u> | <u>CPR 25%</u> | <u>CPR 30%</u> |
|-------------------------------------|----------------|----------------|----------------|----------------|----------------|
| Initial | 100% | 100% | 100% | 100% | 100% |
| 8/20/2003 | 100 | 100 | 100 | 100 | 100 |
| 8/20/2004 | 100 | 100 | 100 | 100 | 100 |
| 8/20/2005 | 100 | 100 | 100 | 93 | 84 |
| 8/20/2006 | 100 | 100 | 83 | 70 | 59 |
| 8/20/2007 | 100 | 90 | 66 | 52 | 41 |
| 8/20/2008 | 100 | 75 | 52 | 39 | 28 |
| 8/20/2009 | 94 | 63 | 41 | 29 | 0 |
| 8/20/2010 | 84 | 53 | 33 | 0 | 0 |
| 8/20/2011 | 74 | 44 | 26 | 0 | 0 |
| 8/20/2012 | 66 | 37 | 20 | 0 | 0 |
| 8/20/2013 | 57 | 30 | 0 | 0 | 0 |
| 8/20/2014 | 48 | 24 | 0 | 0 | 0 |
| 8/20/2015 | 41 | 0 | 0 | 0 | 0 |
| 8/20/2016 | 35 | 0 | 0 | 0 | 0 |
| 8/20/2017 | 30 | 0 | 0 | 0 | 0 |
| 8/20/2018 | 25 | 0 | 0 | 0 | 0 |
| 8/20/2019 | 21 | 0 | 0 | 0 | 0 |
| 8/20/2020 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2021 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2022 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2023 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2024 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2025 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2026 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2027 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2028 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2029 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2030 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2031 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2032 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2033 | 0 | 0 | 0 | 0 | 0 |
| Average Life (years) ⁽¹⁾ | 12.19 | 8.77 | 6.65 | 5.43 | 4.60 |
| First Principal Payment Date | 3/20/2009 | 1/20/2007 | 11/20/2005 | 3/20/2005 | 9/20/2004 |
| Last Principal Payment Date | 10/20/2019 | 7/20/2015 | 9/20/2012 | 7/20/2010 | 2/20/2009 |

(1) 10% Optional Clean-Up Call

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To Maturity

Percentage of Class 1A Certificate Principal Balance Outstanding

| Dates | CPR 10% | CPR 15% | CPR 20% | CPR 25% | CPR 30% |
|------------------------------|-----------|-----------|-----------|-----------|-----------|
| Initial | 100% | 100% | 100% | 100% | 100% |
| 8/20/2003 | 90 | 85 | 80 | 75 | 70 |
| 8/20/2004 | 81 | 72 | 63 | 55 | 48 |
| 8/20/2005 | 72 | 60 | 50 | 41 | 33 |
| 8/20/2006 | 65 | 51 | 40 | 30 | 23 |
| 8/20/2007 | 58 | 43 | 32 | 23 | 16 |
| 8/20/2008 | 51 | 36 | 25 | 17 | 11 |
| 8/20/2009 | 46 | 31 | 20 | 13 | 8 |
| 8/20/2010 | 41 | 26 | 16 | 9 | 5 |
| 8/20/2011 | 36 | 22 | 13 | 7 | 4 |
| 8/20/2012 | 32 | 18 | 10 | 5 | 3 |
| 8/20/2013 | 28 | 15 | 8 | 4 | 2 |
| 8/20/2014 | 24 | 12 | 6 | 3 | 1 |
| 8/20/2015 | 20 | 10 | 4 | 2 | 1 |
| 8/20/2016 | 17 | 8 | 3 | 1 | 0 |
| 8/20/2017 | 14 | 6 | 2 | 1 | 0 |
| 8/20/2018 | 12 | 5 | 2 | 1 | 0 |
| 8/20/2019 | 10 | 4 | 1 | 0 | 0 |
| 8/20/2020 | 8 | 3 | 1 | 0 | 0 |
| 8/20/2021 | 6 | 2 | 1 | 0 | 0 |
| 8/20/2022 | 5 | 2 | 0 | 0 | 0 |
| 8/20/2023 | 4 | 1 | 0 | 0 | 0 |
| 8/20/2024 | 3 | 1 | 0 | 0 | 0 |
| 8/20/2025 | 2 | 1 | 0 | 0 | 0 |
| 8/20/2026 | 1 | 0 | 0 | 0 | 0 |
| 8/20/2027 | 1 | 0 | 0 | 0 | 0 |
| 8/20/2028 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2029 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2030 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2031 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2032 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2033 | 0 | 0 | 0 | 0 | 0 |
| Average Life (years) | 7.77 | 5.62 | 4.27 | 3.37 | 2.74 |
| First Principal Payment Date | 9/20/2002 | 9/20/2002 | 9/20/2002 | 9/20/2002 | 9/20/2002 |
| Last Principal Payment Date | 9/20/2032 | 9/20/2032 | 9/20/2032 | 9/20/2032 | 9/20/2032 |

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To Maturity

Percentage of Class 2A Certificate Principal Balance Outstanding

| Dates | CPR 10% | CPR 15% | CPR 20% | CPR 25% | CPR 30% |
|------------------------------|-----------|-----------|-----------|-----------|-----------|
| Initial | 100% | 100% | 100% | 100% | 100% |
| 8/20/2003 | 90 | 85 | 79 | 74 | 69 |
| 8/20/2004 | 80 | 71 | 63 | 55 | 47 |
| 8/20/2005 | 72 | 60 | 50 | 40 | 33 |
| 8/20/2006 | 64 | 51 | 40 | 30 | 23 |
| 8/20/2007 | 58 | 43 | 32 | 23 | 16 |
| 8/20/2008 | 50 | 35 | 25 | 17 | 11 |
| 8/20/2009 | 44 | 29 | 19 | 12 | 7 |
| 8/20/2010 | 38 | 24 | 15 | 9 | 5 |
| 8/20/2011 | 33 | 20 | 12 | 6 | 3 |
| 8/20/2012 | 29 | 16 | 9 | 5 | 2 |
| 8/20/2013 | 25 | 13 | 7 | 3 | 2 |
| 8/20/2014 | 22 | 11 | 5 | 2 | 1 |
| 8/20/2015 | 19 | 9 | 4 | 2 | 1 |
| 8/20/2016 | 16 | 7 | 3 | 1 | 0 |
| 8/20/2017 | 14 | 6 | 2 | 1 | 0 |
| 8/20/2018 | 12 | 5 | 2 | 1 | 0 |
| 8/20/2019 | 10 | 4 | 1 | 0 | 0 |
| 8/20/2020 | 9 | 3 | 1 | 0 | 0 |
| 8/20/2021 | 7 | 2 | 1 | 0 | 0 |
| 8/20/2022 | 6 | 2 | 1 | 0 | 0 |
| 8/20/2023 | 5 | 1 | 0 | 0 | 0 |
| 8/20/2024 | 4 | 1 | 0 | 0 | 0 |
| 8/20/2025 | 3 | 1 | 0 | 0 | 0 |
| 8/20/2026 | 3 | 1 | 0 | 0 | 0 |
| 8/20/2027 | 2 | 0 | 0 | 0 | 0 |
| 8/20/2028 | 1 | 0 | 0 | 0 | 0 |
| 8/20/2029 | 1 | 0 | 0 | 0 | 0 |
| 8/20/2030 | 1 | 0 | 0 | 0 | 0 |
| 8/20/2031 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2032 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2033 | 0 | 0 | 0 | 0 | 0 |
| Average Life (years) | 7.70 | 5.54 | 4.21 | 3.33 | 2.71 |
| First Principal Payment Date | 9/20/2002 | 9/20/2002 | 9/20/2002 | 9/20/2002 | 9/20/2002 |
| Last Principal Payment Date | 9/20/2032 | 9/20/2032 | 9/20/2032 | 9/20/2032 | 9/20/2032 |

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To Maturity

Percentage of Class B-1 Certificate Principal Balance Outstanding

| Dates | CPR 10% | CPR 15% | CPR 20% | CPR 25% | CPR 30% |
|------------------------------|-----------|-----------|------------|-----------|-----------|
| Initial | 100% | 100% | 100% | 100% | 100% |
| 8/20/2003 | 100 | 100 | 100 | 100 | 100 |
| 8/20/2004 | 100 | 100 | 100 | 100 | 100 |
| 8/20/2005 | 100 | 100 | 100 | 93 | 84 |
| 8/20/2006 | 100 | 100 | 83 | 70 | 59 |
| 8/20/2007 | 100 | 90 | 66 | 52 | 41 |
| 8/20/2008 | 100 | 75 | 52 | 39 | 28 |
| 8/20/2009 | 94 | 63 | 41 | 29 | 20 |
| 8/20/2010 | 84 | 53 | 33 | 21 | 14 |
| 8/20/2011 | 74 | 44 | 26 | 16 | 9 |
| 8/20/2012 | 66 | 37 | 20 | 12 | 6 |
| 8/20/2013 | 57 | 30 | 16 | 8 | 4 |
| 8/20/2014 | 48 | 24 | 12 | 6 | 3 |
| 8/20/2015 | 41 | 20 | 9 | 4 | 2 |
| 8/20/2016 | 35 | 16 | 7 | 3 | 1 |
| 8/20/2017 | 30 | 13 | 5 | 2 | 1 |
| 8/20/2018 | 25 | 10 | 4 | 1 | 1 |
| 8/20/2019 | 21 | 8 | 3 | 1 | 0 |
| 8/20/2020 | 17 | 6 | 2 | 1 | 0 |
| 8/20/2021 | 14 | 5 | 1 | 0 | 0 |
| 8/20/2022 | 11 | 4 | 1 | 0 | 0 |
| 8/20/2023 | 9 | 3 | 1 | 0 | 0 |
| 8/20/2024 | 7 | 2 | 1 | 0 | 0 |
| 8/20/2025 | 5 | 1 | 0 | 0 | 0 |
| 8/20/2026 | 3 | 1 | 0 | 0 | 0 |
| 8/20/2027 | 2 | 1 | 0 | 0 | 0 |
| 8/20/2028 | 2 | 0 | 0 | 0 | 0 |
| 8/20/2029 | 1 | 0 | 0 | 0 | 0 |
| 8/20/2030 | 1 | 0 | 0 | 0 | 0 |
| 8/20/2031 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2032 | 0 | 0 | 0 | 0 | 0 |
| 8/20/2033 | 0 | 0 | 0 | 0 | 0 |
| Average Life (years) | 12.99 | 9.58 | 7.35 | 6.11 | 5.22 |
| First Principal Payment Date | 3/20/2009 | 1/20/2007 | 11/20/2005 | 3/20/2005 | 9/20/2004 |
| Last Principal Payment Date | 9/20/2032 | 9/20/2032 | 9/20/2032 | 9/20/2032 | 9/20/2032 |

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Group 1 Available Funds Cap Schedule

| |
|--|
| Assumptions: 20% CPR Hard Cap: 11.5% To Call 1 Month LIBOR: 1.78% 6 Month LIBOR: 1.73% |
|--|

The available funds cap is calculated using the above noted assumptions. In addition, 1 Month LIBOR and 6 Month LIBOR each increases to 20% after the first period.

| Distribution Period | Group 1 Available Funds Cap |
|------------------------|-----------------------------------|
| 1 | 3.29% |
| 2 | 6.39% |
| 3 | 7.78% |
| 4 | 7.78% |
| 5 | 7.78% |
| 6 | 7.78% |
| 7 | 10.43% |
| 8 and after | 11.50% |

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Sequoia Mortgage Trust 9

Total Mortgage Loans

As of the Cut-off Date

| | | | |
|---|---|-------------------|----------------|
| TOTAL CURRENT BALANCE: | \$431,533,187 | | |
| NUMBER OF LOANS: | 1,140 | | |
| | | Minimum | Maximum |
| AVG CURRENT BALANCE: | \$378,538 | \$50,700 | \$3,000,000 |
| AVG ORIGINAL BALANCE: | \$378,553 | \$50,700 | \$3,000,000 |
| WAVG LOAN RATE: | 3.799 % | 3.375 % | 4.375 % |
| WAVG SERVICING FEE: | 0.376 % | 0.375 % | 0.750 % |
| WAVG NET LOAN RATE: | 3.424 % | 3.000 % | 4.000 % |
| WAVG GROSS MARGIN: | 1.799 % | 1.250 % | 3.000 % |
| WAVG MAXIMUM LOAN RATE: | 12.000 % | 12.000 % | 12.000 % |
| WAVG PERIODIC RATE CAP: | 0.000 % | 0.000 % | 0.000 % |
| WAVG FIRST RATE CAP: | 0.000 % | 0.000 % | 0.000 % |
| WAVG ORIGINAL LTV: | 68.46 % | 15.86 % | 100.00 % |
| WAVG EFFECTIVE LTV: | 66.83 % | 15.86 % | 95.00 % |
| WAVG CREDIT SCORE: | 734 | 539 | 817 |
| WAVG ORIGINAL TERM: | 334 months | 300 months | 360 months |
| WAVG REMAINING TERM: | 334 months | 297 months | 360 months |
| WAVG SEASONING: | 0 months | 0 months | 4 months |
| WAVG NEXT RATE RESET: | 4 months | 1 months | 7 months |
| WAVG RATE ADJ FREQ: | 4 months | 1 months | 6 months |
| WAVG FIRST RATE ADJ FREQ: | 4 months | 1 months | 6 months |
| WAVG IO ORIGINAL TERM: | 87 months | 60 months | 120 months |
| WAVG IO REMAINING TERM: | 86 months | 56 months | 120 months |
| TOP STATE CONCENTRATIONS (\$): | 28.74% California, 11.42% Florida, 9.03 Georgia | | |
| MAXIMUM ZIP CODE CONCENTRATION (\$): | 1.46% 33480 (Palm Beach, Florida) | | |
| FIRST PAY DATE: | April 1, 2002 | September 1, 2002 | |
| RATE CHANGE DATE: | August 1, 2002 | February 1, 2003 | |
| MATURE DATE: | April 1, 2027 | August 1, 2032 | |

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Sequoia Mortgage Trust 9

Total Mortgage Loans

As of the Cut-off Date

| ORIGINATOR: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|--------------------|-------------------------------------|---|--|
| GreenPoint | 669 | 240,974,744.37 | 55.84 % |
| MSDWCC | 471 | 190,558,442.40 | 44.16 |
| Total | 1,140 | 431,533,186.77 | 100.00 % |

| INDEX: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|------------------|-------------------------------------|---|--|
| 6 M LIBOR | 812 | 284,921,049.55 | 66.03 % |
| 1 M LIBOR | 328 | 146,612,137.22 | 33.97 |
| Total | 1,140 | 431,533,186.77 | 100.00 % |

| PRODUCT: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|-----------------|-------------------------------------|---|--|
| ARM | 1,140 | 431,533,186.77 | 100.00 % |
| Total | 1,140 | 431,533,186.77 | 100.00 % |

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Sequoia Mortgage Trust 9

Total Mortgage Loans

As of the Cut-off Date

| CURRENT BALANCE (\$): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|-----------------------------|-----------------------------|--|--|
| 0.01 - 100,000.00 | 55 | 4,604,579.00 | 1.07 % |
| 100,000.01 - 200,000.00 | 283 | 43,102,523.83 | 9.99 |
| 200,000.01 - 300,000.00 | 230 | 57,753,881.62 | 13.38 |
| 300,000.01 - 400,000.00 | 189 | 66,249,171.35 | 15.35 |
| 400,000.01 - 500,000.00 | 136 | 61,789,789.04 | 14.32 |
| 500,000.01 - 600,000.00 | 84 | 46,215,271.88 | 10.71 |
| 600,000.01 - 700,000.00 | 68 | 43,994,325.00 | 10.19 |
| 700,000.01 - 800,000.00 | 22 | 16,486,900.00 | 3.82 |
| 800,000.01 - 900,000.00 | 6 | 5,082,379.35 | 1.18 |
| 900,000.01 - 1,000,000.00 | 34 | 33,238,200.00 | 7.70 |
| 1,000,000.01 - 1,100,000.00 | 6 | 6,484,750.00 | 1.50 |
| 1,100,000.01 - 1,200,000.00 | 2 | 2,400,000.00 | 0.56 |
| 1,200,000.01 - 1,300,000.00 | 3 | 3,760,250.00 | 0.87 |
| 1,300,000.01 - 1,400,000.00 | 1 | 1,334,375.00 | 0.31 |
| 1,400,000.01 - 1,500,000.00 | 8 | 11,808,640.00 | 2.74 |
| 1,600,000.01 - 1,700,000.00 | 1 | 1,615,000.00 | 0.37 |
| 1,700,000.01 - 1,800,000.00 | 1 | 1,745,000.00 | 0.40 |
| 1,800,000.01 - 1,900,000.00 | 1 | 1,875,000.00 | 0.43 |
| 1,900,000.01 - 2,000,000.00 | 7 | 13,998,150.70 | 3.24 |
| 2,100,000.01 - 2,200,000.00 | 1 | 2,200,000.00 | 0.51 |
| 2,700,000.01 - 2,800,000.00 | 1 | 2,795,000.00 | 0.65 |
| 2,900,000.01 - 3,000,000.00 | 1 | 3,000,000.00 | 0.70 |
| Total | 1,140 | 431,533,186.77 | 100.00 % |

| LOAN RATE (%): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|----------------|-----------------------------|--|--|
| 3.001 - 3.500 | 187 | 83,356,832.95 | 19.32 % |
| 3.501 - 4.000 | 720 | 258,972,190.73 | 60.01 |
| 4.001 - 4.500 | 233 | 89,204,163.09 | 20.67 |
| Total | 1,140 | 431,533,186.77 | 100.00 % |

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Sequoia Mortgage Trust 9

Total Mortgage Loans

As of the Cut-off Date

| GROSS MARGIN (%): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|-------------------|-----------------------------|--|--|
| 1.250 | 1 | 294,400.00 | 0.07 % |
| 1.375 | 1 | 152,000.00 | 0.04 |
| 1.500 | 169 | 71,483,716.65 | 16.57 |
| 1.625 | 356 | 129,538,377.73 | 30.02 |
| 1.750 | 48 | 21,492,800.00 | 4.98 |
| 1.875 | 205 | 65,936,149.30 | 15.28 |
| 2.000 | 128 | 53,401,404.04 | 12.37 |
| 2.125 | 230 | 88,340,339.05 | 20.47 |
| 2.500 | 1 | 700,000.00 | 0.16 |
| 3.000 | 1 | 194,000.00 | 0.04 |
| Total | 1,140 | 431,533,186.77 | 100.00 % |

| FIRST RATE CAP (%): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|---------------------|-----------------------------|--|--|
| 0.000 | 1,140 | 431,533,186.77 | 100.00 % |
| Total | 1,140 | 431,533,186.77 | 100.00 % |

| PERIODIC RATE CAP (%): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|------------------------|-----------------------------|--|--|
| 0.000 | 1,140 | 431,533,186.77 | 100.00 % |
| Total | 1,140 | 431,533,186.77 | 100.00 % |

| MAXIMUM LOAN RATE (%): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|------------------------|-----------------------------|--|--|
| 12.000 | 1,140 | 431,533,186.77 | 100.00 % |
| Total | 1,140 | 431,533,186.77 | 100.00 % |

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Sequoia Mortgage Trust 9

Total Mortgage Loans

As of the Cut-off Date

| <u>ORIGINAL TERM (Months):</u> | <u>Number of Mortgage Loans</u> | <u>Principal Balance Outstanding as of the Cut-off Date</u> | <u>% of Aggregate Principal Balance Outstanding as of the Cut-off Date</u> |
|--------------------------------|-------------------------------------|---|--|
| 300 | 471 | 190,558,442.40 | 44.16 % |
| 360 | 669 | 240,974,744.37 | 55.84 |
| Total | 1,140 | 431,533,186.77 | 100.00 % |

| <u>REMAINING TERM (Months):</u> | <u>Number of Mortgage Loans</u> | <u>Principal Balance Outstanding as of the Cut-off Date</u> | <u>% of Aggregate Principal Balance Outstanding as of the Cut-off Date</u> |
|---------------------------------|-------------------------------------|---|--|
| 296 - 300 | 471 | 190,558,442.40 | 44.15 % |
| 355 - 360 | 669 | 240,974,744.37 | 55.84 |
| Total | 1,140 | 431,533,186.77 | 100.00 % |

| <u>IO REMAINING TERM (Months):</u> | <u>Number of Mortgage Loans</u> | <u>Principal Balance Outstanding as of the Cut-off Date</u> | <u>% of Aggregate Principal Balance Outstanding as of the Cut-off Date</u> |
|------------------------------------|-------------------------------------|---|--|
| 54 - 59 | 19 | 8,719,562.27 | 2.02 % |
| 60 - 65 | 650 | 232,255,182.10 | 53.82 |
| 114 - 119 | 13 | 8,949,811.60 | 2.07 |
| 120 - 125 | 458 | 181,608,630.80 | 42.08 |
| Total | 1,140 | 431,533,186.77 | 100.00 % |

| <u>RATE CHANGE DATE:</u> | <u>Number of Mortgage Loans</u> | <u>Principal Balance Outstanding as of the Cut-off Date</u> | <u>% of Aggregate Principal Balance Outstanding as of the Cut-off Date</u> |
|--------------------------|-------------------------------------|---|--|
| 8/1/2002 | 286 | 130,561,912.22 | 30.26 % |
| 9/1/2002 | 43 | 16,610,225.00 | 3.85 |
| 10/1/2002 | 1 | 261,000.00 | 0.06 |
| 11/1/2002 | 1 | 1,500,000.00 | 0.35 |
| 12/1/2002 | 24 | 12,508,862.97 | 2.90 |
| 1/1/2003 | 606 | 210,770,681.58 | 48.84 |
| 2/1/2003 | 179 | 59,320,505.00 | 13.75 |
| Total | 1,140 | 431,533,186.77 | 100.00 % |

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Sequoia Mortgage Trust 9

Total Mortgage Loans

As of the Cut-off Date

| ORIGINAL LTV (%): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|-------------------|-----------------------------|--|--|
| 10.01 - 20.00 | 2 | 272,500.00 | 0.06 % |
| 20.01 - 30.00 | 20 | 6,362,700.00 | 1.47 |
| 30.01 - 40.00 | 48 | 23,103,300.70 | 5.35 |
| 40.01 - 50.00 | 79 | 35,760,750.00 | 8.29 |
| 50.01 - 60.00 | 126 | 50,212,517.42 | 11.64 |
| 60.01 - 70.00 | 231 | 87,476,625.32 | 20.27 |
| 70.01 - 80.00 | 514 | 188,274,351.58 | 43.63 |
| 80.01 - 90.00 | 40 | 12,854,470.00 | 2.98 |
| 90.01 - 100.00 | 80 | 27,215,971.75 | 6.31 |
| Total | 1,140 | 431,533,186.77 | 100.00 % |

| EFFECTIVE LTV (%): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|--------------------|-----------------------------|--|--|
| 15.01 - 20.00 | 2 | 272,500.00 | 0.06 % |
| 20.01 - 30.00 | 21 | 6,445,200.00 | 1.49 |
| 30.01 - 40.00 | 48 | 23,103,300.70 | 5.35 |
| 40.01 - 50.00 | 79 | 35,760,750.00 | 8.29 |
| 50.01 - 60.00 | 131 | 54,171,817.42 | 12.56 |
| 60.01 - 70.00 | 277 | 110,023,178.32 | 25.49 |
| 70.01 - 80.00 | 514 | 187,548,351.58 | 43.46 |
| 80.01 - 90.00 | 37 | 8,541,470.00 | 1.98 |
| 90.01 - 95.00 | 31 | 5,666,618.75 | 1.31 |
| Total | 1,140 | 431,533,186.77 | 100.00 % |

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Sequoia Mortgage Trust 9

Total Mortgage Loans

As of the Cut-off Date

| CREDIT SCORE: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|----------------------|-------------------------------------|---|--|
| 526 - 550 | 2 | 1,025,000.00 | 0.24 % |
| 551 - 575 | 1 | 240,000.00 | 0.06 |
| 576 - 600 | 1 | 82,500.00 | 0.02 |
| 601 - 625 | 14 | 8,127,478.70 | 1.88 |
| 626 - 650 | 23 | 9,065,105.00 | 2.10 |
| 651 - 675 | 60 | 27,228,932.00 | 6.31 |
| 676 - 700 | 151 | 50,073,438.02 | 11.60 |
| 701 - 725 | 209 | 78,819,219.39 | 18.26 |
| 726 - 750 | 172 | 67,612,974.80 | 15.67 |
| 751 - 775 | 276 | 110,281,803.05 | 25.56 |
| 776 - 800 | 199 | 70,918,685.81 | 16.43 |
| 801 - 825 | 32 | 8,058,050.00 | 1.87 |
| Total | 1,140 | 431,533,186.77 | 100.00 % |

| AMORTIZATION: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|----------------------|-------------------------------------|---|--|
| Interest Only | 1,140 | 431,533,186.77 | 100.00 % |
| Total | 1,140 | 431,533,186.77 | 100.00 % |

| DOCUMENTATION: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|---------------------------|-------------------------------------|---|--|
| Full Documentation | 541 | 187,912,707.35 | 43.55 |
| Alternative Documentation | 457 | 184,637,077.40 | 42.79 % |
| Limited Documentation | 135 | 56,605,702.02 | 13.12 |
| No Ratio | 6 | 1,677,700.00 | 0.39 |
| No Income Verifier | 1 | 700,000.00 | 0.16 |
| Total | 1,140 | 431,533,186.77 | 100.00 % |

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Sequoia Mortgage Trust 9
Total Mortgage Loans
As of the Cut-off Date

| OCCUPANCY: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|-------------------|-------------------------------------|---|--|
| Primary | 1,030 | 387,888,317.04 | 89.89 % |
| Second Home | 78 | 36,672,687.70 | 8.50 |
| Investor | 32 | 6,972,182.03 | 1.62 |
| Total | 1,140 | 431,533,186.77 | 100.00 % |

| PROPERTY TYPE: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|-----------------------|-------------------------------------|---|--|
| Single Family | 683 | 267,263,916.30 | 61.93 % |
| PUD | 356 | 129,804,275.43 | 30.08 |
| Condominium | 83 | 26,445,480.04 | 6.13 |
| Two-Four Family | 11 | 4,010,765.00 | 0.93 |
| Cooperative | 6 | 3,908,750.00 | 0.91 |
| Townhouse | 1 | 100,000.00 | 0.02 |
| Total | 1,140 | 431,533,186.77 | 100.00 % |

| PURPOSE: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|---------------------|-------------------------------------|---|--|
| Purchase | 398 | 159,523,206.43 | 36.97 % |
| Rate/Term Refinance | 416 | 149,749,028.64 | 34.70 |
| Cash Out Refinance | 326 | 122,260,951.70 | 28.33 |
| Total | 1,140 | 431,533,186.77 | 100.00 % |

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Sequoia Mortgage Trust 9

Total Mortgage Loans

As of the Cut-off Date

| STATES: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date | % |
|----------------------|-----------------------------|--|--|----------|
| California | 285 | 124,015,048.27 | 28.74 | % |
| Florida | 120 | 49,281,611.55 | 11.42 | |
| Georgia | 120 | 38,947,247.35 | 9.03 | |
| New York | 40 | 22,420,294.04 | 5.20 | |
| New Jersey | 45 | 19,914,925.00 | 4.61 | |
| Arizona | 74 | 19,271,800.00 | 4.47 | |
| Illinois | 41 | 16,566,486.35 | 3.84 | |
| Colorado | 32 | 14,503,975.35 | 3.36 | |
| Virginia | 32 | 14,499,368.00 | 3.36 | |
| North Carolina | 46 | 12,067,795.00 | 2.80 | |
| Massachusetts | 24 | 9,986,550.00 | 2.31 | |
| Maryland | 32 | 9,868,799.03 | 2.29 | |
| Pennsylvania | 22 | 8,401,170.00 | 1.95 | |
| Washington | 19 | 7,814,000.00 | 1.81 | |
| Connecticut | 13 | 6,942,375.00 | 1.61 | |
| Ohio | 29 | 6,441,750.00 | 1.49 | |
| Nevada | 17 | 5,715,160.00 | 1.32 | |
| Minnesota | 17 | 5,580,050.00 | 1.29 | |
| Texas | 23 | 5,125,668.95 | 1.19 | |
| South Carolina | 13 | 4,145,429.00 | 0.96 | |
| Oregon | 13 | 3,957,720.00 | 0.92 | |
| Michigan | 18 | 3,387,200.00 | 0.78 | |
| Delaware | 6 | 3,372,207.00 | 0.78 | |
| Hawaii | 5 | 3,104,000.00 | 0.72 | |
| Tennessee | 9 | 2,761,500.00 | 0.64 | |
| Louisiana | 2 | 1,610,000.00 | 0.37 | |
| Wisconsin | 5 | 1,384,200.00 | 0.32 | |
| Kansas | 5 | 1,298,460.00 | 0.30 | |
| Rhode Island | 1 | 1,269,000.00 | 0.29 | |
| Vermont | 2 | 900,000.00 | 0.21 | |
| District of Columbia | 3 | 894,750.00 | 0.21 | |
| Maine | 2 | 861,800.00 | 0.20 | |
| New Hampshire | 2 | 851,250.00 | 0.20 | |
| New Mexico | 3 | 839,496.88 | 0.19 | |
| Utah | 2 | 579,000.00 | 0.13 | |
| Missouri | 4 | 486,300.00 | 0.11 | |
| Indiana | 2 | 482,000.00 | 0.11 | |
| Idaho | 2 | 472,500.00 | 0.11 | |
| Wyoming | 3 | 470,000.00 | 0.11 | |
| Montana | 3 | 393,100.00 | 0.09 | |
| Alabama | 2 | 379,200.00 | 0.09 | |
| North Dakota | 2 | 270,000.00 | 0.06 | |
| Total | 1,140 | 431,533,186.77 | 100.00 | % |

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Sequoia Mortgage Trust 9

Group 1 Mortgage Loans

As of the Cut-off Date

| | | | |
|---|---|-------------------|----------------|
| TOTAL CURRENT BALANCE: | \$274,629,312 | | |
| NUMBER OF LOANS: | 690 | | |
| | | Minimum | Maximum |
| AVG CURRENT BALANCE: | \$398,013 | \$54,600 | \$3,000,000 |
| AVG ORIGINAL BALANCE: | \$398,031 | \$54,600 | \$3,000,000 |
| WAVG LOAN RATE: | 3.679 % | 3.375 % | 4.375 % |
| WAVG SERVICING FEE: | 0.376 % | 0.375 % | 0.750 % |
| WAVG NET LOAN RATE: | 3.304 % | 3.000 % | 3.875 % |
| WAVG GROSS MARGIN: | 1.718 % | 1.375 % | 2.500 % |
| WAVG MAXIMUM LOAN RATE: | 12.000 % | 12.000 % | 12.000 % |
| WAVG PERIODIC RATE CAP: | 0.000 % | 0.000 % | 0.000 % |
| WAVG FIRST RATE CAP: | 0.000 % | 0.000 % | 0.000 % |
| WAVG ORIGINAL LTV: | 69.04 % | 15.86 % | 100.00 % |
| WAVG EFFECTIVE LTV: | 66.47 % | 15.86 % | 95.00 % |
| WAVG CREDIT SCORE: | 729 | 539 | 817 |
| WAVG ORIGINAL TERM: | 318 months | 300 months | 360 months |
| WAVG REMAINING TERM: | 318 months | 297 months | 360 months |
| WAVG SEASONING: | 0 months | 0 months | 3 months |
| WAVG NEXT RATE RESET: | 3 months | 1 months | 7 months |
| WAVG RATE ADJ FREQ: | 3 months | 1 months | 6 months |
| WAVG FIRST RATE ADJ FREQ: | 3 months | 1 months | 6 months |
| WAVG IO ORIGINAL TERM: | 102 months | 60 months | 120 months |
| WAVG IO REMAINING TERM: | 102 months | 58 months | 120 months |
| TOP STATE CONCENTRATIONS (\$): | 24.41% California, 15.42% Florida, 7.92 Georgia | | |
| MAXIMUM ZIP CODE CONCENTRATION (\$): | 2.29% 33480 (Palm Beach, Florida) | | |
| FIRST PAY DATE: | May 1, 2002 | September 1, 2002 | |
| RATE CHANGE DATE: | August 1, 2002 | February 1, 2003 | |
| MATURE DATE: | April 1, 2027 | August 1, 2032 | |

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Sequoia Mortgage Trust 9
Group 1 Mortgage Loans
As of the Cut-off Date

| ORIGINATOR: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|--------------------|-------------------------------------|---|--|
| MSDWCC | 471 | 190,558,442.40 | 69.39 % |
| GreenPoint | 219 | 84,070,869.35 | 30.61 |
| Total | 690 | 274,629,311.75 | 100.00 % |

| INDEX: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|---------------|-------------------------------------|---|--|
| 1 M LIBOR | 328 | 146,612,137.22 | 53.39 % |
| 6 M LIBOR | 362 | 128,017,174.53 | 46.61 |
| Total | 690 | 274,629,311.75 | 100.00 % |

| PRODUCT: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|-----------------|-------------------------------------|---|--|
| ARM | 690 | 274,629,311.75 | 100.00 % |
| Total | 690 | 274,629,311.75 | 100.00 % |

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Sequoia Mortgage Trust 9
Group 1 Mortgage Loans
As of the Cut-off Date

| <u>CURRENT BALANCE (\$):</u> | <u>Number of Mortgage Loans</u> | <u>Principal Balance Outstanding as of the Cut-off Date</u> | <u>% of Aggregate Principal Balance Outstanding as of the Cut-off Date</u> |
|------------------------------|-------------------------------------|---|--|
| 0.01 - 100,000.00 | 45 | 3,811,579.00 | 1.39 % |
| 100,000.01 - 200,000.00 | 175 | 26,795,417.83 | 9.76 |
| 200,000.01 - 300,000.00 | 135 | 33,781,404.87 | 12.30 |
| 300,000.01 - 400,000.00 | 104 | 36,021,755.00 | 13.12 |
| 400,000.01 - 500,000.00 | 63 | 28,518,760.00 | 10.38 |
| 500,000.01 - 600,000.00 | 54 | 29,587,075.00 | 10.77 |
| 600,000.01 - 700,000.00 | 36 | 23,437,475.00 | 8.53 |
| 700,000.01 - 800,000.00 | 17 | 12,774,300.00 | 4.65 |
| 800,000.01 - 900,000.00 | 4 | 3,409,379.35 | 1.24 |
| 900,000.01 - 1,000,000.00 | 24 | 23,476,000.00 | 8.55 |
| 1,000,000.01 - 1,100,000.00 | 6 | 6,484,750.00 | 2.36 |
| 1,100,000.01 - 1,200,000.00 | 2 | 2,400,000.00 | 0.87 |
| 1,200,000.01 - 1,300,000.00 | 3 | 3,760,250.00 | 1.37 |
| 1,300,000.01 - 1,400,000.00 | 1 | 1,334,375.00 | 0.49 |
| 1,400,000.01 - 1,500,000.00 | 8 | 11,808,640.00 | 4.30 |
| 1,600,000.01 - 1,700,000.00 | 1 | 1,615,000.00 | 0.59 |
| 1,700,000.01 - 1,800,000.00 | 1 | 1,745,000.00 | 0.64 |
| 1,800,000.01 - 1,900,000.00 | 1 | 1,875,000.00 | 0.68 |
| 1,900,000.01 - 2,000,000.00 | 7 | 13,998,150.70 | 5.10 |
| 2,100,000.01 - 2,200,000.00 | 1 | 2,200,000.00 | 0.80 |
| 2,700,000.01 - 2,800,000.00 | 1 | 2,795,000.00 | 1.02 |
| 2,900,000.01 - 3,000,000.00 | 1 | 3,000,000.00 | 1.09 |
| Total: | 690 | 274,629,311.75 | 100.00 % |

| <u>LOAN RATE (%):</u> | <u>Number of Mortgage Loans</u> | <u>Principal Balance Outstanding as of the Cut-off Date</u> | <u>% of Aggregate Principal Balance Outstanding as of the Cut-off Date</u> |
|-----------------------|-------------------------------------|---|--|
| 3.001 - 3.500 | 184 | 82,752,732.95 | 30.13 % |
| 3.501 - 4.000 | 456 | 171,147,574.75 | 62.32 |
| 4.001 - 4.500 | 50 | 20,729,004.05 | 7.55 |
| Total | 690 | 274,629,311.75 | 100.00 % |

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Sequoia Mortgage Trust 9
Group 1 Mortgage Loans
As of the Cut-off Date

| GROSS MARGIN (%): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|--------------------------|-------------------------------------|---|--|
| 1.375 | 1 | 152,000.00 | 0.06 % |
| 1.500 | 158 | 67,821,724.90 | 24.70 |
| 1.625 | 316 | 114,091,324.85 | 41.54 |
| 1.750 | 23 | 12,019,850.00 | 4.38 |
| 1.875 | 61 | 18,678,077.95 | 6.80 |
| 2.000 | 47 | 27,171,425.00 | 9.89 |
| 2.125 | 83 | 33,994,909.05 | 12.38 |
| 2.500 | 1 | 700,000.00 | 0.25 |
| Total | 690 | 274,629,311.75 | 100.00 % |

| FIRST RATE CAP (%): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|----------------------------|-------------------------------------|---|--|
| 0.000 | 690 | 274,629,311.75 | 100.00 % |
| Total | 690 | 274,629,311.75 | 100.00 % |

| PERIODIC RATE CAP (%): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|-------------------------------|-------------------------------------|---|--|
| 0.000 | 1,140 | 431,533,186.77 | 100.00 % |
| Total | 1,140 | 431,533,186.77 | 100.00 % |

| MAXIMUM LOAN RATE (%): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|-------------------------------|-------------------------------------|---|--|
| 12.000 | 690 | 274,629,311.75 | 100.00 % |
| Total | 690 | 274,629,311.75 | 100.00 % |

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Group 1 Mortgage Loans

As of the Cut-off Date

| ORIGINAL TERM (Months): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|-------------------------|-----------------------------|--|--|
| 300 | 471 | 190,558,442.40 | 69.39 % |
| 360 | 219 | 84,070,869.35 | 30.61 |
| Total | 690 | 274,629,311.75 | 100.00 % |

| REMAINING TERM (Months): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|--------------------------|-----------------------------|--|--|
| 296 - 300 | 471 | 190,558,442.40 | 69.39 % |
| 355 - 360 | 219 | 84,070,869.35 | 30.62 |
| Total | 690 | 274,629,311.75 | 100.00 % |

| IO REMAINING TERM (Months): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|-----------------------------|-----------------------------|--|--|
| 54 - 59 | 3 | 1,860,100.00 | 0.68 % |
| 60 - 65 | 216 | 82,210,769.35 | 29.94 |
| 114 - 119 | 13 | 8,949,811.60 | 3.26 |
| 120 - 125 | 458 | 181,608,630.80 | 66.13 |
| Total | 690 | 274,629,311.75 | 100.00 % |

| RATE CHANGE DATE: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|-------------------|-----------------------------|--|--|
| 8/1/2002 | 286 | 130,561,912.22 | 47.54 % |
| 9/1/2002 | 42 | 16,050,225.00 | 5.84 |
| 10/1/2002 | 1 | 261,000.00 | 0.10 |
| 11/1/2002 | 1 | 1,500,000.00 | 0.55 |
| 12/1/2002 | 9 | 6,209,400.70 | 2.26 |
| 1/1/2003 | 336 | 114,956,773.83 | 41.86 |
| 2/1/2003 | 15 | 5,090,000.00 | 1.85 |
| Total | 690 | 274,629,311.75 | 100.00 % |

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Group 1 Mortgage Loans
As of the Cut-off Date

| ORIGINAL LTV (%): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|--------------------------|-------------------------------------|---|--|
| 10.01 - 20.00 | 2 | 272,500.00 | 0.10 % |
| 20.01 - 30.00 | 9 | 2,839,000.00 | 1.03 |
| 30.01 - 40.00 | 31 | 16,207,150.70 | 5.90 |
| 40.01 - 50.00 | 51 | 23,636,750.00 | 8.61 |
| 50.01 - 60.00 | 76 | 29,208,352.03 | 10.64 |
| 60.01 - 70.00 | 129 | 51,517,045.32 | 18.76 |
| 70.01 - 80.00 | 316 | 120,083,228.70 | 43.73 |
| 80.01 - 90.00 | 14 | 6,688,010.00 | 2.44 |
| 90.01 - 100.00 | 62 | 24,177,275.00 | 8.80 |
| Total | 690 | 274,629,311.75 | 100.00 % |

| EFFECTIVE LTV (%): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|---------------------------|-------------------------------------|---|--|
| 15.01 - 20.00 | 2 | 272,500.00 | 0.10 % |
| 20.01 - 30.00 | 10 | 2,921,500.00 | 1.06 |
| 30.01 - 40.00 | 31 | 16,207,150.70 | 5.9 |
| 40.01 - 50.00 | 51 | 23,636,750.00 | 8.61 |
| 50.01 - 60.00 | 81 | 33,167,652.03 | 12.08 |
| 60.01 - 70.00 | 175 | 74,063,598.32 | 26.97 |
| 70.01 - 80.00 | 316 | 119,357,228.70 | 43.47 |
| 80.01 - 90.00 | 11 | 2,375,010.00 | 0.86 |
| 90.01 - 95.00 | 13 | 2,627,922.00 | 0.96 |
| Total | 690 | 274,629,311.75 | 100.00 % |

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Group 1 Mortgage Loans

As of the Cut-off Date

| CREDIT SCORE: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|----------------------|-------------------------------------|---|--|
| 526 - 550 | 2 | 1,025,000.00 | 0.37 % |
| 551 - 575 | 1 | 240,000.00 | 0.09 |
| 576 - 600 | 1 | 82,500.00 | 0.03 |
| 601 - 625 | 14 | 8,127,478.70 | 2.96 |
| 626 - 650 | 22 | 8,770,705.00 | 3.19 |
| 651 - 675 | 50 | 23,751,382.00 | 8.65 |
| 676 - 700 | 84 | 27,288,758.02 | 9.94 |
| 701 - 725 | 125 | 48,415,249.00 | 17.63 |
| 726 - 750 | 97 | 43,137,213.80 | 15.71 |
| 751 - 775 | 150 | 64,697,186.30 | 23.56 |
| 776 - 800 | 123 | 44,268,638.93 | 16.12 |
| 801 - 825 | 21 | 4,825,200.00 | 1.76 |
| Total | 690 | 274,629,311.75 | 100.00 % |

| AMORTIZATION: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|----------------------|-------------------------------------|---|--|
| Interest Only | 690 | 274,629,311.75 | 100.00 % |
| Total | 690 | 274,629,311.75 | 100.00 % |

| DOCUMENTATION: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|---------------------------|-------------------------------------|---|--|
| Alternative Documentation | 457 | 184,637,077.40 | 67.23 % |
| Full Documentation | 175 | 65,315,112.33 | 23.78 |
| Limited Documentation | 51 | 22,299,422.02 | 8.12 |
| No Ratio | 6 | 1,677,700.00 | 0.61 |
| No Income Verifier | 1 | 700,000.00 | 0.25 |
| Total | 690 | 274,629,311.75 | 100.00 % |

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Group 1 Mortgage Loans

As of the Cut-off Date

| OCCUPANCY: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|--------------|-----------------------------|--|--|
| Primary | 603 | 237,366,592.02 | 86.43 % |
| Second Home | 64 | 32,295,987.70 | 11.76 |
| Investor | 23 | 4,966,732.03 | 1.81 |
| Total | 690 | 274,629,311.75 | 100.00 % |

| PROPERTY TYPE: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|-----------------|-----------------------------|--|--|
| Single Family | 422 | 177,105,729.95 | 64.49 % |
| PUD | 189 | 70,238,376.80 | 25.58 |
| Condominium | 62 | 19,475,690.00 | 7.09 |
| Cooperative | 6 | 3,908,750.00 | 1.42 |
| Two-Four Family | 10 | 3,800,765.00 | 1.38 |
| Townhouse | 1 | 100,000.00 | 0.04 |
| Total | 690 | 274,629,311.75 | 100.00 % |

| PURPOSE: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|---------------------|-----------------------------|--|--|
| Purchase | 231 | 100,766,896.80 | 36.69 % |
| Cash Out Refinance | 234 | 93,044,601.70 | 33.88 |
| Rate/Term Refinance | 225 | 80,817,813.25 | 29.43 |
| Total | 690 | 274,629,311.75 | 100.00 % |

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Group 1 Mortgage Loans

As of the Cut-off Date

| STATES: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|----------------------|-----------------------------|--|--|
| California | 147 | 67,042,898.27 | 24.41 % |
| Florida | 100 | 42,358,669.80 | 15.42 |
| Georgia | 65 | 21,755,501.35 | 7.92 |
| New York | 37 | 21,315,365.00 | 7.76 |
| New Jersey | 35 | 15,784,525.00 | 5.75 |
| Virginia | 24 | 12,085,818.00 | 4.40 |
| Colorado | 16 | 8,099,775.35 | 2.95 |
| Maryland | 25 | 7,922,599.03 | 2.88 |
| Massachusetts | 18 | 7,805,550.00 | 2.84 |
| Arizona | 23 | 7,583,400.00 | 2.76 |
| Illinois | 23 | 7,259,450.00 | 2.64 |
| North Carolina | 20 | 4,842,050.00 | 1.76 |
| Washington | 9 | 4,250,550.00 | 1.55 |
| Connecticut | 7 | 4,007,625.00 | 1.46 |
| Pennsylvania | 9 | 3,989,920.00 | 1.45 |
| Ohio | 17 | 3,718,550.00 | 1.35 |
| Nevada | 9 | 3,393,560.00 | 1.24 |
| Delaware | 5 | 3,147,207.00 | 1.15 |
| Hawaii | 5 | 3,104,000.00 | 1.13 |
| Texas | 15 | 3,079,088.95 | 1.12 |
| Michigan | 15 | 2,804,700.00 | 1.02 |
| Tennessee | 9 | 2,761,500.00 | 1.01 |
| Minnesota | 7 | 2,197,750.00 | 0.80 |
| South Carolina | 6 | 1,731,329.00 | 0.63 |
| Oregon | 5 | 1,521,970.00 | 0.55 |
| Wisconsin | 5 | 1,384,200.00 | 0.50 |
| Kansas | 5 | 1,298,460.00 | 0.47 |
| Rhode Island | 1 | 1,269,000.00 | 0.46 |
| Louisiana | 1 | 965,000.00 | 0.35 |
| Vermont | 2 | 900,000.00 | 0.33 |
| Maine | 2 | 861,800.00 | 0.31 |
| New Hampshire | 2 | 851,250.00 | 0.31 |
| Utah | 2 | 579,000.00 | 0.21 |
| Missouri | 4 | 486,300.00 | 0.18 |
| Indiana | 2 | 482,000.00 | 0.18 |
| Wyoming | 3 | 470,000.00 | 0.17 |
| Alabama | 2 | 379,200.00 | 0.14 |
| Montana | 2 | 300,000.00 | 0.11 |
| New Mexico | 2 | 293,500.00 | 0.11 |
| North Dakota | 2 | 270,000.00 | 0.10 |
| Idaho | 1 | 161,250.00 | 0.06 |
| District of Columbia | 1 | 115,000.00 | 0.04 |
| Total: | 690 | 274,629,311.75 | 100.00 % |

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Sequoia Mortgage Trust 9

Group 2 Mortgage Loans

As of the Cut-off Date

TOTAL CURRENT BALANCE: \$156,903,875
NUMBER OF LOANS: 450

| | | Minimum | Maximum |
|----------------------------------|------------|------------|-------------|
| AVG CURRENT BALANCE: | \$348,675 | \$50,700 | \$1,000,000 |
| AVG ORIGINAL BALANCE: | \$348,687 | \$50,700 | \$1,000,000 |
| WAVG LOAN RATE: | 4.010 % | 3.500 % | 4.375 % |
| WAVG SERVICING FEE: | 0.375 % | 0.375 % | 0.375 % |
| WAVG NET LOAN RATE: | 3.635 % | 3.125 % | 4.000 % |
| WAVG GROSS MARGIN: | 1.942 % | 1.250 % | 3.000 % |
| WAVG MAXIMUM LOAN RATE: | 12.000 % | 12.000 % | 12.000 % |
| WAVG PERIODIC RATE CAP: | 0.000 % | 0.000 % | 0.000 % |
| WAVG FIRST RATE CAP: | 0.000 % | 0.000 % | 0.000 % |
| WAVG ORIGINAL LTV: | 67.46 % | 21.13 % | 95.00 % |
| WAVG EFFECTIVE LTV: | 67.46 % | 21.13 % | 95.00 % |
| WAVG CREDIT SCORE: | 741 | 647 | 810 |
| WAVG ORIGINAL TERM: | 360 months | 360 months | 360 months |
| WAVG REMAINING TERM: | 360 months | 356 months | 360 months |
| WAVG SEASONING: | 0 months | 0 months | 4 months |
| WAVG NEXT RATE RESET: | 6 months | 2 months | 7 months |
| WAVG RATE ADJ FREQ: | 6 months | 6 months | 6 months |
| WAVG FIRST RATE ADJ FREQ: | 6 months | 6 months | 6 months |
| WAVG IO ORIGINAL TERM: | 60 months | 60 months | 60 months |
| WAVG IO REMAINING TERM: | 60 months | 56 months | 60 months |

TOP STATE CONCENTRATIONS (\$): 36.31% California, 10.96 Georgia, 7.45% Arizona

MAXIMUM ZIP CODE CONCENTRATION (\$): 1.59% 92037 (San Diego/La Jolla, California)

| | | |
|--------------------------|-------------------|-------------------|
| FIRST PAY DATE: | April 1, 2002 | September 1, 2002 |
| RATE CHANGE DATE: | September 1, 2002 | February 1, 2003 |
| MATURE DATE: | March 1, 2032 | August 1, 2032 |

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Sequoia Mortgage Trust 9

Group 2 Mortgage Loans

As of the Cut-off Date

| ORIGINATOR: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|--------------------|-------------------------------------|---|--|
| GreenPoint | 450 | 156,903,875.02 | 100.00 % |
| Total | 450 | 156,903,875.02 | 100.00 % |

| INDEX: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|------------------|-------------------------------------|---|--|
| 6 M LIBOR | 450 | 156,903,875.02 | 100.00 % |
| Total | 450 | 156,903,875.02 | 100.00 % |

| PRODUCT: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|-----------------|-------------------------------------|---|--|
| ARM | 450 | 156,903,875.02 | 100.00 % |
| Total | 450 | 156,903,875.02 | 100.00 % |

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Sequoia Mortgage Trust 9

Group 2 Mortgage Loans

As of the Cut-off Date

| CURRENT BALANCE (\$): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|---------------------------|-----------------------------|--|--|
| 0.01 - 100,000.00 | 10 | 793,000.00 | 0.51 % |
| 100,000.01 - 200,000.00 | 108 | 16,307,106.00 | 10.39 |
| 200,000.01 - 300,000.00 | 95 | 23,972,476.75 | 15.28 |
| 300,000.01 - 400,000.00 | 85 | 30,227,416.35 | 19.26 |
| 400,000.01 - 500,000.00 | 73 | 33,271,029.04 | 21.20 |
| 500,000.01 - 600,000.00 | 30 | 16,628,196.88 | 10.60 |
| 600,000.01 - 700,000.00 | 32 | 20,556,850.00 | 13.10 |
| 700,000.01 - 800,000.00 | 5 | 3,712,600.00 | 2.37 |
| 800,000.01 - 900,000.00 | 2 | 1,673,000.00 | 1.07 |
| 900,000.01 - 1,000,000.00 | 10 | 9,762,200.00 | 6.22 |
| Total: | 450 | 156,903,875.02 | 100.00 % |

| LOAN RATE (%): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|----------------|-----------------------------|--|--|
| 3.001 - 3.500 | 3 | 604,100.00 | 0.39 % |
| 3.501 - 4.000 | 264 | 87,824,615.98 | 55.97 |
| 4.001 - 4.500 | 183 | 68,475,159.04 | 43.64 |
| Total | 450 | 156,903,875.02 | 100.00 % |

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Sequoia Mortgage Trust 9

Group 2 Mortgage Loans

As of the Cut-off Date

| <u>GROSS MARGIN (%):</u> | <u>Number of Mortgage Loans</u> | <u>Principal Balance Outstanding as of the Cut-off Date</u> | <u>% of Aggregate Principal Balance Outstanding as of the Cut-off Date</u> |
|--------------------------|-------------------------------------|---|--|
| 1.250 | 1 | 294,400.00 | 0.19 % |
| 1.500 | 11 | 3,661,991.75 | 2.33 |
| 1.625 | 40 | 15,447,052.88 | 9.84 |
| 1.750 | 25 | 9,472,950.00 | 6.04 |
| 1.875 | 144 | 47,258,071.35 | 30.12 |
| 2.000 | 81 | 26,229,979.04 | 16.72 |
| 2.125 | 147 | 54,345,430.00 | 34.64 |
| 3.000 | 1 | 194,000.00 | 0.12 |
| Total: | 450 | 156,903,875.02 | 100.00 % |

| <u>FIRST RATE CAP (%):</u> | <u>Number of Mortgage Loans</u> | <u>Principal Balance Outstanding as of the Cut-off Date</u> | <u>% of Aggregate Principal Balance Outstanding as of the Cut-off Date</u> |
|----------------------------|-------------------------------------|---|--|
| 0.000 | 450 | 156,903,875.02 | 100.00 % |
| Total | 450 | 156,903,875.02 | 100.00 % |

| <u>PERIODIC RATE CAP (%):</u> | <u>Number of Mortgage Loans</u> | <u>Principal Balance Outstanding as of the Cut-off Date</u> | <u>% of Aggregate Principal Balance Outstanding as of the Cut-off Date</u> |
|-------------------------------|-------------------------------------|---|--|
| 0.000 | 450 | 156,903,875.02 | 100.00 % |
| Total | 450 | 156,903,875.02 | 100.00 % |

| <u>MAXIMUM LOAN RATE (%):</u> | <u>Number of Mortgage Loans</u> | <u>Principal Balance Outstanding as of the Cut-off Date</u> | <u>% of Aggregate Principal Balance Outstanding as of the Cut-off Date</u> |
|-------------------------------|-------------------------------------|---|--|
| 12.000 | 450 | 156,903,875.02 | 100.00 % |
| Total | 450 | 156,903,875.02 | 100.00 % |

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Sequoia Mortgage Trust 9

Group 2 Mortgage Loans

As of the Cut-off Date

| ORIGINAL TERM (Months): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|-------------------------|-----------------------------|--|--|
| 360 | 450 | 156,903,875.02 | 100.00 % |
| Total | 450 | 156,903,875.02 | 100.00 % |

| REMAINING TERM (Months): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|--------------------------|-----------------------------|--|--|
| 355 - 360 | 450 | 156,903,875.02 | 100.00 % |
| Total | 450 | 156,903,875.02 | 100.00 % |

| IO REMAINING TERM (Months): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|-----------------------------|-----------------------------|--|--|
| 54 - 59 | 16 | 6,859,462.27 | 4.37 % |
| 60 - 65 | 434 | 150,044,412.75 | 95.63 |
| Total: | 450 | 156,903,875.02 | 100.00 % |

| RATE CHANGE DATE: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|-------------------|-----------------------------|--|--|
| 9/1/2002 | 1 | 560,000.00 | 0.36 % |
| 12/1/2002 | 15 | 6,299,462.27 | 4.01 |
| 1/1/2003 | 270 | 95,813,907.75 | 61.07 |
| 2/1/2003 | 164 | 54,230,505.00 | 34.56 |
| Total | 450 | 156,903,875.02 | 100.00 % |

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Sequoia Mortgage Trust 9

Group 2 Mortgage Loans

As of the Cut-off Date

| ORIGINAL LTV (%): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|-------------------|-----------------------------|--|--|
| 20.01 - 30.00 | 11 | 3,523,700.00 | 2.25 % |
| 30.01 - 40.00 | 17 | 6,896,150.00 | 4.40 |
| 40.01 - 50.00 | 28 | 12,124,000.00 | 7.73 |
| 50.01 - 60.00 | 50 | 21,004,165.39 | 13.39 |
| 60.01 - 70.00 | 102 | 35,959,580.00 | 22.92 |
| 70.01 - 80.00 | 198 | 68,191,122.88 | 43.46 |
| 80.01 - 90.00 | 26 | 6,166,460.00 | 3.93 |
| 90.01 - 100.00 | 18 | 3,038,696.75 | 1.94 |
| Total | 450 | 156,903,875.02 | 100.00 % |

| EFFECTIVE LTV (%): | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|--------------------|-----------------------------|--|--|
| 20.01 - 30.00 | 11 | 3,523,700.00 | 2.25 % |
| 30.01 - 40.00 | 17 | 6,896,150.00 | 4.40 |
| 40.01 - 50.00 | 28 | 12,124,000.00 | 7.73 |
| 50.01 - 60.00 | 50 | 21,004,165.39 | 13.39 |
| 60.01 - 70.00 | 102 | 35,959,580.00 | 22.91 |
| 70.01 - 80.00 | 198 | 68,191,122.88 | 43.46 |
| 80.01 - 90.00 | 26 | 6,166,460.00 | 3.93 |
| 90.01 - 95.00 | 18 | 3,038,696.75 | 1.94 |
| Total | 450 | 156,903,875.02 | 100.00 % |

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Sequoia Mortgage Trust 9

Group 2 Mortgage Loans

As of the Cut-off Date

| <u>CREDIT SCORE:</u> | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|----------------------|-----------------------------|--|--|
| 626 - 650 | 1 | 294,400.00 | 0.19 % |
| 651 - 675 | 10 | 3,477,550.00 | 2.22 |
| 676 - 700 | 67 | 22,784,680.00 | 14.52 |
| 701 - 725 | 84 | 30,403,970.39 | 19.38 |
| 726 - 750 | 75 | 24,475,761.00 | 15.60 |
| 751 - 775 | 126 | 45,584,616.75 | 29.05 |
| 776 - 800 | 76 | 26,650,046.88 | 16.98 |
| 801 - 825 | 11 | 3,232,850.00 | 2.06 |
| Total: | 450 | 156,903,875.02 | 100.00 % |

| <u>AMORTIZATION:</u> | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|----------------------|-----------------------------|--|--|
| Interest Only | 450 | 156,903,875.02 | 100.00 % |
| Total | 450 | 156,903,875.02 | 100.00 % |

| <u>DOCUMENTATION:</u> | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|-----------------------|-----------------------------|--|--|
| Full Documentation | 366 | 122,597,595.02 | 78.14 |
| Limited Documentation | 84 | 34,306,280.00 | 21.86 |
| Total | 450 | 156,903,875.02 | 100.00 % |

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Sequoia Mortgage Trust 9

Group 2 Mortgage Loans

As of the Cut-off Date

| OCCUPANCY: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|-------------------|-------------------------------------|---|--|
| Primary | 427 | 150,521,725.02 | 95.93 % |
| Second Home | 14 | 4,376,700.00 | 2.79 |
| Investor | 9 | 2,005,450.00 | 1.28 |
| Total | 450 | 156,903,875.02 | 100.00 % |

| PROPERTY TYPE: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|-----------------------|-------------------------------------|---|--|
| Single Family | 261 | 90,158,186.35 | 57.46 % |
| PUD | 167 | 59,565,898.63 | 37.96 |
| Condominium | 21 | 6,969,790.04 | 4.44 |
| Two-Four Family | 1 | 210,000.00 | 0.13 |
| Total | 450 | 156,903,875.02 | 100.00 % |

| PURPOSE: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|---------------------|-------------------------------------|---|--|
| Rate/Term Refinance | 191 | 68,931,215.39 | 43.93 % |
| Purchase | 167 | 58,756,309.63 | 37.45 |
| Cash Out Refinance | 92 | 29,216,350.00 | 18.62 |
| Total | 450 | 156,903,875.02 | 100.00 % |

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Sequoia Mortgage Trust 9

Group 2 Mortgage Loans

As of the Cut-off Date

| STATES: | Number of Mortgage Loans | Principal Balance Outstanding as of the Cut-off Date | % of Aggregate Principal Balance Outstanding as of the Cut-off Date |
|----------------------|-----------------------------|--|--|
| California | 138 | 56,972,150.00 | 36.31 % |
| Georgia | 55 | 17,191,746.00 | 10.96 |
| Arizona | 51 | 11,688,400.00 | 7.45 |
| Illinois | 18 | 9,307,036.35 | 5.93 |
| North Carolina | 26 | 7,225,745.00 | 4.61 |
| Florida | 20 | 6,922,941.75 | 4.41 |
| Colorado | 16 | 6,404,200.00 | 4.08 |
| Pennsylvania | 13 | 4,411,250.00 | 2.81 |
| New Jersey | 10 | 4,130,400.00 | 2.63 |
| Washington | 10 | 3,563,450.00 | 2.27 |
| Minnesota | 10 | 3,382,300.00 | 2.16 |
| Connecticut | 6 | 2,934,750.00 | 1.87 |
| Ohio | 12 | 2,723,200.00 | 1.74 |
| Oregon | 8 | 2,435,750.00 | 1.55 |
| South Carolina | 7 | 2,414,100.00 | 1.54 |
| Virginia | 8 | 2,413,550.00 | 1.54 |
| Nevada | 8 | 2,321,600.00 | 1.48 |
| Massachusetts | 6 | 2,181,000.00 | 1.39 |
| Texas | 8 | 2,046,580.00 | 1.30 |
| Maryland | 7 | 1,946,200.00 | 1.24 |
| New York | 3 | 1,104,929.04 | 0.70 |
| District of Columbia | 2 | 779,750.00 | 0.50 |
| Louisiana | 1 | 645,000.00 | 0.41 |
| Michigan | 3 | 582,500.00 | 0.37 |
| New Mexico | 1 | 545,996.88 | 0.35 |
| Idaho | 1 | 311,250.00 | 0.20 |
| Delaware | 1 | 225,000.00 | 0.14 |
| Montana | 1 | 93,100.00 | 0.06 |
| Total: | 450 | 156,903,875.02 | 100.00 % |

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