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RECD S.E.C.

MAR 1 7 2003

1086

SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, DC 20549

FORM SE

FORM FOR SUBMISSION OF PAPER FORMAT EXHIBITS

BY ELECTRONIC FILERS

Structured Asset Securities Corporation II	0001202186
(Exact Name of Registrant as Specified in Charter)	(Registrant CIK Number)

Form 8-K (March 17, 2003)	333-100864
(Electronic Report, Schedule or Registration Statement of Which the Documents Are a Part (Give Period of Report)	(SEC File Number, if Available)

N/A

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

PROCESSED

MAR 1 8 2003

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 New York, State of New York, on 3/14, 2003.

STRUCTURED ASSET SECURITIES CORPORATION II

By: Priscilla J Torres
Name: Priscilla Torres
Title: SVP

EXHIBIT INDEX

The following exhibit is 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.	4

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 2003-C1

NY1 5342643v2

Yield Table - Bond A1B

LBUBS 2003-C1
Settle as of 03/20/03

Bond Summary - Bond A1B			
Fixed Coupon:	3.850		
Orig Bal:	203,986,000		
Factor:	1.0000000		
Factor Date:	03/15/03	Next Pmt:	04/15/03
Delay:	4	Cusip:	

	0.00 CPR	
Price	Yield	Duration
100-06	3.840	5.62
100-07	3.835	5.62
100-08	3.829	5.62
100-09	3.823	5.62
100-10	3.818	5.62
100-11	3.812	5.62
100-12	3.807	5.62
100-13	3.801	5.62
100-14	3.796	5.62
100-15	3.790	5.62
100-16	3.785	5.62
100-17	3.779	5.62
100-18	3.774	5.62
100-19	3.768	5.62
100-20	3.763	5.62
100-21	3.757	5.62
100-22	3.752	5.62
100-23	3.746	5.63
100-24	3.741	5.63
100-25	3.735	5.63
100-26	3.730	5.63
Average Life	6.55	
First Pay	04/15/03	
Last Pay	02/15/13	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.1947	1.1863	1.4960	2.6110	3.6500	4.6860
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3563	1.7485	2.2464	2.6744	3.0323	3.2984	3.5645	3.7669	3.9317	4.0841	4.2622	4.4403	4.6296	1.8913	4.9935

Yield Table - Bond XCP

LBUBS 2003-C1
Settle as of 03/20/03

Bond Summary - Bond XCP			
Fixed Coupon:	1.628	Type:	IO
Orig Not:	1,236,577,000		
Factor:	1.0000000		
Factor Date:	03/15/03	Next Pmt:	04/15/03
Delay:	4	Cusip:	

	100.00 CPR		100.00 CPR %CURR.BAL/ANN: 0.00-6.00 Recovery (Lag): 65.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-7.00 Recovery (Lag): 65.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-8.00 Recovery (Lag): 65.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-9.00 Recovery (Lag): 65.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-10.00 Recovery (Lag): 65.00% (12)	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
6-27	4.938	2.70	4.938	2.70	4.938	2.70	4.902	2.69	4.808	2.69	4.657	2.68
6-28	4.770	2.70	4.770	2.70	4.770	2.70	4.734	2.70	4.640	2.70	4.488	2.69
6-29	4.604	2.71	4.604	2.71	4.604	2.71	4.567	2.71	4.473	2.70	4.321	2.70
6-30	4.438	2.72	4.438	2.72	4.438	2.72	4.402	2.72	4.307	2.71	4.155	2.70
6-31	4.274	2.73	4.274	2.73	4.274	2.73	4.237	2.72	4.142	2.72	3.990	2.71
7-00	4.111	2.73	4.111	2.73	4.111	2.73	4.074	2.73	3.979	2.73	3.826	2.72
7-01	3.950	2.74	3.950	2.74	3.950	2.74	3.912	2.74	3.817	2.73	3.663	2.73
7-02	3.789	2.75	3.789	2.75	3.789	2.75	3.752	2.75	3.656	2.74	3.502	2.74
7-03	**3.630**	**2.76**	**3.630**	**2.76**	**3.630**	**2.76**	**3.592**	**2.75**	**3.496**	**2.75**	**3.342**	**2.74**
7-04	3.471	2.76	3.471	2.76	3.471	2.76	3.434	2.76	3.337	2.76	3.182	2.75
7-05	3.314	2.77	3.314	2.77	3.314	2.77	3.276	2.77	3.180	2.76	3.024	2.76
7-06	3.158	2.78	3.158	2.78	3.158	2.78	3.120	2.78	3.023	2.77	2.868	2.77
7-07	3.003	2.79	3.003	2.79	3.003	2.79	2.965	2.79	2.868	2.78	2.712	2.77
7-08	2.849	2.79	2.849	2.79	2.849	2.79	2.811	2.79	2.713	2.79	2.557	2.78
7-09	2.696	2.80	2.696	2.80	2.696	2.80	2.658	2.80	2.560	2.79	2.403	2.79
7-10	2.545	2.81	2.545	2.81	2.545	2.81	2.506	2.81	2.408	2.80	2.251	2.79
7-11	2.394	2.82	2.394	2.82	2.394	2.82	2.355	2.81	2.257	2.81	2.099	2.80
Average Life	5.53		5.53		5.53		5.52		5.50		5.47	
First Pay	03/15/05		03/15/05		03/15/05		03/15/05		03/15/05		03/15/05	
Last Pay	03/15/10		03/15/10		03/15/10		03/15/10		03/15/10		03/15/10	
Sprd/ALife/Tsy	103/5.53		103/5.53		103/5.53		99/5.52		90/5.50		75/5.47	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.0855	1.0628	1.3306	2.4886	3.5800	4.6503
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.2138	1.5906	2.0991	2.5401	2.9036	3.1819	3.4602	3.6735	3.8517	4.0125	4.1998	4.3870	4.5776	4.8476	4.9678

Comments:

1 1) 100 CPY, 0 CDR
2) 100 CPY, 6 CDR STARTING MONTH 13, 12 MONTH LAG, 35% LOSS
3) 100 CPY, 7 CDR STARTING MONTH 13, 12 MONTH LAG, 35% LOSS
4) 100 CPY, 8 CDR STARTING MONTH 13, 12 MONTH LAG, 35% LOSS
5) 100 CPY, 9 CDR STARTING MONTH 13, 12 MONTH LAG, 35% LOSS
6) 100 CPY, 10 CDR STARTING MONTH 13, 12 MONTH LAG, 35% LOSS

Yield Table - Bond XCP

LBUBS 2003-C1
Settle as of 03/20/03

Bond Summary - Bond XCP			
Fixed Coupon:	1.615	Type:	IO
Orig Not:	1,236,577,000		
Factor:	1.0000000		
Factor Date:	03/15/03	Next Pmt:	04/15/03
Delay:	4	Cusip:	

	100.00 CPR	
Price	**Yield**	**Duration**
6-25	4.976	2.69
6-26	4.807	2.70
6-27	4.639	2.71
6-28	4.472	2.72
6-29	4.306	2.73
6-30	4.141	2.73
6-31	3.978	2.74
7-00	3.816	2.75
7-01	3.655	2.76
7-02	3.495	2.76
7-03	3.337	2.77
7-04	3.179	2.78
7-05	3.023	2.79
7-06	2.868	2.79
7-07	2.713	2.80
7-08	2.560	2.81
7-09	2.408	2.82
Average Life	5.53	
First Pay	03/15/05	
Last Pay	03/15/10	
Sprd/ALife/Tsy	103/5.53	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.1213	1.1090	1.3650	2.5114	3.5931	4.6545
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3197	1.6200	2.1297	2.5618	2.9264	3.2015	3.4766	3.6855	3.8643	4.0231	4.2075	4.3918	4.5835	1.8390	4.9745

Comments:

1 - BASE CASE

Yield Table - Bond XCP

LBUBS 2003-C1
Settle as of 03/20/03

Bond Summary - Bond XCP			
Fixed Coupon:	1.615	Type:	IO
Orig Not:	1,236,577,000		
Factor:	1.0000000		
Factor Date:	03/15/03	Next Pmt:	04/15/03
Delay:	4	Cusip:	

	100.00 CPR 1.00 %CURR.BAL/ANN Recovery (Lag): 65.00% (18)	
Price	Yield	Duration
6-25	3.521	2.74
6-26	3.354	2.74
6-27	3.188	2.75
6-28	3.024	2.76
6-29	2.861	2.77
6-30	2.699	2.78
6-31	2.538	2.78
7-00	2.379	2.79
7-01	2.221	2.80
7-02	2.063	2.81
7-03	1.907	2.82
7-04	1.752	2.82
7-05	1.598	2.83
7-06	1.445	2.84
7-07	1.294	2.85
7-08	1.143	2.85
7-09	0.993	2.86
Average Life	5.37	
First Pay	03/15/05	
Last Pay	03/15/10	
Sprd/ALife/Tsy	-37/5.37	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.1213	1.1090	1.3650	2.5114	3.5931	4.6545
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3197	1.6200	2.1297	2.5618	2.9264	3.2015	3.4766	3.6855	3.8643	4.0231	4.2075	4.3918	4.5835	1.8390	4.9745

Comments:

1 - DEFAULT LARGEST LOAN STARTING MONTH 6, 0% LOSS, 18 MONTH LAG, 100 CPY

Yield Table - Bond XCP

LBUBS 2003-C1
Settle as of 03/20/03

Bond Summary - Bond XCP			
Fixed Coupon:	1.615	Type:	IO
Orig Not:	1,236,577,000		
Factor:	1.0000000		
Factor Date:	03/15/03	Next Pmt:	04/15/03
Delay:	4	Cusip:	

	100.00 CPR 1.00 %CURR.BAL/ANN Recovery (Lag): 65.00% (18)	
Price	Yield	Duration
6-25	4.756	2.70
6-26	4.588	2.71
6-27	4.420	2.72
6-28	4.254	2.73
6-29	4.089	2.74
6-30	3.925	2.74
6-31	3.763	2.75
7-00	3.601	2.76
7-01	3.441	2.77
7-02	3.282	2.78
7-03	3.124	2.78
7-04	2.967	2.79
7-05	2.811	2.80
7-06	2.657	2.81
7-07	2.503	2.81
7-08	2.351	2.82
7-09	2.199	2.83
Average Life	5.51	
First Pay	03/15/05	
Last Pay	03/15/10	
Sprd/ALife/Tsy	82/5.51	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.1213	1.1090	1.3650	2.5114	3.5931	4.6545
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3197	1.6200	2.1297	2.5618	2.9264	3.2015	3.4766	3.6855	3.8643	4.0231	4.2075	4.3918	4.5835	1.8390	4.9745

Comments:

1 - DEFAULT LARGEST LOAN STARTING MONTH 6, 35% LOSS, 18 MONTH LAG, 100 CPY
- DEFAULT ALL ELSE IMMEDIATELY 1% CDR, 35% LOSS, 18 MONTH LAG, 100 CPY

Yield Table - Bond XCP

LBUBS 2003-C1
Settle as of 03/20/03

Bond Summary - Bond XCP			
Fixed Coupon:	1.571	Type:	IO
Orig Not:	1,236,577,000		
Factor:	1.0000000		
Factor Date:	03/15/03	Next Pmt:	04/15/03
Delay:	4	Cusip:	

	100.00 CPR		100.00 CPR %CURR.BAL/ANN: 0.00-6.00 Recovery (Lag): 65.00% (6)		100.00 CPR %CURR.BAL/ANN: 0.00-7.00 Recovery (Lag): 65.00% (6)		100.00 CPR %CURR.BAL/ANN: 0.00-8.00 Recovery (Lag): 65.00% (6)		100.00 CPR %CURR.BAL/ANN: 0.00-9.00 Recovery (Lag): 65.00% (6)	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
6-18	5.122	2.69	5.109	2.69	5.064	2.68	4.958	2.68	4.766	2.67
6-19	4.947	2.70	4.934	2.70	4.889	2.69	4.782	2.69	4.590	2.68
6-20	4.773	2.70	4.760	2.70	4.714	2.70	4.607	2.70	4.415	2.69
6-21	4.600	2.71	4.587	2.71	4.541	2.71	4.434	2.70	4.241	2.70
6-22	4.429	2.72	4.415	2.72	4.370	2.72	4.262	2.71	4.069	2.71
6-23	4.258	2.73	4.245	2.73	4.199	2.73	4.092	2.72	3.898	2.71
6-24	4.090	2.74	4.076	2.74	4.030	2.73	3.922	2.73	3.728	2.72
6-25	3.922	2.74	3.909	2.74	3.862	2.74	3.754	2.74	3.560	2.73
6-26	3.756	2.75	3.742	2.75	3.696	2.75	3.587	2.74	3.393	2.74
6-27	3.591	2.76	3.577	2.76	3.531	2.76	3.422	2.75	3.227	2.75
6-28	3.427	2.77	3.413	2.77	3.367	2.76	3.258	2.76	3.062	2.75
6-29	3.264	2.78	3.251	2.78	3.204	2.77	3.094	2.77	2.899	2.76
6-30	3.103	2.78	3.089	2.78	3.042	2.78	2.932	2.78	2.736	2.77
6-31	2.942	2.79	2.929	2.79	2.882	2.79	2.772	2.78	2.575	2.78
7-00	2.783	2.80	2.770	2.80	2.722	2.80	2.612	2.79	2.415	2.79
7-01	2.625	2.81	2.611	2.81	2.564	2.80	2.454	2.80	2.256	2.79
7-02	2.468	2.81	2.455	2.81	2.407	2.81	2.296	2.81	2.099	2.80
Average Life	5.53		5.53		5.52		5.50		5.46	
First Pay	03/15/05		03/15/05		03/15/05		03/15/05		03/15/05	
Last Pay	03/15/10		03/15/10		03/15/10		03/15/10		03/15/10	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	5.1947	5.1863	5.4960	6.6110	7.6500	8.6860
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3563	1.7485	2.2464	2.6744	3.0323	3.2984	3.5645	3.7669	3.9317	4.0841	4.2622	4.4403	4.6296	1.8913	4.9935

Comments:

1
1) 100 CPR AFTER LO/DEF, 0 CDR, TSYS UP 400 BPS
2) 100 CPR AFTER LO/DEF, 6 CDR STARTING MONTH 19, 6 MONTH LAG, 35% LOSS, TSYS UP 400 BPS
3) 100 CPR AFTER LO/DEF, 7 CDR STARTING MONTH 19, 6 MONTH LAG, 35% LOSS, TSYS UP 400 BPS
4) 100 CPR AFTER LO/DEF, 8 CDR STARTING MONTH 19, 6 MONTH LAG, 35% LOSS, TSYS UP 400 BPS
5) 100 CPR AFTER LO/DEF, 9 CDR STARTING MONTH 19, 6 MONTH LAG, 35% LOSS, TSYS UP 400 BPS

Yield Table - Bond XCP

LBUBS 2003-C1
Settle as of 03/20/03

Bond Summary - Bond XCP			
Fixed Coupon:	1.571	Type:	IO
Orig Not:	1,236,577,000		
Factor:	1.0000000		
Factor Date:	03/15/03	Next Pmt:	04/15/03
Delay:	4	Cusip:	

	100.00 CPR		100.00 CPR %CURR.BAL/ANN: 0.00-6.00 Recovery (Lag): 65.00% (6)		100.00 CPR %CURR.BAL/ANN: 0.00-7.00 Recovery (Lag): 65.00% (6)		100.00 CPR %CURR.BAL/ANN: 0.00-8.00 Recovery (Lag): 65.00% (6)		100.00 CPR %CURR.BAL/ANN: 0.00-9.00 Recovery (Lag): 65.00% (6)	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
6-18	5.122	2.69	5.122	2.69	5.122	2.69	5.088	2.69	4.996	2.68
6-19	4.947	2.70	4.947	2.70	4.946	2.70	4.912	2.69	4.820	2.69
6-20	4.773	2.70	4.773	2.70	4.772	2.70	4.738	2.70	4.645	2.70
6-21	4.600	2.71	4.600	2.71	4.600	2.71	4.565	2.71	4.472	2.71
6-22	4.429	2.72	4.429	2.72	4.428	2.72	4.393	2.72	4.300	2.71
6-23	4.258	2.73	4.258	2.73	4.258	2.73	4.223	2.73	4.130	2.72
6-24	4.090	2.74	4.090	2.74	4.089	2.74	4.054	2.73	3.960	2.73
6-25	3.922	2.74	3.922	2.74	3.922	2.74	3.886	2.74	3.792	2.74
6-26	3.756	2.75	3.756	2.75	3.755	2.75	3.720	2.75	3.626	2.75
6-27	3.591	2.76	3.591	2.76	3.590	2.76	3.555	2.76	3.460	2.75
6-28	3.427	2.77	3.427	2.77	3.426	2.77	3.391	2.77	3.296	2.76
6-29	3.264	2.78	3.264	2.78	3.264	2.78	3.228	2.77	3.133	2.77
6-30	3.103	2.78	3.103	2.78	3.102	2.78	3.066	2.78	2.971	2.78
6-31	2.942	2.79	2.942	2.79	2.942	2.79	2.906	2.79	2.810	2.78
7-00	2.783	2.80	2.783	2.80	2.783	2.80	2.747	2.80	2.650	2.79
7-01	2.625	2.81	2.625	2.81	2.625	2.81	2.589	2.80	2.492	2.80
7-02	2.468	2.81	2.468	2.81	2.468	2.81	2.432	2.81	2.335	2.81
Average Life	5.53		5.53		5.53		5.52		5.50	
First Pay	03/15/05		03/15/05		03/15/05		03/15/05		03/15/05	
Last Pay	03/15/10		03/15/10		03/15/10		03/15/10		03/15/10	
Sprd/ALife/Tsy	103/5.53		103/5.53		103/5.53		100/5.52		91/5.50	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.1947	1.1863	1.4960	2.6110	3.6500	4.6860
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3563	1.7485	2.2464	2.6744	3.0323	3.2984	3.5645	3.7669	3.9317	4.0841	4.2622	4.4403	4.6296	1.8913	4.9935

Comments:

1 1) 100 CPY, 0 CDR
2) 100 CPY, 6 CDR STARTING MONTH 19, 6 MONTH LAG, 35% LOSS
3) 100 CPY, 7 CDR STARTING MONTH 19, 6 MONTH LAG, 35% LOSS
4) 100 CPY, 8 CDR STARTING MONTH 19, 6 MONTH LAG, 35% LOSS
5) 100 CPY, 9 CDR STARTING MONTH 19, 6 MONTH LAG, 35% LOSS

Yield Table - Bond XCL

LBUBS 2003-C1
Settle as of 03/20/03

Bond Summary - Bond XCL			
Fixed Coupon:	0.240	Type:	IO
Orig Not:	1,371,385,381		
Factor:	1.0000000		
Factor Date:	03/15/03	Next Pmt:	04/15/03
Delay:	4	Cusip:	

	100.00 CPR		0.00 CPR		0.00 CPR %CURR.BAL/ANN: 0.00-2.00 Recovery (Lag): 65.00% (12)		0.00 CPR %CURR.BAL/ANN: 0.00-3.00 Recovery (Lag): 65.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-2.00 Recovery (Lag): 65.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-3.00 Recovery (Lag): 65.00% (12)	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
2-22+	9.366	5.27	10.293	5.28	8.541	5.31	7.573	5.30	7.605	5.30	6.618	5.29
2-23+	9.149	5.29	10.076	5.30	8.325	5.33	7.357	5.32	7.389	5.32	6.402	5.31
2-24+	8.935	5.31	9.863	5.32	8.113	5.35	7.145	5.35	7.176	5.34	6.189	5.34
2-25+	8.725	5.33	9.653	5.34	7.904	5.38	6.935	5.37	6.967	5.37	5.979	5.36
2-26+	8.517	5.36	9.446	5.37	7.698	5.40	6.729	5.39	6.761	5.39	5.773	5.38
2-27+	8.313	5.38	9.242	5.39	7.496	5.42	6.526	5.41	6.558	5.41	5.569	5.40
2-28+	8.111	5.40	9.041	5.41	7.296	5.44	6.326	5.44	6.358	5.43	5.369	5.42
2-29+	7.913	5.42	8.843	5.43	7.099	5.46	6.129	5.46	6.160	5.45	5.172	5.45
2-30+	7.718	5.44	8.648	5.45	6.905	5.48	5.935	5.48	5.966	5.47	4.977	5.47
2-31+	7.525	5.46	8.455	5.47	6.714	5.51	5.744	5.50	5.775	5.50	4.785	5.49
3-00+	7.335	5.48	8.266	5.49	6.526	5.53	5.555	5.52	5.586	5.52	4.596	5.51
3-01+	7.147	5.50	8.079	5.51	6.340	5.55	5.369	5.54	5.400	5.54	4.410	5.53
3-02+	6.963	5.52	7.894	5.53	6.156	5.57	5.186	5.56	5.216	5.56	4.226	5.55
3-03+	6.780	5.54	7.712	5.55	5.976	5.59	5.005	5.58	5.035	5.58	4.044	5.57
3-04+	6.601	5.56	7.533	5.57	5.797	5.61	4.826	5.60	4.856	5.60	3.865	5.59
3-05+	6.423	5.58	7.356	5.59	5.621	5.63	4.650	5.62	4.680	5.62	3.689	5.61
3-06+	6.248	5.60	7.181	5.61	5.448	5.65	4.476	5.64	4.506	5.64	3.515	5.63
Average Life	7.93		8.14		7.82		7.67		7.63		7.49	
First Pay	04/15/03		04/15/03		04/15/03		04/15/03		04/15/03		04/15/03	
Last Pay	09/15/17		12/15/17		12/15/17		12/15/17		09/15/17		09/15/17	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.1947	1.1863	1.4960	2.6110	3.6500	4.6860
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3563	1.7485	2.2464	2.6744	3.0323	3.2984	3.5645	3.7669	3.9317	4.0841	4.2622	4.4403	4.6296	1.8913	4.9935

Comments:

1 ** TO CALL **
1) 100 CPY, 0 CDR
2) 0 CPY, 0 CDR
3) 0 CPY, 2 CDR START MONTH 25, 12 MONTH LAG, 35% LOSS
4) 0 CPY, 3 CDR START MONTH 25, 12 MONTH LAG, 35% LOSS
5) 100 CPY, 2 CDR START MONTH 25, 12 MONTH LAG, 35% LOSS
6) 100 CPY, 3 CDR START MONTH 25, 12 MONTH LAG, 35% LOSS

Yield Table - Bond XCL

LBUBS 2003-C1
Settle as of 03/20/03

Bond Summary - Bond XCL			
Fixed Coupon:	0.240	Type:	IO
Orig Not:	1,371,385,381		
Factor:	1.0000000		
Factor Date:	03/15/03	Next Pmt:	04/15/03
Delay:	4	Cusip:	

	100.00 CPR		100.00 CPR %CURR.BAL/ANN: 0.00-1.00 Recovery (Lag): 60.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-2.00 Recovery (Lag): 60.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-3.00 Recovery (Lag): 60.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-4.00 Recovery (Lag): 60.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-5.00 Recovery (Lag): 60.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-6.00 Recovery (Lag): 60.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-7.00 Recovery (Lag): 60.00% (12)	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
2-22+	9.366	5.27	8.535	5.29	7.590	5.28	6.720	5.29	6.099	5.35	5.423	5.38	4.669	5.40	3.823	5.40
2-23+	9.149	5.29	8.318	5.31	7.374	5.31	6.504	5.32	5.885	5.37	5.211	5.41	4.457	5.43	3.611	5.42
2-24+	8.935	5.31	8.105	5.33	7.160	5.33	6.291	5.34	5.675	5.39	5.002	5.43	4.248	5.45	3.402	5.45
2-25+	8.725	5.33	7.895	5.35	6.950	5.35	6.082	5.36	5.467	5.42	4.796	5.45	4.043	5.47	3.197	5.47
2-26+	8.517	5.36	7.688	5.38	6.743	5.37	5.875	5.38	5.263	5.44	4.593	5.48	3.841	5.50	2.994	5.49
2-27+	8.313	5.38	7.485	5.40	6.540	5.39	5.672	5.41	5.062	5.46	4.393	5.50	3.642	5.52	2.795	5.51
2-28+	8.111	5.40	7.284	5.42	6.339	5.42	5.472	5.43	4.864	5.49	4.196	5.52	3.445	5.54	2.599	5.54
2-29+	7.913	5.42	7.087	5.44	6.141	5.44	5.274	5.45	4.669	5.51	4.002	5.54	3.252	5.56	2.405	5.56
2-30+	7.718	5.44	6.892	5.46	5.946	5.46	5.080	5.47	4.476	5.53	3.811	5.57	3.062	5.59	2.215	5.58
2-31+	7.525	5.46	6.700	5.48	5.754	5.48	4.888	5.49	4.287	5.55	3.623	5.59	2.874	5.61	2.027	5.60
3-00+	7.335	5.48	6.511	5.50	5.565	5.50	4.699	5.51	4.100	5.57	3.437	5.61	2.689	5.63	1.842	5.62
3-01+	7.147	5.50	6.324	5.52	5.378	5.52	4.513	5.53	3.915	5.59	3.254	5.63	2.507	5.65	1.659	5.65
3-02+	6.963	5.52	6.140	5.54	5.194	5.54	4.329	5.55	3.733	5.61	3.073	5.65	2.327	5.67	1.479	5.67
3-03+	6.780	5.54	5.959	5.56	5.012	5.56	4.148	5.57	3.554	5.63	2.895	5.67	2.149	5.69	1.301	5.69
3-04+	6.601	5.56	5.780	5.58	4.833	5.58	3.969	5.59	3.377	5.65	2.720	5.69	1.974	5.71	1.126	5.71
3-05+	6.423	5.58	5.603	5.60	4.656	5.60	3.793	5.61	3.203	5.67	2.546	5.71	1.801	5.73	0.953	5.73
3-06+	6.248	5.60	5.429	5.62	4.482	5.62	3.619	5.63	3.031	5.69	2.375	5.73	1.631	5.75	0.783	5.75
Average Life	7.93		7.78		7.63		7.49		7.36		7.23		7.10		6.97	
First Pay	04/15/03		04/15/03		04/15/03		04/15/03		04/15/03		04/15/03		04/15/03		04/15/03	
Last Pay	09/15/17		09/15/17		09/15/17		09/15/17		09/15/17		09/15/17		06/15/17		06/15/16	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.1947	1.1863	1.4960	2.6110	3.6500	4.6860
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3563	1.7485	2.2464	2.6744	3.0323	3.2984	3.5645	3.7669	3.9317	4.0841	4.2622	4.4403	4.6296	1.8913	4.9935

Comments:

1 1) 100 CPY, 0 CDR
2) 100 CPY, 1 CDR STARTING MONTH 25, 12 MONTH LAG, 60% RECOVERY
3) 100 CPY, 2 CDR STARTING MONTH 25, 12 MONTH LAG, 60% RECOVERY
4) 100 CPY, 3 CDR STARTING MONTH 25, 12 MONTH LAG, 60% RECOVERY
5) 100 CPY, 4 CDR STARTING MONTH 25, 12 MONTH LAG, 60% RECOVERY
6) 100 CPY, 5 CDR STARTING MONTH 25, 12 MONTH LAG, 60% RECOVERY
7) 100 CPY, 6 CDR STARTING MONTH 25, 12 MONTH LAG, 60% RECOVERY
8) 100 CPY, 7 CDR STARTING MONTH 25, 12 MONTH LAG, 60% RECOVERY
9) 100 CPY, 8 CDR STARTING MONTH 25, 12 MONTH LAG, 60% RECOVERY

Yield Table - Bond XCL

LBUBS 2003-C1
Settle as of 03/20/03

	100.00 CPR %CURR.BAL/ANN: 0.00-8.00 Recovery (Lag): 60.00% (12)	
Price	**Yield**	**Duration**
2-22+	2.953	5.40
2-23+	2.742	5.42
2-24+	2.533	5.45
2-25+	2.328	5.47
2-26+	2.125	5.49
2-27+	1.926	5.52
2-28+	1.730	5.54
2-29+	1.536	5.56
2-30+	1.346	5.58
2-31+	1.158	5.60
3-00+	0.973	5.63
3-01+	0.790	5.65
3-02+	0.610	5.67
3-03+	0.433	5.69
3-04+	0.258	5.71
3-05+	0.085	5.73
3-06+	-0.086	5.75
Average Life	6.84	
First Pay	04/15/03	
Last Pay	08/15/15	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.1947	1.1863	1.4960	2.6110	3.6500	4.6860
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3563	1.7485	2.2464	2.6744	3.0323	3.2984	3.5645	3.7669	3.9317	4.0841	4.2622	4.4403	4.6296	1.8913	4.9935

Comments:

1 1) 100 CPY, 0 CDR
2) 100 CPY, 1 CDR STARTING MONTH 25, 12 MONTH LAG, 60% RECOVERY
3) 100 CPY, 2 CDR STARTING MONTH 25, 12 MONTH LAG, 60% RECOVERY
4) 100 CPY, 3 CDR STARTING MONTH 25, 12 MONTH LAG, 60% RECOVERY
5) 100 CPY, 4 CDR STARTING MONTH 25, 12 MONTH LAG, 60% RECOVERY
6) 100 CPY, 5 CDR STARTING MONTH 25, 12 MONTH LAG, 60% RECOVERY
7) 100 CPY, 6 CDR STARTING MONTH 25, 12 MONTH LAG, 60% RECOVERY
8) 100 CPY, 7 CDR STARTING MONTH 25, 12 MONTH LAG, 60% RECOVERY
9) 100 CPY, 8 CDR STARTING MONTH 25, 12 MONTH LAG, 60% RECOVERY

Yield Table - Bond XCL

LBUBS 2003-C1
Settle as of 03/20/03

Bond Summary - Bond XCL			
Fixed Coupon:	0.240	Type:	IO
Orig Not:	1,371,385,381		
Factor:	1.0000000		
Factor Date:	03/15/03	Next Pmt:	04/15/03
Delay:	4	Cusip:	

	100.00 CPR		100.00 CPR %CURR.BAL/ANN: 0.00-1.00 Recovery (Lag): 70.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-2.00 Recovery (Lag): 70.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-3.00 Recovery (Lag): 70.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-4.00 Recovery (Lag): 70.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-5.00 Recovery (Lag): 70.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-6.00 Recovery (Lag): 70.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-7.00 Recovery (Lag): 70.00% (12)	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
2-22+	9.366	5.27	8.493	5.29	7.616	5.31	6.607	5.30	5.725	5.33	4.973	5.37	4.265	5.42	3.402	5.42
2-23+	9.149	5.29	8.276	5.31	7.401	5.33	6.392	5.33	5.510	5.35	4.760	5.39	4.053	5.44	3.191	5.45
2-24+	8.935	5.31	8.063	5.33	7.188	5.36	6.179	5.35	5.298	5.37	4.550	5.42	3.845	5.46	2.983	5.47
2-25+	8.725	5.33	7.854	5.36	6.980	5.38	5.970	5.37	5.090	5.40	4.344	5.44	3.641	5.49	2.778	5.49
2-26+	8.517	5.36	7.647	5.38	6.774	5.40	5.764	5.40	4.885	5.42	4.140	5.46	3.439	5.51	2.577	5.52
2-27+	8.313	5.38	7.444	5.40	6.571	5.42	5.561	5.42	4.683	5.44	3.940	5.49	3.241	5.53	2.378	5.54
2-28+	8.111	5.40	7.243	5.42	6.372	5.45	5.361	5.44	4.484	5.46	3.743	5.51	3.045	5.56	2.183	5.56
2-29+	7.913	5.42	7.046	5.44	6.175	5.47	5.165	5.46	4.288	5.48	3.548	5.53	2.852	5.58	1.990	5.58
2-30+	7.718	5.44	6.851	5.47	5.981	5.49	4.970	5.48	4.095	5.51	3.357	5.55	2.662	5.60	1.801	5.61
2-31+	7.525	5.46	6.659	5.49	5.790	5.51	4.779	5.50	3.904	5.53	3.168	5.57	2.475	5.62	1.614	5.63
3-00+	7.335	5.48	6.470	5.51	5.602	5.53	4.591	5.52	3.717	5.55	2.982	5.60	2.291	5.65	1.429	5.65
3-01+	7.147	5.50	6.283	5.53	5.416	5.55	4.405	5.54	3.531	5.57	2.798	5.62	2.109	5.67	1.247	5.67
3-02+	6.963	5.52	6.100	5.55	5.233	5.57	4.221	5.56	3.349	5.59	2.617	5.64	1.929	5.69	1.068	5.69
3-03+	6.780	5.54	5.918	5.57	5.053	5.59	4.041	5.58	3.169	5.61	2.439	5.66	1.752	5.71	0.891	5.71
3-04+	6.601	5.56	5.739	5.59	4.874	5.61	3.862	5.60	2.991	5.63	2.263	5.68	1.578	5.73	0.717	5.73
3-05+	6.423	5.58	5.563	5.61	4.699	5.63	3.686	5.62	2.816	5.65	2.089	5.70	1.406	5.75	0.545	5.75
3-06+	6.248	5.60	5.388	5.63	4.525	5.65	3.512	5.64	2.643	5.67	1.918	5.72	1.236	5.77	0.375	5.77
Average Life	7.93		7.78		7.63		7.49		7.36		7.23		7.10		6.97	
First Pay	04/15/03		04/15/03		04/15/03		04/15/03		04/15/03		04/15/03		04/15/03		04/15/03	
Last Pay	09/15/17		09/15/17		09/15/17		09/15/17		09/15/17		09/15/17		06/15/17		06/15/16	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.1947	1.1863	1.4960	2.6110	3.6500	4.6860
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3563	1.7485	2.2464	2.6744	3.0323	3.2984	3.5645	3.7669	3.9317	4.0841	4.2622	4.4403	4.6296	1.8913	4.9935

Comments:

1
1) 100 CPY, 0 CDR
2) 100 CPY, 1 CDR STARTING MONTH 25, 12 MONTH LAG, 70% RECOVERY
3) 100 CPY, 2 CDR STARTING MONTH 25, 12 MONTH LAG, 70% RECOVERY
4) 100 CPY, 3 CDR STARTING MONTH 25, 12 MONTH LAG, 70% RECOVERY
5) 100 CPY, 4 CDR STARTING MONTH 25, 12 MONTH LAG, 70% RECOVERY
6) 100 CPY, 5 CDR STARTING MONTH 25, 12 MONTH LAG, 70% RECOVERY
7) 100 CPY, 6 CDR STARTING MONTH 25, 12 MONTH LAG, 70% RECOVERY
8) 100 CPY, 7 CDR STARTING MONTH 25, 12 MONTH LAG, 70% RECOVERY
9) 100 CPY, 8 CDR STARTING MONTH 25, 12 MONTH LAG, 70% RECOVERY

Yield Table - Bond XCL

LBUBS 2003-C1
Settle as of 03/20/03

	100.00 CPR %CURR.BAL/ANN: 0.00-8.00 Recovery (Lag): 70.00% (12)	
Price	**Yield**	**Duration**
2-22+	2.513	5.43
2-23+	2.303	5.45
2-24+	2.095	5.48
2-25+	1.891	5.50
2-26+	1.690	5.52
2-27+	1.491	5.55
2-28+	1.296	5.57
2-29+	1.104	5.59
2-30+	0.914	5.61
2-31+	0.727	5.63
3-00+	0.543	5.66
3-01+	0.362	5.68
3-02+	0.183	5.70
3-03+	0.006	5.72
3-04+	-0.168	5.74
3-05+	-0.340	5.76
3-06+	-0.510	5.78
Average Life	6.84	
First Pay	04/15/03	
Last Pay	08/15/15	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.1947	1.1863	1.4960	2.6110	3.6500	4.6860
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3563	1.7485	2.2464	2.6744	3.0323	3.2984	3.5645	3.7669	3.9317	4.0841	4.2622	4.4403	4.6296	1.8913	4.9935

Comments:

1 1) 100 CPY, 0 CDR
2) 100 CPY, 1 CDR STARTING MONTH 25, 12 MONTH LAG, 70% RECOVERY
3) 100 CPY, 2 CDR STARTING MONTH 25, 12 MONTH LAG, 70% RECOVERY
4) 100 CPY, 3 CDR STARTING MONTH 25, 12 MONTH LAG, 70% RECOVERY
5) 100 CPY, 4 CDR STARTING MONTH 25, 12 MONTH LAG, 70% RECOVERY
6) 100 CPY, 5 CDR STARTING MONTH 25, 12 MONTH LAG, 70% RECOVERY
7) 100 CPY, 6 CDR STARTING MONTH 25, 12 MONTH LAG, 70% RECOVERY
8) 100 CPY, 7 CDR STARTING MONTH 25, 12 MONTH LAG, 70% RECOVERY
9) 100 CPY, 8 CDR STARTING MONTH 25, 12 MONTH LAG, 70% RECOVERY

Yield Table - Bond XCL

LBUBS 2003-C1
Settle as of 03/20/03

Bond Summary - Bond XCL			
Fixed Coupon:	0.240	Type:	IO
Orig Not:	1,371,385,381		
Factor:	1.0000000		
Factor Date:	03/15/03	Next Pmt:	04/15/03
Delay:	4	Cusip:	

	100.00 CPR		100.00 CPR %CURR.BAL/ANN: 0.00-1.00 Recovery (Lag): 80.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-2.00 Recovery (Lag): 80.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-3.00 Recovery (Lag): 80.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-4.00 Recovery (Lag): 80.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-5.00 Recovery (Lag): 80.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-6.00 Recovery (Lag): 80.00% (12)		100.00 CPR %CURR.BAL/ANN: 0.00-7.00 Recovery (Lag): 80.00% (12)	
Price	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**	**Yield**	**Duration**
2-22+	9.366	5.27	8.452	5.29	7.547	5.32	6.647	5.34	5.678	5.36	4.661	5.36	3.714	5.39	2.792	5.40
2-23+	9.149	5.29	8.235	5.31	7.332	5.34	6.433	5.37	5.465	5.38	4.448	5.39	3.502	5.41	2.581	5.43
2-24+	8.935	5.31	8.022	5.34	7.120	5.36	6.223	5.39	5.255	5.41	4.238	5.41	3.293	5.43	2.372	5.45
2-25+	8.725	5.33	7.813	5.36	6.911	5.39	6.015	5.41	5.048	5.43	4.031	5.43	3.087	5.46	2.167	5.48
2-26+	8.517	5.36	7.606	5.38	6.706	5.41	5.811	5.44	4.844	5.45	3.827	5.46	2.884	5.48	1.965	5.50
2-27+	8.313	5.38	7.403	5.40	6.503	5.43	5.609	5.46	4.643	5.48	3.627	5.48	2.684	5.50	1.766	5.52
2-28+	8.111	5.40	7.203	5.43	6.304	5.45	5.411	5.48	4.446	5.50	3.429	5.50	2.488	5.53	1.570	5.54
2-29+	7.913	5.42	7.005	5.45	6.108	5.47	5.216	5.50	4.251	5.52	3.235	5.52	2.294	5.55	1.377	5.57
2-30+	7.718	5.44	6.811	5.47	5.914	5.50	5.023	5.53	4.059	5.54	3.043	5.55	2.103	5.57	1.186	5.59
2-31+	7.525	5.46	6.619	5.49	5.723	5.52	4.834	5.55	3.870	5.56	2.854	5.57	1.914	5.59	0.999	5.61
3-00+	7.335	5.48	6.430	5.51	5.535	5.54	4.646	5.57	3.683	5.59	2.668	5.59	1.729	5.61	0.814	5.63
3-01+	7.147	5.50	6.243	5.53	5.350	5.56	4.462	5.59	3.499	5.61	2.484	5.61	1.546	5.63	0.631	5.65
3-02+	6.963	5.52	6.059	5.55	5.167	5.58	4.280	5.61	3.318	5.63	2.303	5.63	1.365	5.65	0.452	5.67
3-03+	6.780	5.54	5.878	5.57	4.986	5.60	4.101	5.63	3.139	5.65	2.124	5.65	1.187	5.68	0.274	5.69
3-04+	6.601	5.56	5.699	5.59	4.808	5.62	3.924	5.65	2.963	5.67	1.948	5.67	1.012	5.70	0.099	5.71
3-05+	6.423	5.58	5.523	5.61	4.633	5.64	3.749	5.67	2.789	5.69	1.774	5.69	0.839	5.72	-0.073	5.73
3-06+	6.248	5.60	5.349	5.63	4.460	5.66	3.577	5.69	2.617	5.71	1.602	5.71	0.668	5.74	-0.244	5.75
Average Life	7.93		7.78		7.63		7.49		7.36		7.23		7.10		6.97	
First Pay	04/15/03		04/15/03		04/15/03		04/15/03		04/15/03		04/15/03		04/15/03		04/15/03	
Last Pay	09/15/17		09/15/17		09/15/17		09/15/17		09/15/17		09/15/17		06/15/17		06/15/16	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.1947	1.1863	1.4960	2.6110	3.6500	4.6860
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3563	1.7485	2.2464	2.6744	3.0323	3.2984	3.5645	3.7669	3.9317	4.0841	4.2622	4.4403	4.6296	1.8913	4.9935

Comments:

1 1) 100 CPY, 0 CDR
2) 100 CPY, 1 CDR STARTING MONTH 25, 12 MONTH LAG, 80% RECOVERY
3) 100 CPY, 2 CDR STARTING MONTH 25, 12 MONTH LAG, 80% RECOVERY
4) 100 CPY, 3 CDR STARTING MONTH 25, 12 MONTH LAG, 80% RECOVERY
5) 100 CPY, 4 CDR STARTING MONTH 25, 12 MONTH LAG, 80% RECOVERY
6) 100 CPY, 5 CDR STARTING MONTH 25, 12 MONTH LAG, 80% RECOVERY
7) 100 CPY, 6 CDR STARTING MONTH 25, 12 MONTH LAG, 80% RECOVERY
8) 100 CPY, 7 CDR STARTING MONTH 25, 12 MONTH LAG, 80% RECOVERY
9) 100 CPY, 8 CDR STARTING MONTH 25, 12 MONTH LAG, 80% RECOVERY

Yield Table - Bond XCL

LBUBS 2003-C1
Settle as of 03/20/03

	100.00 CPR %CURR.BAL/ANN: 0.00-8.00 Recovery (Lag): 80.00% (12)	
Price	**Yield**	**Duration**
2-22+	1.905	5.42
2-23+	1.694	5.45
2-24+	1.486	5.47
2-25+	1.282	5.50
2-26+	1.081	5.52
2-27+	0.882	5.54
2-28+	0.687	5.56
2-29+	0.494	5.59
2-30+	0.305	5.61
2-31+	0.118	5.63
3-00+	-0.066	5.65
3-01+	-0.248	5.67
3-02+	-0.427	5.69
3-03+	-0.604	5.71
3-04+	-0.779	5.73
3-05+	-0.951	5.75
3-06+	-1.120	5.77
Average Life	6.84	
First Pay	04/15/03	
Last Pay	08/15/15	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.1947	1.1863	1.4960	2.6110	3.6500	4.6860
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3563	1.7485	2.2464	2.6744	3.0323	3.2984	3.5645	3.7669	3.9317	4.0841	4.2622	4.4403	4.6296	1.8913	4.9935

Comments:

1 1) 100 CPY, 0 CDR
2) 100 CPY, 1 CDR STARTING MONTH 25, 12 MONTH LAG, 80% RECOVERY
3) 100 CPY, 2 CDR STARTING MONTH 25, 12 MONTH LAG, 80% RECOVERY
4) 100 CPY, 3 CDR STARTING MONTH 25, 12 MONTH LAG, 80% RECOVERY
5) 100 CPY, 4 CDR STARTING MONTH 25, 12 MONTH LAG, 80% RECOVERY
6) 100 CPY, 5 CDR STARTING MONTH 25, 12 MONTH LAG, 80% RECOVERY
7) 100 CPY, 6 CDR STARTING MONTH 25, 12 MONTH LAG, 80% RECOVERY
8) 100 CPY, 7 CDR STARTING MONTH 25, 12 MONTH LAG, 80% RECOVERY
9) 100 CPY, 8 CDR STARTING MONTH 25, 12 MONTH LAG, 80% RECOVERY

Yield Table - Bond A1

LBUBS 2003-C1
Settle as of 03/20/03

Bond Summary - Bond A1			
Fixed Coupon:	2.876		
Orig Bal:	932,549,000		
Factor:	0.1179563		
Factor Date:	03/15/03	Next Pmt:	04/15/03
Delay:	4	Cusip:	

	0.00 CPR		100.00 CPR	
Price	Yield	Duration	Yield	Duration
100-06	2.823	3.12	2.822	3.06
100-07	2.813	3.12	2.811	3.06
100-08	2.803	3.12	2.801	3.06
100-09	2.793	3.12	2.791	3.06
100-10	2.783	3.12	2.781	3.06
100-11	2.773	3.12	2.771	3.06
100-12	2.763	3.12	2.760	3.06
100-13	2.753	3.12	2.750	3.06
100-14	2.743	3.12	2.740	3.06
100-15	2.733	3.12	2.730	3.06
100-16	2.723	3.12	2.720	3.06
100-17	2.713	3.12	2.710	3.06
100-18	2.703	3.12	2.700	3.06
100-19	2.693	3.12	2.689	3.06
100-20	2.683	3.12	2.679	3.06
100-21	2.673	3.12	2.669	3.06
100-22	2.663	3.12	2.659	3.06
100-23	2.653	3.12	2.649	3.06
100-24	2.643	3.12	2.639	3.06
100-25	2.634	3.12	2.629	3.06
100-26	2.624	3.12	2.619	3.06
Average Life	3.34		3.27	
First Pay	04/15/03		04/15/03	
Last Pay	01/15/08		11/15/07	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.1947	1.1863	1.4960	2.6110	3.6500	4.6860
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3563	1.7485	2.2464	2.6744	3.0323	3.2984	3.5645	3.7669	3.9317	4.0841	4.2622	4.4403	4.6296	1.8913	4.9935

Comments:

1 1) 0 CPR
2) 100 CPY

Yield Table - Bond A2

LBUBS 2003-C1
Settle as of 03/20/03

Bond Summary - Bond A2			
Fixed Coupon:	3.437		
Orig Bal:	932,549,000		
Factor:	0.1930193		
Factor Date:	03/15/03	Next Pmt:	04/15/03
Delay:	4	Cusip:	

	0.00 CPR		100.00 CPR	
Price	Yield	Duration	Yield	Duration
100-06	3.411	4.46	3.409	4.31
100-07	3.404	4.46	3.402	4.31
100-08	3.397	4.46	3.395	4.31
100-09	3.390	4.46	3.388	4.31
100-10	3.383	4.47	3.381	4.31
100-11	3.376	4.47	3.373	4.31
100-12	3.369	4.47	3.366	4.31
100-13	3.362	4.47	3.359	4.31
100-14	3.355	4.47	3.352	4.31
100-15	3.348	4.47	3.344	4.31
100-16	3.342	4.47	3.337	4.31
100-17	3.335	4.47	3.330	4.31
100-18	3.328	4.47	3.323	4.31
100-19	3.321	4.47	3.316	4.31
100-20	3.314	4.47	3.308	4.32
100-21	3.307	4.47	3.301	4.32
100-22	3.300	4.47	3.294	4.32
100-23	3.293	4.47	3.287	4.32
100-24	3.286	4.47	3.280	4.32
100-25	3.279	4.47	3.273	4.32
100-26	3.272	4.47	3.265	4.32
Average Life	4.93		4.75	
First Pay	01/15/08		11/15/07	
Last Pay	01/15/09		01/15/09	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.1947	1.1863	1.4960	2.6110	3.6500	4.6860
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3563	1.7485	2.2464	2.6744	3.0323	3.2984	3.5645	3.7669	3.9317	4.0841	4.2622	4.4403	4.6296	1.8913	4.9935

Comments:

1 1) 0 CPR
2) 100 CPY

Yield Table - Bond A3

LBUBS 2003-C1
Settle as of 03/20/03

Bond Summary - Bond A3			
Fixed Coupon:	4.195		
Orig Bal:	932,549,000		
Factor:	0.1125946		
Factor Date:	03/15/03	Next Pmt:	04/15/03
Delay:	4	Cusip:	

	0.00 CPR		100.00 CPR	
Price	Yield	Duration	Yield	Duration
100-06	4.197	6.64	4.218	6.48
100-07	4.192	6.64	4.214	6.49
100-08	4.187	6.64	4.209	6.49
100-09	4.183	6.64	4.204	6.49
100-10	4.178	6.64	4.199	6.49
100-11	4.173	6.64	4.194	6.49
100-12	4.168	6.64	4.190	6.49
100-13	4.164	6.64	4.185	6.49
100-14	4.159	6.64	4.180	6.49
100-15	4.154	6.64	4.175	6.49
100-16	4.150	6.64	4.170	6.49
100-17	4.145	6.64	4.166	6.49
100-18	4.140	6.64	4.161	6.49
100-19	4.136	6.65	4.156	6.49
100-20	4.131	6.65	4.151	6.49
100-21	4.126	6.65	4.146	6.49
100-22	4.122	6.65	4.142	6.49
100-23	4.117	6.65	4.137	6.49
100-24	4.112	6.65	4.132	6.49
100-25	4.108	6.65	4.127	6.49
100-26	4.103	6.65	4.123	6.49
Average Life	7.99		7.76	
First Pay	01/15/09		01/15/09	
Last Pay	11/15/12		02/15/12	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.1947	1.1863	1.4960	2.6110	3.6500	4.6860
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3563	1.7485	2.2464	2.6744	3.0323	3.2984	3.5645	3.7669	3.9317	4.0841	4.2622	4.4403	4.6296	1.8913	4.9935

Comments:

1 1) 0 CPR
2) 100 CPY

Yield Table - Bond A4

LBUBS 2003-C1
Settle as of 03/20/03

Bond Summary - Bond A4			
Fixed Coupon:	4.488		
Orig Bal:	932,549,000		
Factor:	0.5764298		
Factor Date:	03/15/03	Next Pmt:	04/15/03
Delay:	4	Cusip:	

	0.00 CPR		100.00 CPR	
Price	Yield	Duration	Yield	Duration
100-06	4.500	7.76	4.499	7.56
100-07	4.496	7.76	4.495	7.57
100-08	4.492	7.76	4.491	7.57
100-09	4.488	7.76	4.486	7.57
100-10	4.484	7.77	4.482	7.57
100-11	4.480	7.77	4.478	7.57
100-12	4.476	7.77	4.474	7.57
100-13	4.472	7.77	4.470	7.57
100-14	4.468	7.77	4.466	7.57
100-15	4.464	7.77	4.462	7.57
100-16	4.460	7.77	4.458	7.57
100-17	4.456	7.77	4.454	7.57
100-18	4.452	7.77	4.450	7.57
100-19	4.448	7.77	4.445	7.57
100-20	4.444	7.77	4.441	7.57
100-21	4.440	7.77	4.437	7.57
100-22	4.436	7.77	4.433	7.57
100-23	4.432	7.77	4.429	7.57
100-24	4.428	7.77	4.425	7.57
100-25	4.424	7.77	4.421	7.57
100-26	4.420	7.77	4.417	7.57
Average Life	9.79		9.48	
First Pay	11/15/12		02/15/12	
Last Pay	02/15/13		12/15/12	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.1947	1.1863	1.4960	2.6110	3.6500	4.6860
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3563	1.7485	2.2464	2.6744	3.0323	3.2984	3.5645	3.7669	3.9317	4.0841	4.2622	4.4403	4.6296	1.8913	4.9935

Comments:

1 1) 0 CPR
2) 100 CPY

Yield Table - Bond B

LBUBS 2003-C1
Settle as of 03/20/03

Bond Summary - Bond B			
Fixed Coupon:	4.574		
Orig Bal:	25,714,000		
Factor:	1.0000000		
Factor Date:	03/15/03	Next Pmt:	04/15/03
Delay:	4	Cusip:	

	0.00 CPR		100.00 CPR	
Price	Yield	Duration	Yield	Duration
100-06	4.587	7.80	4.587	7.70
100-07	4.583	7.80	4.583	7.70
100-08	4.579	7.80	4.579	7.70
100-09	4.575	7.80	4.575	7.70
100-10	4.571	7.80	4.571	7.70
100-11	4.567	7.80	4.567	7.70
100-12	4.563	7.80	4.563	7.70
100-13	4.559	7.80	4.559	7.70
100-14	4.555	7.80	4.555	7.70
100-15	4.551	7.81	4.551	7.70
100-16	4.547	7.81	4.546	7.70
100-17	4.543	7.81	4.542	7.70
100-18	4.539	7.81	4.538	7.70
100-19	4.535	7.81	4.534	7.70
100-20	4.532	7.81	4.530	7.70
100-21	4.528	7.81	4.526	7.70
100-22	4.524	7.81	4.522	7.70
100-23	4.520	7.81	4.518	7.70
100-24	4.516	7.81	4.514	7.71
100-25	4.512	7.81	4.510	7.71
100-26	4.508	7.81	4.506	7.71
Average Life	9.90		9.74	
First Pay	02/15/13		12/15/12	
Last Pay	02/15/13		12/15/12	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.1947	1.1863	1.4960	2.6110	3.6500	4.6860
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3563	1.7485	2.2464	2.6744	3.0323	3.2984	3.5645	3.7669	3.9317	4.0841	4.2622	4.4403	4.6296	1.8913	4.9935

Comments:

1 1) 0 CPR
2) 100 CPY

Yield Table - Bond C

LBUBS 2003-C1
Settle as of 03/20/03

Bond Summary - Bond C			
Fixed Coupon:	4.603		
Orig Bal:	25,713,000		
Factor:	1.0000000		
Factor Date:	03/15/03	Next Pmt:	04/15/03
Delay:	4	Cusip:	

	0.00 CPR		100.00 CPR	
Price	Yield	Duration	Yield	Duration
100-06	4.617	7.79	4.616	7.71
100-07	4.613	7.79	4.612	7.71
100-08	4.609	7.79	4.608	7.71
100-09	4.605	7.79	4.604	7.71
100-10	4.601	7.79	4.600	7.71
100-11	4.597	7.79	4.596	7.71
100-12	4.593	7.79	4.592	7.71
100-13	4.589	7.79	4.588	7.71
100-14	4.585	7.79	4.584	7.71
100-15	4.581	7.79	4.580	7.71
100-16	4.577	7.79	4.576	7.71
100-17	4.573	7.80	4.572	7.72
100-18	4.569	7.80	4.568	7.72
100-19	4.565	7.80	4.564	7.72
100-20	4.561	7.80	4.560	7.72
100-21	4.557	7.80	4.556	7.72
100-22	4.553	7.80	4.552	7.72
100-23	4.549	7.80	4.548	7.72
100-24	4.545	7.80	4.544	7.72
100-25	4.541	7.80	4.540	7.72
100-26	4.537	7.80	4.536	7.72
Average Life	9.90		9.78	
First Pay	02/15/13		12/15/12	
Last Pay	02/15/13		01/15/13	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.1947	1.1863	1.4960	2.6110	3.6500	4.6860
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3563	1.7485	2.2464	2.6744	3.0323	3.2984	3.5645	3.7669	3.9317	4.0841	4.2622	4.4403	4.6296	1.8913	4.9935

Comments:

1 1) 0 CPR
2) 100 CPY

Yield Table - Bond D

LBUBS 2003-C1
Settle as of 03/20/03

Bond Summary - Bond D			
Fixed Coupon:	4.643		
Orig Bal:	20,571,000		
Factor:	1.0000000		
Factor Date:	03/15/03	Next Pmt:	04/15/03
Delay:	4	Cusip:	

	0.00 CPR		100.00 CPR	
Price	Yield	Duration	Yield	Duration
100-06	4.657	7.77	4.657	7.72
100-07	4.653	7.77	4.653	7.72
100-08	4.649	7.77	4.649	7.72
100-09	4.645	7.78	4.645	7.72
100-10	4.641	7.78	4.641	7.72
100-11	4.637	7.78	4.637	7.72
100-12	4.633	7.78	4.633	7.73
100-13	4.629	7.78	4.629	7.73
100-14	4.625	7.78	4.625	7.73
100-15	4.621	7.78	4.621	7.73
100-16	4.617	7.78	4.617	7.73
100-17	4.613	7.78	4.613	7.73
100-18	4.609	7.78	4.609	7.73
100-19	4.605	7.78	4.605	7.73
100-20	4.601	7.78	4.601	7.73
100-21	4.597	7.78	4.597	7.73
100-22	4.593	7.78	4.593	7.73
100-23	4.590	7.78	4.589	7.73
100-24	4.586	7.78	4.585	7.73
100-25	4.582	7.78	4.581	7.73
100-26	4.578	7.78	4.577	7.73
Average Life	9.90		9.82	
First Pay	02/15/13		01/15/13	
Last Pay	02/15/13		01/15/13	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.1947	1.1863	1.4960	2.6110	3.6500	4.6860
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3563	1.7485	2.2464	2.6744	3.0323	3.2984	3.5645	3.7669	3.9317	4.0841	4.2622	4.4403	4.6296	1.8913	4.9935

Comments:

1 1) 0 CPR
2) 100 CPY

Yield Table - Bond E

LBUBS 2003-C1
Settle as of 03/20/03

Bond Summary - Bond E			
Fixed Coupon:	4.672		
Orig Bal:	18,856,000		
Factor:	1.0000000		
Factor Date:	03/15/03	Next Pmt:	04/15/03
Delay:	4	Cusip:	

	0.00 CPR		100.00 CPR	
Price	Yield	Duration	Yield	Duration
100-06	4.687	7.76	4.687	7.71
100-07	4.683	7.76	4.683	7.71
100-08	4.679	7.76	4.679	7.71
100-09	4.675	7.76	4.675	7.71
100-10	4.671	7.76	4.671	7.71
100-11	4.667	7.77	4.667	7.71
100-12	4.663	7.77	4.662	7.71
100-13	4.659	7.77	4.658	7.71
100-14	4.655	7.77	4.654	7.72
100-15	4.651	7.77	4.650	7.72
100-16	4.647	7.77	4.646	7.72
100-17	4.643	7.77	4.642	7.72
100-18	4.639	7.77	4.638	7.72
100-19	4.635	7.77	4.634	7.72
100-20	4.631	7.77	4.630	7.72
100-21	4.627	7.77	4.626	7.72
100-22	4.623	7.77	4.622	7.72
100-23	4.619	7.77	4.618	7.72
100-24	4.615	7.77	4.614	7.72
100-25	4.611	7.77	4.610	7.72
100-26	4.607	7.77	4.606	7.72
Average Life	9.90		9.82	
First Pay	02/15/13		01/15/13	
Last Pay	02/15/13		01/15/13	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.1947	1.1863	1.4960	2.6110	3.6500	4.6860
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3563	1.7485	2.2464	2.6744	3.0323	3.2984	3.5645	3.7669	3.9317	4.0841	4.2622	4.4403	4.6296	1.8913	4.9935

Comments:

1 1) 0 CPR
2) 100 CPY

Yield Table - Bond F

LBUBS 2003-C1
Settle as of 03/20/03

Bond Summary - Bond F			
Fixed Coupon:	4.702		
Orig Bal:	17,143,000		
Factor:	1.0000000		
Factor Date:	03/15/03	Next Pmt:	04/15/03
Delay:	4	Cusip:	

	0.00 CPR		100.00 CPR	
Price	Yield	Duration	Yield	Duration
100-06	4.717	7.75	4.717	7.70
100-07	4.713	7.75	4.713	7.70
100-08	4.709	7.75	4.709	7.70
100-09	4.705	7.75	4.705	7.70
100-10	4.701	7.75	4.701	7.70
100-11	4.697	7.75	4.697	7.70
100-12	4.693	7.75	4.693	7.70
100-13	4.689	7.75	4.689	7.70
100-14	4.685	7.75	4.685	7.70
100-15	4.681	7.76	4.681	7.70
100-16	4.677	7.76	4.677	7.70
100-17	4.673	7.76	4.673	7.71
100-18	4.669	7.76	4.669	7.71
100-19	4.665	7.76	4.665	7.71
100-20	4.661	7.76	4.661	7.71
100-21	4.657	7.76	4.657	7.71
100-22	4.653	7.76	4.653	7.71
100-23	4.649	7.76	4.649	7.71
100-24	4.645	7.76	4.645	7.71
100-25	4.641	7.76	4.641	7.71
100-26	4.637	7.76	4.637	7.71
Average Life	9.90		9.82	
First Pay	02/15/13		01/15/13	
Last Pay	02/15/13		01/15/13	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.1947	1.1863	1.4960	2.6110	3.6500	4.6860
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3563	1.7485	2.2464	2.6744	3.0323	3.2984	3.5645	3.7669	3.9317	4.0841	4.2622	4.4403	4.6296	1.8913	4.9935

Comments:

1 1) 0 CPR
2) 100 CPY

Yield Table - Bond G

LBUBS 2003-C1
Settle as of 03/20/03

Bond Summary - Bond G			
Fixed Coupon:	4.751		
Orig Bal:	18,856,000		
Factor:	1.0000000		
Factor Date:	03/15/03	Next Pmt:	04/15/03
Delay:	4	Cusip:	

	0.00 CPR		100.00 CPR	
Price	Yield	Duration	Yield	Duration
100-06	4.767	7.73	4.767	7.68
100-07	4.763	7.73	4.763	7.68
100-08	4.759	7.73	4.759	7.68
100-09	4.755	7.73	4.755	7.68
100-10	4.751	7.73	4.751	7.68
100-11	4.747	7.73	4.747	7.68
100-12	4.743	7.73	4.743	7.68
100-13	4.739	7.74	4.739	7.68
100-14	4.735	7.74	4.735	7.68
100-15	4.731	7.74	4.731	7.69
100-16	4.727	7.74	4.727	7.69
100-17	4.723	7.74	4.722	7.69
100-18	4.719	7.74	4.718	7.69
100-19	4.715	7.74	4.714	7.69
100-20	4.711	7.74	4.710	7.69
100-21	4.707	7.74	4.706	7.69
100-22	4.703	7.74	4.702	7.69
100-23	4.699	7.74	4.698	7.69
100-24	4.695	7.74	4.694	7.69
100-25	4.691	7.74	4.690	7.69
100-26	4.687	7.74	4.686	7.69
Average Life	9.90		9.82	
First Pay	02/15/13		01/15/13	
Last Pay	02/15/13		01/15/13	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.1947	1.1863	1.4960	2.6110	3.6500	4.6860
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3563	1.7485	2.2464	2.6744	3.0323	3.2984	3.5645	3.7669	3.9317	4.0841	4.2622	4.4403	4.6296	1.8913	4.9935

Comments:

1 1) 0 CPR
2) 100 CPY

Yield Table - Bond XCL

LBUBS 2003-C1
Settle as of 03/20/03

Bond Summary - Bond XCL			
Fixed Coupon:	0.248	Type:	IO
Orig Not:	1,371,385,381		
Factor:	1.0000000		
Factor Date:	03/15/03	Next Pmt:	04/15/03
Delay:	4	Cusip:	

	100.00 CPR		0.00 CPR	
Price	Yield	Duration	Yield	Duration
2-26+	9.183	5.29	10.112	5.30
2-27+	8.976	5.31	9.905	5.32
2-28+	8.772	5.33	9.702	5.34
2-29+	8.572	5.35	9.501	5.37
2-30+	8.374	5.38	9.304	5.39
2-31+	8.179	5.40	9.109	5.41
3-00+	7.986	5.42	8.917	5.43
3-01+	7.797	5.44	8.728	5.45
3-02+	7.610	5.46	8.542	5.47
3-03+	7.425	5.48	8.358	5.49
3-04+	7.244	5.50	8.176	5.51
3-05+	7.064	5.52	7.997	5.53
3-06+	6.887	5.53	7.820	5.55
3-07+	6.712	5.55	7.646	5.57
3-08+	6.540	5.57	7.474	5.58
3-09+	6.369	5.59	7.304	5.60
3-10+	6.201	5.61	7.136	5.62
Average Life	7.93		8.14	
First Pay	04/15/03		04/15/03	
Last Pay	09/15/17		12/15/17	
Sprd/ALife/Tsy	447/7.93		536/8.14	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.0753	1.0578	1.3667	2.5067	3.5800	4.6523
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.1900	1.6317	2.1292	2.5617	2.9242	3.1989	3.4735	3.6782	3.8528	4.0075	4.1949	4.3822	4.5706	1.7763	4.9648

Comments:

1 1) 100 CPY, 0 CDR
2) 0 CPY, 0 CDR

zModel2_03c1_0304-th-price-out.xls

3/5/03 9:29 AM

Name LBUBS2002-C7

Settlement Date	03/20/03
First Collateral Payment	03/11/03
First Bond Payment	04/15/03
Dated Date	02/11/03

Prepayments	
	0%
	CPY
	Call Flag
	0

Defaults	
Rate	0.00%
Model	CDR
Severity	35.00%
Lag	12
Adv P&I	Y

Tsy	[illegible]
0.25 Yr	1.180%
0.50 Yr	1.190%
2.00 Yr	1.500%
5.00 Yr	2.811%
10.00 Yr	3.650%
30.00 Yr	4.670%

Swaps	[illegible]
2 Year	26.75
3 Year	38.75
4 Year	42.75
5 Year	39.75
6 Year*	47.50
7 Year*	51.25
8 Year*	51.00
9 Year*	47.25
10 Year	41.25
30 Year	31.75

No.	Name	Class	Balance	Coupon	Price	Yield	Tsy	Spd/Tsy	Swaps	Spd/Swap	First	Last	AVL	Accrued	Proceeds	Gross Proceeds	Duration	Daycount
					14.94062									198,337	205,003,207	205,199,543		
1	DEAL	Collateral	1,371,385,381								1	221	8.15					30/360
2	A1A	AAA	110,000,000								1	58	3.34					30/360
3	A2	AAA	180,000,000								58	70	4.93					30/360
4	A3	AAA	105,000,000								70	116	7.09					30/360
5	A4	AAA	637,549,000								116	119	9.79					30/360
6	A1B	AAA	203,986,000	3.860	100.49267	3.785%	2.934%	85.1	49.58	35.5	1	119	6.55	198,337	205,003,207	205,199,543	5.62	30/360
																		30/360
7	B	AA+	25,714,000								119	119	9.90					30/360
8	C	AA	25,713,000								119	119	9.90					30/360
9	D	AA-	20,571,000								119	119	9.90					30/360
10	E	A+	18,858,000								119	119	9.90					30/360
11	F	A	17,143,000								119	119	9.91					30/360
12	G	A-	18,858,000								119	119	9.91					30/360
13	H	BBB+	18,857,000								119	120	9.93					30/360
14	J	BBB	11,999,000								120	120	9.99					30/360
15	K	BBB-	10,286,000								120	120	9.99					30/360
																		30/360
16	L	BB+	18,856,000								120	120	9.99					30/360
17	M	BB	6,857,000								120	120	9.99					30/360
18	N	BB-	6,857,000								120	120	9.99					30/360
19	P	B+	10,286,000								120	177	12.75					30/360
20	Q	B	5,142,000								177	177	14.73					30/360
21	S	B-	5,143,000								177	177	14.74					30/360
22	T	CCC	3,428,000								177	177	14.74					30/360
23	U	NR	10,285,381								177	221	15.30					30/360
24	X	IO	1,371,385,381								1	221	8.15					30/360
24	XCP	IO	1,236,577,000								24	84	5.15					30/360

Lehman Brothers

Tue, 4 Mar 2003, 14:46:23 EST
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Yield Table - Bond A1B

LBUBS 2003-C1
Settle as of 03/20/03

Bond Summary - Bond A1B			
Fixed Coupon:	3.830		
Orig Bal:	203,986,000		
Factor:	1.0000000		
Factor Date:	03/15/03	Next Pmt:	04/15/03
Delay:	4	Cusip:	

	0.00 CPR	
Price	Yield	Duration
100-06	3.840	5.62
100-07	3.835	5.62
100-08	3.829	5.62
100-09	3.823	5.62
100-10	3.818	5.62
100-11	3.812	5.62
100-12	3.807	5.62
100-13	3.801	5.62
100-14	3.796	5.62
100-15	3.790	5.62
100-16	3.785	5.62
100-17	3.779	5.62
100-18	3.774	5.62
100-19	3.768	5.62
100-20	3.763	5.62
100-21	3.757	5.62
100-22	3.752	5.62
100-23	3.746	5.63
100-24	3.741	5.63
100-25	3.735	5.63
100-26	3.730	5.63
Average Life	6.55	
First Pay	04/15/03	
Last Pay	02/15/13	

Tsy BM	3Mo	6Mo	2YR	5YR	10YR	30YR
Yield	1.1947	1.1863	1.4960	2.6110	3.6300	4.6860
Coupon			1.5000	3.0000	3.8750	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3563	1.7485	2.2464	2.6744	3.0323	3.2984	3.5645	3.7669	3.9317	4.0841	4.2622	4.4403	4.6296	1.9913	4.9935