SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, DC 20549

FORM SE

FORM FOR SUBMISSION OF PAPER FORMAT EXHIBITS

BY ELECTRONIC FILERS

Structured Asset Securities Corporation II	000 120 2186
(Exact Name of Registrant as Specified in Charter)	(Registrant CIK Number)
Form 8-K (October 7, 2003)	333-105935
(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))

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 October 7, 2003.

STRUCTURED ASSET SECURITIES CORPORATION II

By: ______________________
Name: [illegible] Moss
Title: VP

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-C7

and

COMPUTATIONAL MATERIALS
PREPARED BY UBS SECURITIES LLC

for

LB-UBS COMMERCIAL MORTGAGE TRUST, SERIES 2003-C7

Per	Date	Balance	Interest
0	10/09/03	1,150,872,000.00	0.00
1	10/15/03	1,150,872,000.00	678,280.99
2	11/15/03	1,150,872,000.00	841,762.36
3	12/15/03	1,150,872,000.00	678,415.26
4	01/15/04	1,150,872,000.00	841,906.22
5	02/15/04	1,150,872,000.00	678,549.53
6	03/15/04	1,150,872,000.00	678,722.16
7	04/15/04	1,150,872,000.00	842,107.62
8	05/15/04	1,150,872,000.00	678,741.34
9	06/15/04	1,150,872,000.00	842,241.89
10	07/15/04	1,150,872,000.00	678,875.61
11	08/15/04	1,150,872,000.00	842,376.16
12	09/15/04	1,150,872,000.00	842,452.88
13	10/15/04	1,150,872,000.00	679,077.01
14	11/15/04	1,150,872,000.00	842,587.15
15	12/15/04	1,150,872,000.00	679,211.28
16	01/15/05	1,150,872,000.00	679,278.41
17	02/15/05	1,150,872,000.00	679,345.55
18	03/15/05	1,150,872,000.00	679,767.53
19	04/15/05	1,150,872,000.00	842,913.23
20	05/15/05	1,150,872,000.00	679,518.18
21	06/15/05	1,150,872,000.00	843,047.50
22	07/15/05	1,150,872,000.00	679,652.45
23	08/15/05	1,150,872,000.00	843,191.36
24	09/15/05	1,085,119,000.00	843,277.67
25	10/15/05	1,085,119,000.00	591,950.53
26	11/15/05	1,085,119,000.00	746,173.06
27	12/15/05	1,085,119,000.00	592,131.38
28	01/15/06	1,085,119,000.00	592,212.76
29	02/15/06	1,085,119,000.00	592,303.19
30	03/15/06	1,085,119,000.00	592,800.54
31	04/15/06	1,085,119,000.00	746,625.20
32	05/15/06	1,085,119,000.00	592,565.43
33	06/15/06	1,085,119,000.00	746,806.05
34	07/15/06	1,085,119,000.00	592,737.24
35	08/15/06	1,085,119,000.00	746,986.90
36	09/15/06	1,017,959,000.00	747,077.33
37	10/15/06	1,017,959,000.00	509,952.56
38	11/15/06	1,017,959,000.00	654,855.43
39	12/15/06	1,017,959,000.00	510,113.73
40	01/15/07	1,017,959,000.00	510,198.56
41	02/15/07	1,017,959,000.00	510,283.39
42	03/15/07	1,017,959,000.00	510,775.41
43	04/15/07	1,017,959,000.00	655,079.58
44	05/15/07	1,017,959,000.00	510,520.92
45	06/15/07	1,017,959,000.00	655,249.24
46	07/15/07	1,017,959,000.00	510,690.58
47	08/15/07	1,017,959,000.00	655,418.90
48	09/15/07	622,090,000.00	655,512.21
49	10/15/07	622,090,000.00	181,890.10
50	11/15/07	622,090,000.00	270,346.11
51	12/15/07	622,090,000.00	181,993.78
52	01/15/08	622,090,000.00	270,449.80

53	02/15/08	622,090,000.00	182,092.28
54	03/15/08	622,090,000.00	182,273.72
55	04/15/08	622,090,000.00	269,578.87
56	05/15/08	622,090,000.00	181,091.75
57	06/15/08	622,090,000.00	273,192.18
58	07/15/08	622,090,000.00	172,916.45
59	08/15/08	622,090,000.00	281,139.18
60	09/15/08	508,308,000.00	281,299.89
61	10/15/08	508,308,000.00	112,168.15
62	11/15/08	508,308,000.00	184,271.36
63	12/15/08	508,308,000.00	112,426.54
64	01/15/09	508,308,000.00	112,557.85
65	02/15/09	508,308,000.00	112,684.93
66	03/15/09	508,308,000.00	113,049.21
67	04/15/09	508,308,000.00	184,849.10
68	05/15/09	508,308,000.00	113,083.10
69	06/15/09	508,308,000.00	185,220.19
70	07/15/09	508,306,000.00	113,349.98
71	08/15/09	508,308,000.00	185,495.53
72	09/15/09	306,755,000.00	172,508.31
73	10/15/09	306,755,000.00	8,431.45
74	11/15/09	306,755,000.00	59,651.87
75	12/15/09	306,755,000.00	16,266.49
76	01/15/10	306,755,000.00	16,348.29
77	02/15/10	306,755,000.00	25,604.62
78	03/15/10	306,755,000.00	27,659.88
79	04/15/10	306,755,000.00	72,256.94
80	05/15/10	306,755,000.00	28,436.99
81	06/15/10	306,755,000.00	72,384.76
82	07/15/10	306,755,000.00	28,278.92
83	08/15/10	306,755,000.00	74,560.16
84	09/15/10	0.00	67,295.18

Yield Table - Bond XCL

LBUBS 2003-C7
Settle as of 10/09/03

Bond Summary - Bond XCL			
Fixed Coupon:	0.148	Type:	IO
Orig Not:	1,454,144,338		
Factor:	1.0000000		
Factor Date:	09/15/03	Next Pmt:	10/15/03
Delay:	4	Cusip:	

	100 CPY		0 CPY		100 CPY 2 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m		100 CPY 3 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
0-27	14.276	3.21	17.547	3.23	9.967	3.40	7.930	3.52
0-28	13.173	3.28	16.451	3.30	8.926	3.47	6.924	3.59
0-29	12.129	3.34	15.413	3.36	7.941	3.54	5.973	3.66
0-30	11.139	3.40	14.428	3.42	7.007	3.61	5.070	3.73
0-31	10.198	3.46	13.490	3.47	6.119	3.67	4.212	3.80
1-00	9.301	3.52	12.597	3.53	5.273	3.73	3.396	3.86
1-01	8.445	3.58	11.744	3.59	4.466	3.79	2.616	3.93
1-02	7.628	3.63	10.928	3.64	3.696	3.85	1.872	3.99
1-03	6.846	3.68	10.147	3.69	2.958	3.91	1.160	4.05
1-04	6.096	3.74	9.398	3.74	2.251	3.96	0.477	4.10
1-05	5.376	3.79	8.679	3.79	1.573	4.02	-0.178	4.16
1-06	4.685	3.84	7.988	3.83	0.921	4.07	-0.808	4.21
1-07	4.020	3.88	7.323	3.88	0.294	4.12	-1.414	4.26
1-08	3.379	3.93	6.681	3.93	-0.310	4.17	-1.997	4.32
1-09	2.762	3.98	6.063	3.97	-0.892	4.22	-2.560	4.37
1-10	2.166	4.02	5.466	4.01	-1.454	4.26	-3.103	4.41
1-11	1.590	4.07	4.889	4.05	-1.997	4.31	-3.627	4.46
Average Life	6.79		7.12		6.39		6.22	
First Pay	10/15/03		10/15/03		10/15/03		10/15/03	
Last Pay	07/15/13		09/15/13		07/15/13		07/15/13	
Sprd/ALife/Tsy	325/6.79		648/7.12		-55/6.39		-231/6.22	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR
Yield	0.9425	1.0268	1.7000	2.2100	3.2100	4.2900	5.1800
Coupon			2.0000	2.3750	3.1250	4.2500	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3358	2.0050	2.6650	3.1800	3.6100	3.9310	4.1895	4.3980	4.5740	4.7175	4.8795	5.0415	5.2100	5.4250	5.5050

Comments:

1 ** ALL TO CALL **
1) 100 CPY, 0 CDR
2) 0 CPY, 0 CDR
3) 100 CPY, 2 CDR IMMEDIATELY, 35% LOSS, 12 MONTHS LAG
4) 100 CPY, 3 CDR IMMEDIATELY, 35% LOSS, 12 MONTHS LAG

Yield Table - Bond XCP

LBUBS 2003-C7
Settle as of 10/09/03

Bond Summary - Bond XCP			
Fixed Coupon:	0.606	Type:	IO
Orig Not:	1,150,872,000		
Factor:	1.0000000		
Factor Date:	09/15/03	Next Pmt:	10/15/03
Delay:	4	Cusip:	

	100 CPY		0 CPY		100 CPY 2 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m		100 CPY 3 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
2-10+	8.675	2.01	8.675	2.01	8.675	2.01	8.675	2.01
2-11+	8.026	2.03	8.026	2.03	8.026	2.03	8.026	2.03
2-12+	7.392	2.05	7.392	2.05	7.392	2.05	7.392	2.05
2-13+	6.771	2.07	6.771	2.07	6.771	2.07	6.771	2.07
2-14+	6.164	2.09	6.164	2.09	6.164	2.09	6.164	2.09
2-15+	5.571	2.11	5.571	2.11	5.571	2.11	5.571	2.11
2-16+	4.989	2.12	4.989	2.12	4.989	2.12	4.989	2.12
2-17+	4.420	2.14	4.420	2.14	4.420	2.14	4.420	2.14
2-18+	3.862	2.16	3.862	2.16	3.862	2.16	3.862	2.16
2-19+	3.316	2.18	3.316	2.18	3.316	2.18	3.316	2.18
2-20+	2.780	2.20	2.780	2.20	2.780	2.20	2.780	2.20
2-21+	2.255	2.22	2.255	2.22	2.255	2.22	2.255	2.22
2-22+	1.740	2.23	1.740	2.23	1.740	2.23	1.740	2.23
2-23+	1.235	2.25	1.235	2.25	1.235	2.25	1.235	2.25
2-24+	0.739	2.27	0.739	2.27	0.739	2.27	0.739	2.27
2-25+	0.252	2.28	0.252	2.28	0.252	2.28	0.252	2.28
2-26+	-0.225	2.30	-0.225	2.30	-0.225	2.30	-0.225	2.30
Average Life	5.01		5.01		5.01		5.01	
First Pay	09/15/05		09/15/05		09/15/05		09/15/05	
Last Pay	09/15/10		09/15/10		09/15/10		09/15/10	
Sprd/ALife/Tsy	65/5.01		65/5.01		65/5.01		65/5.01	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR
Yield	0.9425	1.0268	1.7000	2.2100	3.2100	4.2900	5.1800
Coupon			2.0000	2.3750	3.1250	4.2500	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3358	2.0050	2.6650	3.1800	3.6100	3.9310	4.1895	4.3980	4.5740	4.7175	4.8795	5.0415	5.2100	5.4250	5.5050

Comments:

1 ** ALL TO CALL **
1) 100 CPY, 0 CDR
2) 0 CPY, 0 CDR
3) 100 CPY, 2 CDR IMMEDIATELY, 35% LOSS, 12 MONTHS LAG
4) 100 CPY, 3 CDR IMMEDIATELY, 35% LOSS, 12 MONTHS LAG

Yield Table - Bond A1

LBUBS 2003-C7
Settle as of 10/09/03

Bond Summary - Bond A1			
Fixed Coupon:	3.321		
Orig Bal:	170,000,000		
Factor:	1.0000000		
Factor Date:	09/15/03	Next Pmt:	10/15/03
Delay:	4	Cusip:	

	0 CPY		100 CPY	
Price	Yield	Duration	Yield	Duration
99-28	3.369	3.47	3.370	3.38
99-30	3.351	3.47	3.352	3.38
100-00	3.333	3.47	3.333	3.38
100-02	3.315	3.47	3.315	3.38
100-04	3.298	3.47	3.296	3.38
100-06	3.280	3.47	3.278	3.38
100-08	3.262	3.47	3.259	3.38
100-10	3.244	3.47	3.241	3.38
100-12	3.226	3.48	3.223	3.38
100-14	3.208	3.48	3.204	3.38
100-16	3.190	3.48	3.186	3.38
100-18	3.172	3.48	3.168	3.38
100-20	3.155	3.48	3.149	3.38
100-22	3.137	3.48	3.131	3.38
100-24	3.119	3.48	3.113	3.38
100-26	3.101	3.48	3.094	3.39
100-28	3.083	3.48	3.076	3.39
100-30	3.066	3.48	3.058	3.39
101-00	3.048	3.48	3.040	3.39
101-02	3.030	3.48	3.021	3.39
101-04	3.013	3.48	3.003	3.39
Average Life	3.78		3.67	
First Pay	10/15/03		10/15/03	
Last Pay	06/15/08		03/15/08	
Sprd/ALife/Tsy	66/3.78		72/3.67	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR
Yield	0.9476	1.0100	1.6200	2.1300	3.1400	4.2500	5.1600
Coupon			2.0000	2.3750	3.1250	4.2500	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3399	1.9150	2.5650	3.1075	3.5450	3.8820	4.1415	4.3610	4.5330	4.6825	4.8443	5.0060	5.1800	5.4050	5.4925

Comments:

1

1) 0 CPY
2) 100 CPY

Yield Table - Bond A2

LBUBS 2003-C7
Settle as of 10/09/03

Bond Summary - Bond A2			
Fixed Coupon:	4.115	Type:	Capped WAC
Orig Bal:	286,000,000		
Factor:	1.0000000		
Factor Date:	09/15/03	Next Pmt:	10/15/03
Delay:	4	Cusip:	

	0 CPY		100 CPY	
Price	Yield	Duration	Yield	Duration
99-28	4.166	5.06	4.167	4.65
99-30	4.154	5.06	4.154	4.65
100-00	4.141	5.06	4.141	4.65
100-02	4.129	5.06	4.127	4.65
100-04	4.117	5.06	4.114	4.65
100-06	4.105	5.06	4.100	4.65
100-08	4.092	5.06	4.087	4.66
100-10	4.080	5.06	4.074	4.66
100-12	4.068	5.06	4.060	4.66
100-14	4.055	5.06	4.047	4.66
100-16	4.043	5.07	4.034	4.66
100-18	4.031	5.07	4.021	4.66
100-20	4.019	5.07	4.007	4.66
100-22	4.007	5.07	3.994	4.66
100-24	3.994	5.07	3.981	4.66
100-26	3.982	5.07	3.967	4.66
100-28	3.970	5.07	3.954	4.66
100-30	3.958	5.07	3.941	4.66
101-00	3.946	5.07	3.928	4.66
101-02	3.933	5.07	3.914	4.66
101-04	3.921	5.07	3.901	4.66
Average Life	5.83		5.30	
First Pay	06/15/08		03/15/08	
Last Pay	08/15/10		02/15/10	
Sprd/ALife/Tsy	72/5.83		83/5.30	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR
Yield	0.9476	1.0100	1.6200	2.1300	3.1400	4.2500	5.1600
Coupon			2.0000	2.3750	3.1250	4.2500	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3399	1.9150	2.5650	3.1075	3.5450	3.8820	4.1415	4.3610	4.5330	4.6825	4.8443	5.0060	5.1800	5.4050	5.4925

Comments:

1

1) 0 CPY
2) 100 CPY

Yield Table - Bond A3

LBUBS 2003-C7
Settle as of 10/09/03

Bond Summary - Bond A3			
Fixed Coupon:	4.633	Type:	Capped WAC
Orig Bal:	140,000,000		
Factor:	1.0000000		
Factor Date:	09/15/03	Next Pmt:	10/15/03
Delay:	4	Cusip:	

	0 CPY		100 CPY	
Price	Yield	Duration	Yield	Duration
99-28	4.690	6.04	4.690	5.85
99-30	4.680	6.04	4.680	5.85
100-00	4.669	6.04	4.669	5.85
100-02	4.659	6.04	4.659	5.85
100-04	4.649	6.04	4.648	5.85
100-06	4.639	6.05	4.637	5.85
100-08	4.628	6.05	4.627	5.85
100-10	4.618	6.05	4.616	5.85
100-12	4.608	6.05	4.605	5.85
100-14	4.597	6.05	4.595	5.85
100-16	4.587	6.05	4.584	5.86
100-18	4.577	6.05	4.574	5.86
100-20	4.567	6.05	4.563	5.86
100-22	4.557	6.05	4.553	5.86
100-24	4.546	6.05	4.542	5.86
100-26	4.536	6.05	4.531	5.86
100-28	4.526	6.05	4.521	5.86
100-30	4.516	6.05	4.510	5.86
101-00	4.506	6.06	4.500	5.86
101-02	4.495	6.06	4.489	5.86
101-04	4.485	6.06	4.479	5.86
Average Life	7.30		7.03	
First Pay	08/15/10		02/15/10	
Last Pay	07/15/12		01/15/12	
Sprd/ALife/Tsy	94/7.30		99/7.03	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR
Yield	0.9476	1.0100	1.6200	2.1300	3.1400	4.2500	5.1600
Coupon			2.0000	2.3750	3.1250	4.2500	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3399	1.9150	2.5650	3.1075	3.5450	3.8820	4.1415	4.3610	4.5330	4.6825	4.8443	5.0060	5.1800	5.4050	5.4925

Comments:

I

1) 0 CPY
2) 100 CPY

Yield Table - Bond A4

LBUBS 2003-C7
Settle as of 10/09/03

Bond Summary - Bond A4			
Fixed Coupon:	4.934	Type:	Capped WAC
Orig Bal:	354,294,000		
Factor:	1.0000000		
Factor Date:	09/15/03	Next Pmt:	10/15/03
Delay:	4	Cusip:	

	0 CPY		100 CPY	
Price	Yield	Duration	Yield	Duration
99-04	5.096	7.39	5.100	7.13
99-06	5.087	7.39	5.091	7.13
99-08	5.079	7.39	5.082	7.13
99-10	5.070	7.39	5.074	7.13
99-12	5.062	7.39	5.065	7.13
99-14	5.054	7.39	5.056	7.13
99-16	5.045	7.39	5.047	7.13
99-18	5.037	7.40	5.039	7.13
99-20	5.028	7.40	5.030	7.13
99-22	5.020	7.40	5.021	7.14
99-24	5.011	7.40	5.012	7.14
99-26	5.003	7.40	5.004	7.14
99-28	4.994	7.40	4.995	7.14
99-30	4.986	7.40	4.986	7.14
100-00	4.978	7.40	4.977	7.14
100-02	4.969	7.40	4.969	7.14
100-04	4.961	7.41	4.960	7.14
100-06	4.952	7.41	4.951	7.14
100-08	4.944	7.41	4.943	7.14
100-10	4.936	7.41	4.934	7.15
100-12	4.927	7.41	4.925	7.15
Average Life	9.52		9.09	
First Pay	07/15/12		01/15/12	
Last Pay	08/15/13		02/15/13	
Sprd/ALife/Tsy	87/9.52		96/9.09	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR
Yield	0.9476	1.0100	1.6200	2.1300	3.1400	4.2500	5.1600
Coupon			2.0000	2.3750	3.1250	4.2500	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3399	1.9150	2.5650	3.1075	3.5450	3.8820	4.1415	4.3610	4.5330	4.6825	4.8443	5.0060	5.1800	5.4050	5.4925

Comments:

1) 0 CPY
2) 100 CPY

Yield Table - Bond XCL

LBUBS 2003-C7
Settle as of 10/09/03

Bond Summary - Bond XCL			
Fixed Coupon:	0.154	Type:	IO
Orig Not:	1,454,144,338		
Factor:	1.0000000		
Factor Date:	09/15/03	Next Pmt:	10/15/03
Delay:	4	Cusip:	

	0 CPY		100 CPY	
Price	Yield	Duration	Yield	Duration
0-27	19.446	3.15	16.098	3.12
0-28	18.320	3.22	14.960	3.18
0-29	17.254	3.28	13.883	3.25
0-30	16.243	3.34	12.862	3.31
0-31	15.281	3.40	11.892	3.37
1-00	14.365	3.45	10.967	3.42
1-01	13.490	3.51	10.086	3.48
1-02	12.655	3.56	9.244	3.53
1-03	11.855	3.61	8.439	3.59
1-04	11.088	3.66	7.667	3.64
1-05	10.352	3.71	6.926	3.69
1-06	9.645	3.76	6.215	3.73
1-07	8.965	3.80	5.531	3.78
1-08	8.309	3.85	4.872	3.83
1-09	7.677	3.89	4.236	3.87
1-10	7.067	3.94	3.624	3.92
1-11	6.478	3.98	3.032	3.96
1-12	5.908	4.02	2.459	4.00
1-13	5.357	4.06	1.906	4.04
1-14	4.823	4.10	1.370	4.09
1-15	4.305	4.14	0.850	4.13
Average Life	7.13		6.79	
First Pay	10/15/03		10/15/03	
Last Pay	07/15/18		07/15/13	
Sprd/ALife/Tsy	674/7.13		339/6.79	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR
Yield	0.9476	1.0100	1.6200	2.1300	3.1400	4.2500	5.1600
Coupon			2.0000	2.3750	3.1250	4.2500	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3399	1.9150	2.5650	3.1075	3.5450	3.8820	4.1415	4.3610	4.5330	4.6825	4.8443	5.0060	5.1800	5.4050	5.4925

Comments:

1
1) 0 CPY
2) 100 CPY

Yield Table - Bond A1

LBUBS 2003-C7
Settle as of 10/09/03

Bond Summary - Bond A1			
Fixed Coupon:	3.321		
Orig Bal:	170,000,000		
Factor:	1.0000000		
Factor Date:	09/15/03	Next Pmt:	10/15/03
Delay:	4	Cusip:	

	0 CPY		100 CPY		Pool-By-Pool Scenario Used	
Price	Yield	Duration	Yield	Duration	Yield	Duration
99-28	3.369	3.47	3.370	3.38	3.369	3.47
99-30	3.351	3.47	3.352	3.38	3.351	3.47
100-00	3.333	3.47	3.333	3.38	3.333	3.47
100-02	3.315	3.47	3.315	3.38	3.315	3.47
100-04	3.298	3.47	3.296	3.38	3.298	3.47
100-06	3.280	3.47	3.278	3.38	3.280	3.47
100-08	3.262	3.47	3.259	3.38	3.262	3.47
100-10	3.244	3.47	3.241	3.38	3.244	3.47
100-12	3.226	3.48	3.223	3.38	3.226	3.48
100-14	3.208	3.48	3.204	3.38	3.208	3.48
100-16	3.190	3.48	3.186	3.38	3.190	3.48
100-18	3.172	3.48	3.168	3.38	3.172	3.48
100-20	3.155	3.48	3.149	3.38	3.155	3.48
100-22	3.137	3.48	3.131	3.38	3.137	3.48
100-24	3.119	3.48	3.113	3.38	3.119	3.48
100-26	3.101	3.48	3.094	3.39	3.101	3.48
100-28	3.083	3.48	3.076	3.39	3.083	3.48
100-30	3.066	3.48	3.058	3.39	3.066	3.48
101-00	3.048	3.48	3.040	3.39	3.048	3.48
101-02	3.030	3.48	3.021	3.39	3.030	3.48
101-04	3.013	3.48	3.003	3.39	3.013	3.48
Average Life	3.78		3.67		3.78	
First Pay	10/15/03		10/15/03		10/15/03	
Last Pay	06/15/08		03/15/08		06/15/08	
Sprd/ALife/Tsy	66/3.78		72/3.67		66/3.78	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR
Yield	0.9476	1.0100	1.6200	2.1300	3.1400	4.2500	5.1600
Coupon			2.0000	2.3750	3.1250	4.2500	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3399	1.9150	2.5650	3.1075	3.5450	3.8820	4.1415	4.3610	4.5330	4.6825	4.8443	5.0060	5.1800	5.4050	5.4925

Comments:

1 1) 0 CPY
2) 100 CPY
3) 100 CPY FOR PARK LAWN, 0 CPR FOR ALL OTHER LOANS

Yield Table - Bond A2

LBUBS 2003-C7
Settle as of 10/09/03

Bond Summary - Bond A2			
Fixed Coupon:	4.115	Type:	Capped WAC
Orig Bal:	286,000,000		
Factor:	1.0000000		
Factor Date:	09/15/03	Next Pmt:	10/15/03
Delay:	4	Cusip:	

	0 CPY		100 CPY		Pool-By-Pool Scenario Used	
Price	Yield	Duration	Yield	Duration	Yield	Duration
99-28	4.166	5.06	4.167	4.65	4.167	4.81
99-30	4.154	5.06	4.154	4.65	4.154	4.81
100-00	4.141	5.06	4.141	4.65	4.141	4.82
100-02	4.129	5.06	4.127	4.65	4.128	4.82
100-04	4.117	5.06	4.114	4.65	4.115	4.82
100-06	4.105	5.06	4.100	4.65	4.102	4.82
100-08	4.092	5.06	4.087	4.66	4.089	4.82
100-10	4.080	5.06	4.074	4.66	4.076	4.82
100-12	4.068	5.06	4.060	4.66	4.063	4.82
100-14	4.055	5.06	4.047	4.66	4.051	4.82
100-16	4.043	5.07	4.034	4.66	4.038	4.82
100-18	4.031	5.07	4.021	4.66	4.025	4.82
100-20	4.019	5.07	4.007	4.66	4.012	4.82
100-22	4.007	5.07	3.994	4.66	3.999	4.82
100-24	3.994	5.07	3.981	4.66	3.986	4.82
100-26	3.982	5.07	3.967	4.66	3.974	4.82
100-28	3.970	5.07	3.954	4.66	3.961	4.82
100-30	3.958	5.07	3.941	4.66	3.948	4.82
101-00	3.946	5.07	3.928	4.66	3.935	4.82
101-02	3.933	5.07	3.914	4.66	3.922	4.82
101-04	3.921	5.07	3.901	4.66	3.910	4.83
Average Life	5.83		5.30		5.50	
First Pay	06/15/08		03/15/08		06/15/08	
Last Pay	08/15/10		02/15/10		06/15/10	
Sprd/ALife/Tsy	72/5.83		83/5.30		79/5.50	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR
Yield	0.9476	1.0100	1.6200	2.1300	3.1400	4.2500	5.1600
Coupon			2.0000	2.3750	3.1250	4.2500	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3399	1.9150	2.5650	3.1075	3.5450	3.8820	4.1415	4.3610	4.5330	4.6825	4.8443	5.0060	5.1800	5.4050	5.4925

Comments:

1 1) 0 CPY
2) 100 CPY
3) 100 CPY FOR PARK LAWN, 0 CPR FOR ALL OTHER LOANS

Yield Table - Bond A3

LBUBS 2003-C7
Settle as of 10/09/03

Bond Summary - Bond A3			
Fixed Coupon:	4.633	Type:	Capped WAC
Orig Bal:	140,000,000		
Factor:	1.0000000		
Factor Date:	09/15/03	Next Pmt:	10/15/03
Delay:	4	Cusip:	

	0 CPY		100 CPY		Pool-By-Pool Scenario Used	
Price	Yield	Duration	Yield	Duration	Yield	Duration
99-28	4.690	6.04	4.690	5.85	4.690	6.01
99-30	4.680	6.04	4.680	5.85	4.680	6.01
100-00	4.669	6.04	4.669	5.85	4.669	6.01
100-02	4.659	6.04	4.659	5.85	4.659	6.01
100-04	4.649	6.04	4.648	5.85	4.649	6.01
100-06	4.639	6.05	4.637	5.85	4.638	6.01
100-08	4.628	6.05	4.627	5.85	4.628	6.01
100-10	4.618	6.05	4.616	5.85	4.618	6.01
100-12	4.608	6.05	4.605	5.85	4.607	6.01
100-14	4.597	6.05	4.595	5.85	4.597	6.01
100-16	4.587	6.05	4.584	5.86	4.587	6.01
100-18	4.577	6.05	4.574	5.86	4.576	6.01
100-20	4.567	6.05	4.563	5.86	4.566	6.01
100-22	4.557	6.05	4.553	5.86	4.556	6.02
100-24	4.546	6.05	4.542	5.86	4.546	6.02
100-26	4.536	6.05	4.531	5.86	4.535	6.02
100-28	4.526	6.05	4.521	5.86	4.525	6.02
100-30	4.516	6.05	4.510	5.86	4.515	6.02
101-00	4.506	6.06	4.500	5.86	4.504	6.02
101-02	4.495	6.06	4.489	5.86	4.494	6.02
101-04	4.485	6.06	4.479	5.86	4.484	6.02
Average Life	7.30		7.03		7.25	
First Pay	08/15/10		02/15/10		06/15/10	
Last Pay	07/15/12		01/15/12		07/15/12	
Sprd/ALife/Tsy	94/7.30		99/7.03		95/7.25	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR
Yield	0.9476	1.0100	1.6200	2.1300	3.1400	4.2500	5.1600
Coupon			2.0000	2.3750	3.1250	4.2500	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3399	1.9150	2.5650	3.1075	3.5450	3.8820	4.1415	4.3610	4.5330	4.6825	4.8443	5.0060	5.1800	5.4050	5.4925

Comments:

1 1) 0 CPY
2) 100 CPY
3) 100 CPY FOR PARK LAWN, 0 CPR FOR ALL OTHER LOANS

Yield Table - Bond A4

LBUBS 2003-C7
Settle as of 10/09/03

Bond Summary - Bond A4			
Fixed Coupon:	4.934	Type:	Capped WAC
Orig Bal:	354,294,000		
Factor:	1.0000000		
Factor Date:	09/15/03	Next Pmt:	10/15/03
Delay:	4	Cusip:	

	0 CPY		100 CPY		Pool-By-Pool Scenario Used	
Price	Yield	Duration	Yield	Duration	Yield	Duration
99-28	4.994	7.40	4.995	7.14	4.994	7.40
99-30	4.986	7.40	4.986	7.14	4.986	7.40
100-00	4.978	7.40	4.977	7.14	4.978	7.40
100-02	4.969	7.40	4.969	7.14	4.969	7.40
100-04	4.961	7.41	4.960	7.14	4.961	7.41
100-06	4.952	7.41	4.951	7.14	4.952	7.41
100-08	4.944	7.41	4.943	7.14	4.944	7.41
100-10	4.936	7.41	4.934	7.15	4.936	7.41
100-12	4.927	7.41	4.925	7.15	4.927	7.41
100-14	4.919	7.41	4.916	7.15	4.919	7.41
100-16	4.911	7.41	4.908	7.15	4.911	7.41
100-18	4.902	7.41	4.899	7.15	4.902	7.41
100-20	4.894	7.41	4.890	7.15	4.894	7.41
100-22	4.885	7.41	4.882	7.15	4.885	7.41
100-24	4.877	7.42	4.873	7.15	4.877	7.42
100-26	4.869	7.42	4.865	7.15	4.869	7.42
100-28	4.860	7.42	4.856	7.15	4.860	7.42
100-30	4.852	7.42	4.847	7.16	4.852	7.42
101-00	4.844	7.42	4.839	7.16	4.844	7.42
101-02	4.836	7.42	4.830	7.16	4.836	7.42
101-04	4.827	7.42	4.821	7.16	4.827	7.42
Average Life	9.52		9.09		9.52	
First Pay	07/15/12		01/15/12		07/15/12	
Last Pay	08/15/13		02/15/13		08/15/13	
Sprd/ALife/Tsy	77/9.52		86/9.09		77/9.52	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR
Yield	0.9476	1.0100	1.6200	2.1300	3.1400	4.2500	5.1600
Coupon			2.0000	2.3750	3.1250	4.2500	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3399	1.9150	2.5650	3.1075	3.5450	3.8820	4.1415	4.3610	4.5330	4.6825	4.8443	5.0060	5.1800	5.4050	5.4925

Comments:

1 1) 0 CPY
2) 100 CPY
3) 100 CPY FOR PARK LAWN, 0 CPR FOR ALL OTHER LOANS

Yield Table - Bond XCL

LBUBS 2003-C7
Settle as of 10/09/03

Bond Summary - Bond XCL			
Fixed Coupon:	0.154	Type:	IO
Orig Not:	1,454,144,338		
Factor:	1.0000000		
Factor Date:	09/15/03	Next Pmt:	10/15/03
Delay:	4	Cusip:	

	0 CPY		100 CPY		Pool-By-Pool Scenario Used	
Price	Yield	Duration	Yield	Duration	Yield	Duration
0-27	19.446	3.15	16.098	3.12	18.490	3.13
0-28	18.320	3.22	14.960	3.18	17.355	3.19
0-29	17.254	3.28	13.883	3.25	16.280	3.25
0-30	16.243	3.34	12.862	3.31	15.260	3.31
0-31	15.281	3.40	11.892	3.37	14.291	3.37
1-00	14.365	3.45	10.967	3.42	13.368	3.43
1-01	13.490	3.51	10.086	3.48	12.487	3.48
1-02	12.655	3.56	9.244	3.53	11.646	3.54
1-03	11.855	3.61	8.439	3.59	10.841	3.59
1-04	11.088	3.66	7.667	3.64	10.070	3.64
1-05	10.352	3.71	6.926	3.69	9.329	3.69
1-06	9.645	3.76	6.215	3.73	8.618	3.74
1-07	8.965	3.80	5.531	3.78	7.934	3.78
1-08	8.309	3.85	4.872	3.83	7.276	3.83
1-09	7.677	3.89	4.236	3.87	6.641	3.88
1-10	7.067	3.94	3.624	3.92	6.028	3.92
1-11	6.478	3.98	3.032	3.96	5.436	3.96
1-12	5.908	4.02	2.459	4.00	4.864	4.01
1-13	5.357	4.06	1.906	4.04	4.311	4.05
1-14	4.823	4.10	1.370	4.09	3.775	4.09
1-15	4.305	4.14	0.850	4.13	3.256	4.13
Average Life	7.13		6.79		7.07	
First Pay	10/15/03		10/15/03		10/15/03	
Last Pay	07/15/18		07/15/13		07/15/18	
Sprd/ALife/Tsy	674/7.13		339/6.79		573/7.07	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR
Yield	0.9476	1.0100	1.6200	2.1300	3.1400	4.2500	5.1600
Coupon			2.0000	2.3750	3.1250	4.2500	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3399	1.9150	2.5650	3.1075	3.5450	3.8820	4.1415	4.3610	4.5330	4.6825	4.8443	5.0060	5.1800	5.4050	5.4925

Comments:

1 1) 0 CPY
2) 100 CPY
3) 100 CPY FOR PARK LAWN, 0 CPR FOR ALL OTHER LOANS

Yield Table - Bond XCL

LBUBS 2003-C7
Settle as of 10/09/03

Bond Summary - Bond XCL			
Fixed Coupon:	0.158	Type:	IO
Orig Not:	1,454,144,338		
Factor:	1.0000000		
Factor Date:	09/15/03	Next Pmt:	10/15/03
Delay:	4	Cusip:	

	100 CPY		0 CPY		0 CPY S-1:0 25:2 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m		0 CPY S-1:0 25:3 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m		100 CPY S-1:0 25:2 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m		100 CPY S-1:0 25:3 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
0-28+	15.291	3.17	18.579	3.20	17.034	3.20	16.353	3.19	13.835	3.17	13.187	3.17
0-29+	14.229	3.23	17.525	3.26	15.979	3.26	15.298	3.25	12.773	3.23	12.123	3.23
0-30+	13.221	3.29	16.523	3.31	14.978	3.31	14.296	3.31	11.764	3.29	11.114	3.29
0-31+	12.262	3.35	15.569	3.37	14.025	3.37	13.342	3.37	10.805	3.35	10.154	3.35
1-00+	11.348	3.41	14.660	3.42	13.117	3.43	12.434	3.43	9.891	3.41	9.239	3.41
1-01+	10.476	3.46	13.792	3.48	12.249	3.48	11.566	3.48	9.019	3.46	8.367	3.46
1-02+	9.643	3.51	12.962	3.53	11.420	3.53	10.737	3.53	8.186	3.52	7.533	3.52
1-03+	8.845	3.57	12.166	3.58	10.626	3.58	9.943	3.58	7.389	3.57	6.736	3.57
1-04+	8.080	3.62	11.403	3.63	9.864	3.63	9.181	3.63	6.624	3.62	5.971	3.62
1-05+	7.345	3.67	10.670	3.67	9.133	3.68	8.450	3.68	5.891	3.67	5.237	3.67
1-06+	6.639	3.71	9.966	3.72	8.429	3.73	7.747	3.73	5.186	3.72	4.532	3.72
1-07+	5.960	3.76	9.287	3.76	7.753	3.77	7.070	3.77	4.508	3.77	3.854	3.77
1-08+	5.306	3.81	8.633	3.81	7.100	3.82	6.418	3.82	3.854	3.81	3.200	3.81
1-09+	4.675	3.85	8.002	3.85	6.471	3.86	5.789	3.86	3.224	3.86	2.570	3.86
1-10+	4.066	3.89	7.393	3.89	5.864	3.90	5.182	3.91	2.617	3.90	1.962	3.90
1-11+	3.477	3.94	6.804	3.93	5.277	3.95	4.596	3.95	2.029	3.95	1.375	3.95
1-12+	2.908	3.98	6.234	3.97	4.709	3.99	4.028	3.99	1.461	3.99	0.807	3.99
1-13+	2.357	4.02	5.682	4.01	4.159	4.03	3.479	4.03	0.912	4.03	0.258	4.03
1-14+	1.824	4.06	5.147	4.05	3.626	4.07	2.947	4.07	0.380	4.07	-0.274	4.07
1-15+	1.306	4.10	4.629	4.09	3.110	4.10	2.431	4.11	-0.136	4.11	-0.790	4.11
Average Life	6.79		7.12		6.87		6.77		6.57		6.48	
First Pay	10/15/03		10/15/03		10/15/03		10/15/03		10/15/03		10/15/03	
Last Pay	07/15/13		09/15/13		09/15/13		09/15/13		07/15/13		07/15/13	
Sprd/ALife/Tsy	314/6.79		639/7.12		491/6.87		425/6.77		174/6.57		110/6.48	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR
Yield	0.9477	1.0116	1.5900	2.0900	3.0900	4.2300	5.1415
Coupon			2.0000	2.3750	3.1250	4.2500	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3009	1.8900	2.5150	3.0450	3.4775	3.8155	4.0935	4.3165	4.4945	4.6500	4.8168	4.9837	5.1504	5.3758	5.4615

Comments:

1 CPY CDR Loss Sev Timing
1) 100 0 NA NA
2) 0 0 NA NA
3) 0 2% 35% 0 CDR for 1-24 then 2% CDR with 12 month recovery lag
4) 0 3% 35% 0 CDR for 1-24 then 3% CDR with 12 month recovery lag
5) 100 2% 35% 0 CDR for 1-24 then 2% CDR with 12 month recovery lag
6) 100 3% 35% 0 CDR for 1-24 then 3% CDR with 12 month recovery lag

Yield Table - Bond XCL

LBUBS 2003-C7
Settle as of 10/09/03

	100 CPY		0 CPY		0 CPY S-1:0 25:2 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m		0 CPY S-1:0 25:3 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m		100 CPY S-1:0 25:2 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m		100 CPY S-1:0 25:3 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
1-16+	0.805	4.14	4.125	4.12	2.609	4.14	1.930	4.15	-0.637	4.15	-1.290	4.15
Average Life	6.79		7.12		6.87		6.77		6.57		6.48	
First Pay	10/15/03		10/15/03		10/15/03		10/15/03		10/15/03		10/15/03	
Last Pay	07/15/13		09/15/13		09/15/13		09/15/13		07/15/13		07/15/13	
Sprd/ALife/Tsy	314/6.79		639/7.12		491/6.87		425/6.77		174/6.57		110/6.48	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR
Yield	0.9477	1.0116	1.5900	2.0900	3.0900	4.2300	5.1415
Coupon			2.0000	2.3750	3.1250	4.2500	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3009	1.8900	2.5150	3.0450	3.4775	3.8155	4.0935	4.3165	4.4945	4.6500	4.8168	4.9837	5.1504	5.3758	5.4615

Comments:

1 CPY CDR Loss Sev Timing
1) 100 0 NA NA
2) 0 0 NA NA
3) 0 2% 35% 0 CDR for 1-24 then 2% CDR with 12 month recovery lag
4) 0 3% 35% 0 CDR for 1-24 then 3% CDR with 12 month recovery lag
5) 100 2% 35% 0 CDR for 1-24 then 2% CDR with 12 month recovery lag
6) 100 3% 35% 0 CDR for 1-24 then 3% CDR with 12 month recovery lag

Yield Table - Bond K

LBUBS 2003-C7
Settle as of 10/09/03

Bond Summary - Bond K			
Fixed Coupon:	5.075	Type:	WAC
Orig Bal:	14,542,000		
Factor:	1.0000000		
Factor Date:	09/15/03	Next Pmt:	10/15/03
Delay:	4	Cusip:	

	0 CPY		0 CPY S-1:0 13:2.75 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m		0 CPY S-1:0 13:2.76 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m		0 CPY S-1:0 13:2.77 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
92-14+	6.288	7.38	6.296	7.43	6.296	7.43	6.242	7.43
92-18+	6.270	7.39	6.278	7.43	6.278	7.43	6.224	7.43
92-22+	6.252	7.39	6.260	7.43	6.260	7.43	6.206	7.43
92-26+	6.234	7.39	6.242	7.44	6.242	7.44	6.188	7.43
92-30+	6.216	7.39	6.224	7.44	6.224	7.44	6.170	7.44
93-02+	6.198	7.39	6.206	7.44	6.206	7.44	6.152	7.44
93-06+	6.179	7.40	6.188	7.44	6.188	7.44	6.134	7.44
93-10+	6.161	7.40	6.170	7.45	6.170	7.45	6.116	7.44
93-14+	6.143	7.40	6.152	7.45	6.152	7.45	6.098	7.45
93-18+	6.125	7.40	6.134	7.45	6.134	7.45	6.080	7.45
93-22+	6.108	7.41	6.116	7.45	6.116	7.45	6.063	7.45
93-26+	6.090	7.41	6.098	7.46	6.098	7.46	6.045	7.45
93-30+	6.072	7.41	6.081	7.46	6.081	7.46	6.027	7.46
94-02+	6.054	7.41	6.063	7.46	6.063	7.46	6.009	7.46
94-06+	6.036	7.42	6.045	7.46	6.045	7.46	5.992	7.46
94-10+	6.018	7.42	6.027	7.47	6.027	7.47	5.974	7.46
94-14+	6.000	7.42	6.010	7.47	6.010	7.47	5.956	7.47
Average Life	9.85		9.93		9.93		9.93	
First Pay	08/15/13		09/15/13		09/15/13		09/15/13	
Last Pay	08/15/13		09/15/13		09/15/13		09/15/13	
Sprd/ALife/Lib	155/9.85		155/9.93		155/9.93		149/9.93	
Collateral Loss	0.000		56,189,989.93		56,398,598.27		56,607,094.38	
% (Curr Bal)	(0.00)		(3.86)		(3.88)		(3.89)	
Agg. Bond Loss	0.000		0.000		0.000		98,738.50	
% (Curr Bal)	(0.00)		(0.00)		(0.00)		(0.68)	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR
Yield	0.9477	1.0167	1.6600	2.1300	3.1000	4.2000	5.1000
Coupon			2.0000	2.3750	3.1250	4.2500	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3013	1.9650	2.5725	3.0825	3.4925	3.8225	4.0825	4.2975	4.4700	4.6150	4.7813	4.9475	5.1175	5.3400	5.4175

Comments:

1
1) 0 CPR, 0 CDR
2) 0 CPR, 2.75 CDR STARTING MONTH 13, 35% LOSS, 12 MONTH LAG
3) 0 CPR, 2.76 CDR STARTING MONTH 13, 35% LOSS, 12 MONTH LAG
4) 0 CPR, 2.77 CDR STARTING MONTH 13, 35% LOSS, 12 MONTH LAG

Yield Table - Bond XCL

LBUBS 2003-C7
Settle as of 10/09/03

Bond Summary - Bond XCL			
Fixed Coupon:	0.158	Type:	IO
Orig Not:	1,454,144,338		
Factor:	1.0000000		
Factor Date:	09/15/03	Next Pmt:	10/15/03
Delay:	4	Cusip:	

	100 CPY		90 CPY		75 CPY		50 CPY	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
0-30+	13.374	3.28	15.139	3.28	15.577	3.29	16.034	3.29
0-31+	12.408	3.34	14.173	3.34	14.612	3.34	15.070	3.35
1-00+	11.487	3.40	13.251	3.39	13.692	3.40	14.151	3.40
1-01+	10.609	3.45	12.372	3.45	12.813	3.45	13.274	3.46
1-02+	9.770	3.51	11.531	3.50	11.973	3.50	12.435	3.51
1-03+	8.966	3.56	10.726	3.55	11.169	3.55	11.632	3.56
1-04+	8.196	3.61	9.954	3.60	10.398	3.60	10.862	3.61
1-05+	7.457	3.66	9.212	3.65	9.657	3.65	10.122	3.65
1-06+	6.747	3.71	8.500	3.69	8.945	3.70	9.411	3.70
1-07+	6.064	3.75	7.814	3.74	8.260	3.74	8.727	3.75
1-08+	5.406	3.80	7.153	3.78	7.600	3.79	8.067	3.79
1-09+	4.771	3.84	6.516	3.83	6.963	3.83	7.431	3.83
1-10+	4.159	3.89	5.901	3.87	6.348	3.87	6.817	3.88
1-11+	3.567	3.93	5.307	3.91	5.754	3.91	6.223	3.92
1-12+	2.995	3.97	4.732	3.95	5.179	3.95	5.649	3.96
1-13+	2.442	4.01	4.175	3.99	4.623	3.99	5.093	4.00
1-14+	1.905	4.05	3.636	4.03	4.084	4.03	4.555	4.04
Average Life	6.79		6.97		7.01		7.06	
First Pay	10/15/03		10/15/03		10/15/03		10/15/03	
Last Pay	07/15/13		09/15/13		09/15/13		09/15/13	
Sprd/ALife/Tsy	325/6.79		496/6.97		540/7.01		585/7.06	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR
Yield	0.9477	1.0116	1.5900	2.0900	3.0900	4.2300	5.1415
Coupon			2.0000	2.3750	3.1250	4.2500	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3009	1.8900	2.5150	3.0450	3.4775	3.8155	4.0935	4.3165	4.4945	4.6500	4.8168	4.9837	5.1504	5.3758	5.4615

Comments:

1 ** ALL TO CALL **
1) 100 CPY, 0 CDR
2) 90 CPY, 0 CDR
3) 75 CPY, 0 CDR
4) 50 CPY, 0 CDR

Yield Table - Bond XCL

LBUBS 2003-C7
Settle as of 10/09/03

Bond Summary - Bond XCL			
Fixed Coupon:	0.158	Type:	IO
Orig Not:	1,454,144,338		
Factor:	1.0000000		
Factor Date:	09/15/03	Next Pmt:	10/15/03
Delay:	4	Cusip:	

	100 CPY		100 CPY S-1:0 13:2 %CURR.BAL/ANN Recovery: 55 %, Recovery Lag: 12 m		100 CPY S-1:0 13:3 %CURR.BAL/ANN Recovery: 55 %, Recovery Lag: 12 m		100 CPY S-1:0 25:2 %CURR.BAL/ANN Recovery: 55 %, Recovery Lag: 12 m		100 CPY S-1:0 25:3 %CURR.BAL/ANN Recovery: 55 %, Recovery Lag: 12 m	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
0-30+	13.374	3.28	11.332	3.34	10.490	3.38	12.240	3.29	11.779	3.29
0-31+	12.408	3.34	10.381	3.40	9.551	3.44	11.274	3.34	10.814	3.35
1-00+	11.487	3.40	9.476	3.46	8.656	3.50	10.355	3.40	9.895	3.41
1-01+	10.609	3.45	8.612	3.51	7.802	3.55	9.477	3.46	9.019	3.46
1-02+	9.770	3.51	7.787	3.57	6.987	3.61	8.639	3.51	8.181	3.51
1-03+	8.966	3.56	6.997	3.62	6.207	3.67	7.837	3.56	7.380	3.57
1-04+	8.196	3.61	6.241	3.67	5.460	3.72	7.068	3.61	6.612	3.62
1-05+	7.457	3.66	5.515	3.72	4.742	3.77	6.330	3.66	5.875	3.67
1-06+	6.747	3.71	4.817	3.77	4.054	3.82	5.621	3.71	5.167	3.72
1-07+	6.064	3.75	4.146	3.82	3.391	3.87	4.939	3.76	4.486	3.77
1-08+	5.406	3.80	3.500	3.87	2.753	3.92	4.282	3.81	3.830	3.81
1-09+	4.771	3.84	2.877	3.92	2.138	3.97	3.649	3.85	3.198	3.86
1-10+	4.159	3.89	2.276	3.96	1.545	4.01	3.038	3.90	2.587	3.90
1-11+	3.567	3.93	1.695	4.00	0.971	4.06	2.448	3.94	1.998	3.95
1-12+	2.995	3.97	1.133	4.05	0.417	4.10	1.877	3.98	1.428	3.99
1-13+	2.442	4.01	0.590	4.09	-0.119	4.14	1.325	4.02	0.877	4.03
1-14+	1.905	4.05	0.064	4.13	-0.638	4.19	0.790	4.06	0.343	4.07
Average Life	6.79		6.50		6.37		6.58		6.49	
First Pay	10/15/03		10/15/03		10/15/03		10/15/03		10/15/03	
Last Pay	07/15/13		07/15/13		07/15/13		07/15/13		07/15/13	
Sprd/ALife/Tsy	325/6.79		139/6.50		65/6.37		217/6.58		174/6.49	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR
Yield	0.9477	1.0116	1.5900	2.0900	3.0900	4.2300	5.1415
Coupon			2.0000	2.3750	3.1250	4.2500	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3009	1.8900	2.5150	3.0450	3.4775	3.8155	4.0935	4.3165	4.4945	4.6500	4.8168	4.9837	5.1504	5.3758	5.4615

Comments:

1 ** ALL TO CALL **
1) 100 CPY, 0 CDR
2) 100 CPY, 2 CDR STARTING MONTH 13, 45% LOSS, 12 MONTHS LAG
3) 100 CPY, 3 CDR STARTING MONTH 13, 45% LOSS, 12 MONTHS LAG
4) 100 CPY, 2 CDR STARTING MONTH 25, 45% LOSS, 12 MONTHS LAG
5) 100 CPY, 3 CDR STARTING MONTH 25, 45% LOSS, 12 MONTHS LAG

Yield Table - Bond XCL

LBUBS 2003-C7
Settle as of 10/09/03

Bond Summary - Bond XCL			
Fixed Coupon:	0.158	Type:	IO
Orig Not:	1,454,144,338		
Factor:	1.0000000		
Factor Date:	09/15/03	Next Pmt:	10/15/03
Delay:	4	Cusip:	

	100 CPY		100 CPY S-1:0 13:2 %CURR.BAL/ANN Recovery: 75 %, Recovery Lag: 12 m		100 CPY S-1:0 13:3 %CURR.BAL/ANN Recovery: 75 %, Recovery Lag: 12 m		100 CPY S-1:0 25:2 %CURR.BAL/ANN Recovery: 75 %, Recovery Lag: 12 m		100 CPY S-1:0 25:3 %CURR.BAL/ANN Recovery: 75 %, Recovery Lag: 12 m	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
0-30+	13.374	3.28	10.165	3.35	8.643	3.38	11.590	3.28	10.792	3.28
0-31+	12.408	3.34	9.218	3.41	7.705	3.44	10.622	3.34	9.823	3.33
1-00+	11.487	3.40	8.315	3.47	6.813	3.51	9.701	3.40	8.901	3.39
1-01+	10.609	3.45	7.455	3.53	5.961	3.56	8.822	3.45	8.021	3.45
1-02+	9.770	3.51	6.633	3.58	5.148	3.62	7.982	3.51	7.180	3.50
1-03+	8.966	3.56	5.846	3.64	4.371	3.68	7.179	3.56	6.376	3.56
1-04+	8.196	3.61	5.092	3.69	3.626	3.73	6.409	3.61	5.606	3.61
1-05+	7.457	3.66	4.369	3.74	2.911	3.78	5.670	3.66	4.867	3.66
1-06+	6.747	3.71	3.675	3.79	2.225	3.84	4.960	3.71	4.157	3.71
1-07+	6.064	3.75	3.007	3.84	1.564	3.89	4.278	3.76	3.474	3.76
1-08+	5.406	3.80	2.364	3.89	0.929	3.94	3.620	3.80	2.816	3.80
1-09+	4.771	3.84	1.744	3.94	0.317	3.98	2.987	3.85	2.182	3.85
1-10+	4.159	3.89	1.145	3.98	-0.274	4.03	2.375	3.89	1.571	3.89
1-11+	3.567	3.93	0.568	4.03	-0.845	4.08	1.785	3.94	0.980	3.94
1-12+	2.995	3.97	0.009	4.07	-1.396	4.12	1.214	3.98	0.410	3.98
1-13+	2.442	4.01	-0.531	4.11	-1.930	4.17	0.661	4.02	-0.143	4.02
1-14+	1.905	4.05	-1.054	4.15	-2.447	4.21	0.126	4.06	-0.678	4.06
Average Life	6.79		6.48		6.35		6.56		6.47	
First Pay	10/15/03		10/15/03		10/15/03		10/15/03		10/15/03	
Last Pay	07/15/13		07/15/13		07/15/13		07/15/13		07/15/13	
Sprd/ALife/Tsy	325/6.79		25/6.48		-117/6.35		151/6.56		73/6.47	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR
Yield	0.9477	1.0116	1.5900	2.0900	3.0900	4.2300	5.1415
Coupon			2.0000	2.3750	3.1250	4.2500	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3009	1.8900	2.5150	3.0450	3.4775	3.8155	4.0935	4.3165	4.4945	4.6500	4.8168	4.9837	5.1504	5.3758	5.4615

Comments:

1 ** ALL TO CALL **
1) 100 CPY, 0 CDR
2) 100 CPY, 2 CDR STARTING MONTH 13, 25% LOSS, 12 MONTHS LAG
3) 100 CPY, 3 CDR STARTING MONTH 13, 25% LOSS, 12 MONTHS LAG
4) 100 CPY, 2 CDR STARTING MONTH 25, 25% LOSS, 12 MONTHS LAG
5) 100 CPY, 3 CDR STARTING MONTH 25, 25% LOSS, 12 MONTHS LAG

Yield Table - Bond XCL

LBUBS 2003-C7
Settle as of 10/09/03

Bond Summary - Bond XCL			
Fixed Coupon:	0.158	Type:	IO
Orig Not:	1,454,144,338		
Factor:	1.0000000		
Factor Date:	09/15/03	Next Pmt:	10/15/03
Delay:	4	Cusip:	

	100 CPY		Pool-By-Pool Scenario Used		Pool-By-Pool Scenario Used		Pool-By-Pool Scenario Used		Pool-By-Pool Scenario Used		Pool-By-Pool Scenario Used		Pool-By-Pool Scenario Used		Pool-By-Pool Scenario Used	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
0-30+	13.310	3.30	14.443	3.27	14.608	3.29	15.410	3.30	14.698	3.27	15.800	3.31	10.148	3.36	7.369	3.45
0-31+	12.353	3.36	13.478	3.33	13.648	3.35	14.452	3.36	13.730	3.32	14.845	3.37	9.209	3.43	6.454	3.52
1-00+	11.441	3.42	12.557	3.39	12.734	3.41	13.539	3.41	12.808	3.38	13.935	3.42	8.315	3.49	5.584	3.59
1-01+	10.571	3.47	11.679	3.44	11.862	3.46	12.667	3.46	11.927	3.43	13.067	3.48	7.462	3.55	4.756	3.65
1-02+	9.739	3.53	10.839	3.49	11.027	3.52	11.833	3.52	11.085	3.48	12.236	3.53	6.648	3.60	3.965	3.71
1-03+	8.943	3.58	10.034	3.54	10.229	3.57	11.035	3.57	10.278	3.53	11.441	3.58	5.869	3.66	3.209	3.77
1-04+	8.180	3.63	9.263	3.59	9.463	3.62	10.269	3.62	9.505	3.58	10.678	3.63	5.124	3.72	2.486	3.83
1-05+	7.447	3.68	8.523	3.64	8.729	3.67	9.533	3.66	8.763	3.63	9.945	3.68	4.408	3.77	1.792	3.89
1-06+	6.743	3.73	7.811	3.69	8.022	3.72	8.826	3.71	8.049	3.68	9.241	3.72	3.721	3.82	1.127	3.95
1-07+	6.065	3.77	7.126	3.73	7.343	3.76	8.145	3.75	7.362	3.72	8.563	3.77	3.061	3.87	0.487	4.00
1-08+	5.413	3.82	6.466	3.78	6.688	3.81	7.489	3.80	6.701	3.77	7.910	3.82	2.425	3.92	-0.128	4.05
1-09+	4.783	3.86	5.830	3.82	6.057	3.85	6.856	3.84	6.062	3.81	7.280	3.86	1.812	3.97	-0.721	4.11
1-10+	4.176	3.91	5.216	3.86	5.448	3.90	6.245	3.88	5.446	3.85	6.671	3.90	1.222	4.02	-1.292	4.16
1-11+	3.589	3.95	4.622	3.91	4.859	3.94	5.655	3.93	4.851	3.89	6.083	3.94	0.651	4.07	-1.843	4.21
1-12+	3.021	3.99	4.048	3.95	4.290	3.98	5.083	3.97	4.275	3.94	5.515	3.98	0.100	4.11	-2.375	4.26
1-13+	2.472	4.03	3.493	3.99	3.739	4.02	4.530	4.01	3.718	3.98	4.964	4.03	-0.433	4.16	-2.890	4.31
1-14+	1.940	4.07	2.954	4.03	3.206	4.06	3.995	4.04	3.178	4.02	4.431	4.06	-0.949	4.20	-3.388	4.36
Average Life	6.79		6.87		6.95		6.94		6.88		7.02		6.61		6.49	
First Pay	10/15/03		10/15/03		10/15/03		10/15/03		10/15/03		10/15/03		10/15/03		10/15/03	
Last Pay	07/15/13		06/15/18		06/15/18		06/15/18		06/15/18		06/15/18		06/15/18		06/15/18	
Sprd/ALife/Tsy	325/6.79		430/6.87		449/6.95		530/6.94		453/6.88		570/7.02		27/6.61		-230/6.49	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR
Yield	0.9477	1.0167	1.6600	2.1300	3.1000	4.2000	5.1000
Coupon			2.0000	2.3750	3.1250	4.2500	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3013	1.9650	2.5725	3.0825	3.4925	3.8225	4.0825	4.2975	4.4700	4.6150	4.7813	4.9475	5.1175	5.3400	5.4175

Comments:

1 *** ALL TO CALL ***
S1: 100 CPY, 0 CDR
S2: 100 CPY on all loans, except 0 CPY on the following: IMT portfolio, Valley Plaza, Fischer Brothers/Getty Trust Hotels
S3: Same as S2, but 0 CPY on Bank of America Building as well (total of 4 loan/crossed groups prepaid)
S4: Same as S2, but 0 CPY on Parklawn Building as well (total of 4 loan/crossed groups prepaid)
S5: Same as S2, but 0 CPY on Berkeley & Brown Buildings as well (total of 4 loan/crossed groups prepaid)
S6: 100 CPY on all loans, except 0 CPY on the 6 loans covered in S2-S5
S7: 100 CPY, 0 CDR, except default the following loans after 24mo, 12mo recovery lag, 25% severity: Northwest Marketplace, Meadow Park Tower, Shoppes at Great Southwest Crossing
S8: Same as S7, but also default: The Ridges & The Crescent & 1000 Vermont Ave

Yield Table - Bond XCL

LBUBS 2003-C7
Settle as of 10/09/03

Bond Summary - Bond XCL			
Fixed Coupon:	0.158	Type:	10
Orig Not:	1,454,144,338		
Factor:	1.0000000		
Factor Date:	09/15/03	Next Pmt:	10/15/03
Delay:	4	Cusip:	

	100 CPY		0 CPY		100 CPY S-1:0 13:1 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m		100 CPY S-1:0 13:2 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m		100 CPY S-1:0 13:3 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m		100 CPY S-1:0 25:1 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m		100 CPY S-1:0 25:2 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m		100 CPY S-1:0 25:3 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
0-30+	13.221	3.29	16.523	3.31	11.807	3.32	10.602	3.35	9.368	3.38	12.390	3.29	11.764	3.29	11.114	3.29
0-31+	12.262	3.35	15.569	3.37	10.857	3.38	9.660	3.41	8.434	3.44	11.432	3.35	10.805	3.35	10.154	3.35
1-00+	11.348	3.41	14.660	3.42	9.952	3.44	8.763	3.47	7.546	3.50	10.518	3.41	9.891	3.41	9.239	3.41
1-01+	10.476	3.46	13.792	3.48	9.088	3.50	7.907	3.53	6.698	3.56	9.647	3.46	9.019	3.46	8.367	3.46
1-02+	9.643	3.51	12.962	3.53	8.263	3.55	7.089	3.58	5.888	3.62	8.814	3.52	8.186	3.52	7.533	3.52
1-03+	8.845	3.57	12.166	3.58	7.473	3.60	6.307	3.64	5.113	3.67	8.016	3.57	7.389	3.57	6.736	3.57
1-04+	8.080	3.62	11.403	3.63	6.716	3.66	5.556	3.69	4.370	3.73	7.252	3.62	6.624	3.62	5.971	3.62
1-05+	7.345	3.67	10.670	3.67	5.989	3.71	4.836	3.74	3.657	3.78	6.518	3.67	5.891	3.67	5.237	3.67
1-06+	6.639	3.71	9.966	3.72	5.291	3.75	4.144	3.79	2.973	3.83	5.813	3.72	5.186	3.72	4.532	3.72
1-07+	5.960	3.76	9.287	3.76	4.619	3.80	3.479	3.84	2.314	3.88	5.135	3.77	4.508	3.77	3.854	3.77
1-08+	5.306	3.81	8.633	3.81	3.972	3.85	2.838	3.89	1.679	3.93	4.481	3.81	3.854	3.81	3.200	3.81
1-09+	4.675	3.85	8.002	3.85	3.348	3.89	2.220	3.93	1.068	3.97	3.851	3.86	3.224	3.86	2.570	3.86
1-10+	4.066	3.89	7.393	3.89	2.745	3.94	1.623	3.98	0.478	4.02	3.243	3.90	2.617	3.90	1.962	3.90
1-11+	3.477	3.94	6.804	3.93	2.164	3.98	1.047	4.02	-0.092	4.07	2.655	3.94	2.029	3.95	1.375	3.95
1-12+	2.908	3.98	6.234	3.97	1.601	4.03	0.490	4.07	-0.643	4.11	2.087	3.99	1.461	3.99	0.807	3.99
1-13+	2.357	4.02	5.682	4.01	1.056	4.07	-0.049	4.11	-1.177	4.15	1.537	4.03	0.912	4.03	0.258	4.03
1-14+	1.824	4.06	5.147	4.05	0.529	4.11	-0.571	4.15	-1.693	4.19	1.005	4.07	0.380	4.07	-0.274	4.07
Average Life	6.79		7.12		6.62		6.49		6.36		6.66		6.57		6.48	
First Pay	10/15/03		10/15/03		10/15/03		10/15/03		10/15/03		10/15/03		10/15/03		10/15/03	
Last Pay	07/15/13		09/15/13		07/15/13		07/15/13		07/15/13		07/15/13		07/15/13		07/15/13	
Sprd/ALife/Tsy	314/6.79		639/7.12		183/6.62		71/6.49		-43/6.36		234/6.66		174/6.57		110/6.48	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR
Yield	0.9477	1.0116	1.5900	2.0900	3.0900	4.2300	5.1415
Coupon			2.0000	2.3750	3.1250	4.2500	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3009	1.8900	2.5150	3.0450	3.4775	3.8155	4.0935	4.3165	4.4945	4.6500	4.8168	4.9837	5.1504	5.3758	5.4615

Comments:

1 ** ALL TO CALL **
1) 100 CPY, 0 CDR
2) 0 CPR, 0 CDR
3) 100 CPY, 1 CDR STARTING MONTH 13, 35% LOSS, 12 MONTHS LAG
3) 100 CPY, 2 CDR STARTING MONTH 13, 35% LOSS, 12 MONTHS LAG
3) 100 CPY, 3 CDR STARTING MONTH 13, 35% LOSS, 12 MONTHS LAG
3) 100 CPY, 1 CDR STARTING MONTH 25, 35% LOSS, 12 MONTHS LAG
3) 100 CPY, 2 CDR STARTING MONTH 25, 35% LOSS, 12 MONTHS LAG
3) 100 CPY, 3 CDR STARTING MONTH 25, 35% LOSS, 12 MONTHS LAG

Yield Table - Bond XCP

LBUBS 2003-C7
Settle as of 10/09/03

Bond Summary - Bond XCP			
Fixed Coupon:	0.687	Type:	IO
Orig Not:	1,150,872,000		
Factor:	1.00000000		
Factor Date:	09/15/03	Next Pmt:	10/15/03
Delay:	4	Cusip:	

	100 CPY		100 CPY S-1:0 13:7 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m		100 CPY S-1:0 13:8 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m		100 CPY S-1:0 13:9 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m		100 CPY S-1:0 13:10 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
2.63620	7.991	2.03	7.991	2.03	7.969	2.03	7.922	2.02	7.848	2.02
2.66745	7.424	2.04	7.424	2.04	7.401	2.04	7.353	2.04	7.279	2.04
2.69870	6.867	2.06	6.867	2.06	6.844	2.06	6.796	2.06	6.721	2.06
2.72995	6.321	2.08	6.321	2.08	6.298	2.08	6.249	2.07	6.174	2.07
2.76120	5.786	2.09	5.786	2.09	5.762	2.09	5.713	2.09	5.638	2.09
2.79245	5.261	2.11	5.261	2.11	5.237	2.11	5.187	2.11	5.111	2.11
2.82370	4.745	2.13	4.745	2.13	4.721	2.13	4.671	2.12	4.595	2.12
2.85495	4.239	2.14	4.239	2.14	4.215	2.14	4.165	2.14	4.088	2.14
2.88620	3.742	2.16	3.742	2.16	3.718	2.16	3.667	2.16	3.590	2.15
2.91745	3.254	2.18	3.254	2.18	3.229	2.17	3.179	2.17	3.101	2.17
2.94870	2.775	2.19	2.775	2.19	2.750	2.19	2.699	2.19	2.620	2.19
2.97995	2.304	2.21	2.304	2.21	2.279	2.21	2.227	2.20	2.149	2.20
3.01120	1.841	2.22	1.841	2.22	1.816	2.22	1.764	2.22	1.685	2.22
3.04245	1.386	2.24	1.386	2.24	1.361	2.24	1.309	2.24	1.229	2.23
3.07370	0.939	2.25	0.939	2.25	0.913	2.25	0.861	2.25	0.781	2.25
3.10495	0.499	2.27	0.499	2.27	0.473	2.27	0.421	2.27	0.340	2.26
3.13620	0.067	2.28	0.067	2.28	0.040	2.28	-0.013	2.28	-0.094	2.28
Average Life	5.01		5.01		5.01		5.00		4.99	
First Pay	09/15/05		09/15/05		09/15/05		09/15/05		09/15/05	
Last Pay	09/15/10		09/15/10		09/15/10		09/15/10		09/15/10	
Sprd/ALife/Tsy	65/5.01		65/5.01		63/5.01		58/5.00		50/4.99	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR
Yield	0.9477	1.0116	1.5900	2.0900	3.0900	4.2300	5.1415
Coupon			2.0000	2.3750	3.1250	4.2500	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3009	1.8900	2.5150	3.0450	3.4775	3.8155	4.0935	4.3165	4.4945	4.6500	4.8168	4.9837	5.1504	5.3758	5.4615

Comments:

I ** ALL TO CALL **
1) 100 CPY, 0 CDR
2) 100 CPY, 7 CDR STARTING MONTH 13, 35% LOSS, 12 MONTHS LAG
3) 100 CPY, 8 CDR STARTING MONTH 13, 35% LOSS, 12 MONTHS LAG
4) 100 CPY, 9 CDR STARTING MONTH 13, 35% LOSS, 12 MONTHS LAG
5) 100 CPY, 10 CDR STARTING MONTH 13, 35% LOSS, 12 MONTHS LAG

Yield Table - Bond XCP

LBUBS 2003-C7
Settle as of 10/09/03

Bond Summary - Bond XCP			
Fixed Coupon:	0.687	Type:	IO
Orig Net:	1,150,872,000		
Factor:	1.0000000		
Factor Date:	09/15/03	Next Pmt:	10/15/03
Delay:	4	Cusip:	

	100 CPY		100 CPY S-1:0 13:6 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m		100 CPY S-1:0 13:7 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m		100 CPY S-1:0 13:8 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m		100 CPY S-1:0 13:9 %CURR.BAL/ANN Recovery: 65 %, Recovery Lag: 12 m	
Price	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
2-20+	7.991	2.03	7.991	2.03	7.991	2.03	7.969	2.03	7.922	2.02
2-21+	7.424	2.04	7.424	2.04	7.424	2.04	7.401	2.04	7.353	2.04
2-22+	6.867	2.06	6.867	2.06	6.867	2.06	6.844	2.06	6.796	2.06
2-23+	6.321	2.08	6.321	2.08	6.321	2.08	6.298	2.08	6.249	2.07
2-24+	5.786	2.09	5.786	2.09	5.786	2.09	5.762	2.09	5.713	2.09
2-25+	5.261	2.11	5.261	2.11	5.261	2.11	5.237	2.11	5.187	2.11
2-26+	4.745	2.13	4.745	2.13	4.745	2.13	4.721	2.13	4.671	2.12
2-27+	4.239	2.14	4.239	2.14	4.239	2.14	4.215	2.14	4.165	2.14
2-28+	3.742	2.16	3.742	2.16	3.742	2.16	3.718	2.16	3.667	2.16
2-29+	3.254	2.18	3.254	2.18	3.254	2.18	3.229	2.17	3.179	2.17
2-30+	2.775	2.19	2.775	2.19	2.775	2.19	2.750	2.19	2.699	2.19
2-31+	2.304	2.21	2.304	2.21	2.304	2.21	2.279	2.21	2.227	2.20
3-00+	1.841	2.22	1.841	2.22	1.841	2.22	1.816	2.22	1.764	2.22
3-01+	1.386	2.24	1.386	2.24	1.386	2.24	1.361	2.24	1.309	2.24
3-02+	0.939	2.25	0.939	2.25	0.939	2.25	0.913	2.25	0.861	2.25
3-03+	0.499	2.27	0.499	2.27	0.499	2.27	0.473	2.27	0.421	2.27
3-04+	0.067	2.28	0.067	2.28	0.067	2.28	0.040	2.28	-0.013	2.28
Average Life	5.01		5.01		5.01		5.01		5.00	
First Pay	09/15/05		09/15/05		09/15/05		09/15/05		09/15/05	
Last Pay	09/15/10		09/15/10		09/15/10		09/15/10		09/15/10	
Sprd/ALife/Tsy	65/5.01		65/5.01		65/5.01		63/5.01		58/5.00	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR
Yield	0.9477	1.0116	1.5900	2.0900	3.0900	4.2300	5.1415
Coupon			2.0000	2.3750	3.1250	4.2500	5.3750

Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.3009	1.8900	2.5150	3.0450	3.4775	3.8155	4.0935	4.3165	4.4945	4.6500	4.8168	4.9837	5.1504	5.3758	5.4615

Comments:

1 ** ALL TO CALL **
1) 100 CPY, 0 CDR
2) 100 CPY, 6 CDR STARTING MONTH 13, 35% LOSS, 12 MONTHS LAG
3) 100 CPY, 7 CDR STARTING MONTH 13, 35% LOSS, 12 MONTHS LAG
4) 100 CPY, 8 CDR STARTING MONTH 13, 35% LOSS, 12 MONTHS LAG
5) 100 CPY, 9 CDR STARTING MONTH 13, 35% LOSS, 12 MONTHS LAG