

IN ACCORDANCE WITH RULE 202 OF REGULATION S-T,
THIS FORM SE IS BEING FILED IN PAPER PURSUANT
TO A CONTINUING HARDSHIP EXEMPTION.

SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, DC 20549

REC'D SEC. C.

JAN 28 2004

FORM SE
FORM FOR SUBMISSION OF PAPER FORMAT EXHIBITS
BY ELECTRONIC FILERS

Credit Suisse First Boston
Mortgage Securities Corp.

(Exact Name of Registrant as Specified in Charter)

0000802106

(Registrant CIK Number)

Form 8-K for January 28, 2004

(Electronic Report, Schedule or Registration
Statement of Which the Documents Are a Part
(Give Period of Report))

333-97955

(SEC File Number, if Available)

N/A

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

PROCESSED

JAN 30 2004

THOMSON
FINANCIAL



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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 January 20, 2004.

CREDIT SUISSE FIRST BOSTON MORTGAGE
SECURITIES CORP.

By: 
Name: Jeffrey Altabef
Title: Vice President

Exhibit Index

Exhibit

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99.1 ABS Term Sheets Prepared by Credit Suisse First Boston
Corporation

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

Exhibit 99.1

ABS TERM SHEETS
PREPARED BY CREDIT SUISSE FIRST BOSTON CORPORATION

for

Credit Suisse First Boston Mortgage Securities Corp.,
Commercial Mortgage Pass-Through Certificates, Series 2004-C1

INFORMATION CONTAINED ON THIS DISKETTE DATED, January 27, 2004, IS SUBJECT TO COMPLETION OR AMENDMENT.

Under no circumstances shall the information presented herein constitute an offer to sell or the solicitation of an offer to buy any security nor shall there be any sale of securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification for an exemption from such registration under the securities laws of such jurisdiction. You have requested that Credit Suisse First Boston LLC (the "Underwriter") provide to you information in connection with your consideration of the purchase of certain securities described herein. The attached information is being provided to you for informative purposes only in response to your specific request. By accepting this material the recipient agrees that it will not distribute or provide the material to any other person. The information contained herein has been compiled by the Underwriter from sources which the Underwriter believes to be reasonably reliable. However, the Underwriter makes no representation or warranty as to the accuracy or completeness of such information and you must make your own determination as to whether the information is appropriate and responsive to your request. Any investment decision with respect to the securities described herein should be based solely on your own due diligence with respect to the securities and the mortgage loans referred to herein and only upon your review of the final prospectus and prospectus supplement for the securities. This information may not be delivered by you to any other person without the Underwriter's prior written consent. The Underwriter may from time to time perform investment banking services for or solid investment banking business from any company named in the information herein. The Underwriter and/or their employees may from time to time have a long or short position in any contract or security discussed herein. Information contained in this material is current as of the date appearing on this material only. Information in this material regarding any securities discussed herein or otherwise will be superseded by the information contained in any final prospectus and prospectus supplement for any securities actually sold to you.

**Credit Suisse First Boston Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificates Series 2004-C1
Preliminary Information**

#	Crossed	Property Name	Address	City	County	State	Zip	Property Type	Sub-type	Mortgage Property Seller	Units/ Sq. Ft./ Rooms/ Pads	Original Balance
1		Bay Plaza Community Center	2100 Bantow Avenue	Brook	Bronx	NY	10475	Mixed Use	Retail/Office	Column	599,710	\$141,750,000
2		Beverly Center	(11) 8500 Beverly Boulevard	Los Angeles	Los Angeles	CA	90048	Retail	Anchor	Column	855,015	\$100,000,000
3		Stanford Shopping Center	(12) 180 El Camino Real	Palo Alto	Santa Clara	CA	94304	Retail	Anchor	Column	1,387,369	\$90,000,000
4		Mayfair Mall and Office Complex	(13)	Wauwatosa	Milwaukee	WI	53226	Retail	Anchor	Column	858,165	\$70,000,000
4A		Mayfair Mall - Retail	2500 North Mayfair Road	Wauwatosa	Milwaukee	WI	53226	Retail	Anchor	Column	858,165	\$70,000,000
4B		Mayfair Mall - Office	2500 North Mayfair Road	Wauwatosa	Milwaukee	WI	53226	Office	Anchor	Column	419,318	\$50,000,000
5		Meritair Hospitality - Portfolio B	10307 Wisconsin Circle	Columbia	Howard	MD	21044	Hotel	Full Service	Column	288	\$32,000,000
5A		Meritair Hospitality - Portfolio B	10307 Wisconsin Circle	Columbia	Howard	MD	21044	Hotel	Full Service	Column	288	\$32,000,000
5B		Meritair Hospitality - Portfolio B	10307 Wisconsin Circle	Columbia	Howard	MD	21044	Hotel	Full Service	Column	288	\$32,000,000
6		Northfield Square Mall	1600 North State Route 50	Bourbonnais	Kankakee	IL	60914	Retail	Anchor	Column	381,877	\$12,881,000
7		T.V.O. Portfolio	4201 Cedar Elm Lane	Wichita Falls	Wichita	TX	76308	Multifamily	Conventional	Column	372	\$10,300,000
7A		T.V.O. Portfolio - French Quarter	8619 East 61st Terrace	Kansas City	Jackson	MO	64129	Multifamily	Conventional	Column	200	\$6,000,000
7B		T.V.O. Portfolio - Garden Point Apartments	4615 South Virginia Street	Memphis	Shelby	TN	38134	Multifamily	Conventional	Column	224	\$5,000,000
7C		T.V.O. Portfolio - Timber Apartments	1945 Everett's Folly	Kansas City	Jackson	MO	64137	Multifamily	Conventional	Column	114	\$4,100,000
7D		T.V.O. Portfolio - Sycamore Village Apartments	11026 College Lane	Pasco	Franklin	WA	99301	Hotel	Full Service	Column	128	\$24,000,000
7E		T.V.O. Portfolio - Hillside Park Apartments	2525 North 20th Avenue	San Antonio	Bexar	TX	78259	Multifamily	Conventional	Column	279	\$10,300,000
8	(A)	Red Lion Hotel Paso	161 West 600 South	Redding	Shasta	CA	96002	Hotel	Full Service	Column	393	\$6,000,000
9	(A)	Red Lion Hotel Salt Lake Downtown	1830 Hilltop Drive	Richland	Benton	WA	99352	Hotel	Full Service	Column	192	\$5,000,000
10	(A)	Red Lion Hotel Redding	202 George Washington Way	San Antonio	Bexar	TX	78259	Multifamily	Conventional	Column	149	\$4,100,000
11	(A)	Red Lion Hotel Richmond Hanford House	21303 Encino Commons Boulevard	Nashua	Hillsborough	NH	03062	Multifamily	Conventional	PNC	324	\$24,000,000
12		Bristol Park at Encino Commons Apartments	21303 Encino Commons Boulevard	Nashua	Hillsborough	NH	03062	Multifamily	Conventional	Column	480	\$23,000,000
13		Canterbury Apartments	21 Congress Street	Columbus	Franklin	OH	43219	Retail	Anchor	KeyBank	235,474	\$21,950,000
14		Easton Square Shopping Center	3840-3890 Morse Road	Columbus	Franklin	OH	43219	Retail	Anchor	KeyBank	235,474	\$21,950,000
15		Chenmore Apartment Homes	18777 Sunset Oak Parkway	San Antonio	Bexar	TX	78258	Multifamily	Conventional	PNC	332	\$21,800,000

(A) The Underlying Mortgage Loans secured by Red Lion Hotel Paso, Red Lion Hotel Salt Lake Downtown, Red Lion Hotel Redding and Red Lion Hotel Richmond Hanford House are cross-collateralized and cross-defaulted, respectively.

**Credit Suisse First Boston Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificates Series 2004-C1
Preliminary Information**

[illegible]

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Credit Suisse First Boston Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificates Series 2004-C1
Preliminary Information

#	Crossed	Property Name	Cut-off Balance (\$)	Percentage of Initial Pool Balance	Maturity Balance	Fee/Leasehold	Year Built	Year Renovated	Occupancy Rate at UPW (%)	Date of Occupancy	Appraised Value	Cut-off Date LTV Ratio (%)	Maturity/ARD Date LTV Ratio (%)	Most Recent NOI	Most Recent NCF
1		Bay Plaza Community Center	\$141,318,867	8.10%	\$119,011,963	Fee	1988	2003	94%	12/4/2003	\$215,000,000	63.7%	55.4%	\$10,991,049	\$10,964,274
2		Beverly Center	\$100,000,000	5.73%	\$87,116,610	Leasehold	1982	2003	99%	10/20/2003	\$563,000,000	52.7%	45.9%	\$35,749,529	\$35,749,529
3		Stanford Shopping Center	\$90,000,000	5.16%	\$90,000,000	Leasehold	1955	2002	98%	6/9/2003	\$335,000,000	49.3%	49.3%	\$21,576,675	\$21,576,675
4		Mayfair Mall and Office Complex	\$69,077,487	3.96%	\$62,525,033	Fee	1957	2003	97%	7/16/2003	\$330,000,000	59.8%	54.1%	\$23,811,052	\$23,799,218
4A		Mayfair Mall - Retail				Fee	1957	2001	87%	7/16/2003	\$259,410,524				
4B		Mayfair Mall - Office				Fee	1957	2001	87%	7/16/2003	\$70,589,476				
5		Meritax Hospitality - Portfolio B	\$49,701,334	2.85%	\$39,855,081	Fee	1972	1998	N/A	N/A	\$70,000,000	71.0%	56.9%	\$7,853,442	\$6,886,172
5A		MerStar Columbia				Fee	1989	2002	N/A	N/A	\$33,000,000				
5B		MerStar Arlington				Fee	1989	2002	N/A	N/A	\$46,500,000				
6		Northfield Square Mall	\$31,951,662	1.83%	\$25,215,280	Fee	1990	1996	90%	12/8/2003	\$32,950,000	68.7%	54.2%	\$3,659,744	\$3,583,369
7		T.V.O. Portfolio	\$25,537,632	1.37%	\$24,241,202	Fee	1972	1994	92%	11/20/2003	\$11,150,000	71.5%	73.6%	\$2,305,358	\$1,045,838
7A		T.V.O. Portfolio - French Quarter				Fee	1986	1999	85%	11/20/2003	\$6,750,000				
7B		T.V.O. Portfolio - Garden Point Apartments				Fee	1976	2000	80%	11/20/2003	\$6,000,000				
7C		T.V.O. Portfolio - Timbers Apartments				Fee	1977	1996	88%	11/20/2003	\$4,500,000				
7D		T.V.O. Portfolio - Syracuse Village Apartments				Fee	1983	2000	81%	11/20/2003	\$4,550,000				
7E		T.V.O. Portfolio - Hillside Park Apartments				Fee	1989	2001	N/A	N/A	\$14,100,000	63.5%	50.8%	\$2,042,122	\$1,468,197
8	(A)	Red Lion Hotel Paso	\$10,199,113	0.58%	\$8,164,879	Fee	1969	2002	N/A	N/A	\$11,500,000	63.5%	50.8%	\$975,331	\$636,711
9	(A)	Red Lion Hotel Salt Lake Downtown	\$5,941,231	0.34%	\$4,756,240	Fee	1972	2003	N/A	N/A	\$7,500,000	63.5%	50.8%	\$1,218,947	\$977,993
10	(A)	Red Lion Hotel Redding	\$4,951,026	0.28%	\$3,963,534	Fee	1972	2003	N/A	N/A	\$6,500,000	63.5%	50.8%	\$933,688	\$788,764
11	(A)	Red Lion Hotel Richmond Harbor House	\$4,059,841	0.23%	\$3,250,097	Fee	1968	1999	N/A	N/A	\$30,000,000	80.0%	69.9%	\$1,647,988	\$1,647,988
12		Brud Park at Encino Commons Apartments	\$24,000,000	1.38%	\$20,967,219	Fee	2002	N/A	93%	10/7/2003	\$37,600,000	61.2%	72.7%	\$2,783,344	\$2,663,344
13		Centerbury Apartments	\$23,000,000	1.32%	\$23,000,000	Fee	1973	2002	95%	11/24/2003	\$27,800,000	78.8%	72.7%	\$2,622,686	\$2,622,686
14		Easton Square Shopping Center	\$21,896,373	1.26%	\$20,221,110	Fee	1995	2002	99%	12/8/2003	\$27,800,000	80.0%	71.7%	\$1,622,307	\$1,622,307
15		Charmore Apartment Homes	\$21,800,000	1.25%	\$19,542,466	Fee	2000	N/A	91%	10/28/2003	\$27,250,000	80.0%	71.7%	\$1,622,307	\$1,622,307

(A) The Underlying Mortgage Loans secured by Red Lion Hotel Paso

Credit Suisse First Boston Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificates Series 2004-C1
Preliminary Information

#	Crossed	Property Name	Cut-off Balance (1)	Percentage of Initial Pool Balance	Maturity Balance	Fee/ Leasehold	Year Built	Year Renovated	Occupancy Rate at U/W (2)	Date of Occupancy Rate	Appraised Value	Cut-off Date LTV Ratio (1) (3)	Maturity/ ARD Date LTV Ratio (3) (4)	Most Recent NOI	Most Recent NCF
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- (1) Based on a Cut-off date in March 2004.
(2) In the case of Cooperative Mortgaged Real Properties, stated on
(3) In the case of cross-collateralized and cross-defaulted Underlying
(4) At maturity with respect to Balloon Loans or at the ARD in the c
(5) Underwritten NCF reflects the Net Cash Flow after U/W Replace
(6) U/W BSCR is based on the amount of the monthly payments pre
(7) In the case of the ARD Loans, the anticipated repayment date is.
(8) Anticipated Repayment Date.
(9) Prepayment Provision as of Origination:
Lock/(t) = Lockout or Defeasance for (t) payments
Yield/(t) = Greater of Yield Maintenance for (t) payments
Yield/(t) = Greater of Yield Maintenance Premium and A% Pre
A%/(t) = A% Prepayment for (t) payments
0%/(t) = Prepayable at par for (t) payments
Lock/(t) = Lockout for (t) payments
Def/(t) = Defeasance for (t) payments
A%/(t) = A% Prepayment for (t) payments
0%/(t) = Prepayable at par for (t) payments
The Beverly Center \$100,000,000 "Pooled Note" represents one of these calculations.
(11) The Stanford Shopping Center \$90,000,000 "Pooled Portion" rep.
(12) The Mayfair Mall and Office Complex \$70,000,000 "Pooled Portion".

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Credit Suisse First Boston Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificates Series 2004-C1
Preliminary Information

#	Crossed	Property Name	U/W NOI	U/W NCF (\$)	U/W DSCR (x)	Engineering Reserve at Origination	Contractual Repeating Reserve/F&E	LC & TI Reserve at Origination	Contractual Repeating LC & TI	U/W Repeating Reserve/F&E	U/W LC & TI	Tax & Insurance Escrow	Initial Interest Only Term	Orig. Amort. Term	Rem. Amort. Term
1		Bay Plaza Community Center	\$16,718,418	\$16,343,964	1.66x	\$12,500	\$76,457	\$21,500,000	\$304,598	\$76,457	\$297,998	Both	0	360	357
2		Beverly Center	\$36,946,904	\$35,782,972	1.88x	N/A	N/A	N/A	N/A	\$171,003	\$992,948	None	24	360	360
3		Stanford Shopping Center	\$19,013,028	\$18,932,926	3.42x	N/A	N/A	N/A	N/A	\$80,102	N/A	None	60	Interest Only	Interest Only
4		Mayfair Mall and Office Complex	\$35,124,290	\$34,443,594	2.38x	N/A	N/A	N/A	N/A	\$255,497	\$425,201	None	0	360	352
4A		Mayfair Mall - Retail													
4B		Mayfair Mall - Office													
5		Meristar Hospitality - Portfolio B	\$7,554,488	\$6,591,948	1.57x	\$22,088	4.00%	N/A	N/A	4.00%	N/A	Both	0	300	295
5A		Meristar Columbia													
5B		Meristar Arlington													
6		Northfield Square Mall	\$1,630,361	\$3,553,986	1.77x	\$83,232	N/A	\$163,181	N/A	\$76,375	N/A	None	0	300	299
7		T.V.O. Portfolio	\$2,901,897	\$2,642,397	1.40x	\$1,276,612	\$259,500	N/A	N/A	\$259,500	N/A	Both	0	360	346
7A		T.V.O. Portfolio - French Quarter													
7B		T.V.O. Portfolio - Garden Point Apartments													
7C		T.V.O. Portfolio - Timbers Apartments													
7D		T.V.O. Portfolio - Sycamore Village Apartments													
7E		T.V.O. Portfolio - Hillside Park Apartments													
8	(A)	Red Lion Hotel Paso	\$1,923,971	\$1,592,317	1.89x	\$71,625	\$0	N/A	N/A	\$0	N/A	Both	0	300	292
9	(A)	Red Lion Hotel Salt Lake Downtown	\$958,813	\$725,208	1.89x	\$9,000	\$0	N/A	N/A	\$0	N/A	Both	0	300	292
10	(A)	Red Lion Hotel Redding	\$1,154,356	\$915,103	1.89x	\$53,875	\$0	N/A	N/A	\$0	N/A	Both	0	300	292
11	(A)	Red Lion Hotel Richmond Hanford House	\$917,822	\$735,498	1.89x	\$48,875	\$0	N/A	N/A	\$0	N/A	Both	0	300	292
12		Brual Park at Encino Commons Apartments	\$2,140,931	\$2,100,431	1.27x	\$157,000	N/A	N/A	N/A	\$40,500	N/A	Both	21	360	360
13		Canary Apartments	\$3,058,721	\$2,938,721	2.34x	\$45,000	\$120,000	N/A	N/A	\$120,000	N/A	Both	120	Interest Only	Interest Only
14		Easton Square Shopping Center	\$2,229,071	\$2,883,761	1.49x	N/A	\$35,330	\$2,500	\$30,000	\$31,524	\$113,786	Tax	0	360	358
15		Chenare Apartment Homes	\$1,910,753	\$1,827,753	1.22x	\$400,000	\$83,000	N/A	N/A	\$83,000	N/A	Both	36	360	360

(A) The Underlying Mortgage Loans secured by Red Lion Hotel Paso

Preliminary Information

[illegible]

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Original

Yield

Original

[illegible]

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Credit Suisse First Boston Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificate Series 2004-C1
Preliminary Information

Original

#	Crossed	Property Name	Prepayment Premium Period (Months)	Original Open Period (Months)	Defacement (10)	Lockout Expiration Date	Yield Maintenance Expiration Date	Prepayment Premium Expiration Date	Yield Maintenance Spread	Utilities Multifamily Tenant Pays	Multifamily Elevators	Subject Studio Units	Subject Studio Avg. Rent	Subject Studio Max. Rent	Subject 1 BR Units	Subject 1 BR Avg. Rent	Subject 1 BR Max. Rent
1		Bay Plaza Community Center	0	4	Yes	9/1/2013	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2		Beverly Center	0	4	Yes	1/1/2013	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3		Stanford Shopping Center	0	7	Yes	3/1/2008	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4		Mayfair Mall and Office Complex	0	4	Yes	4/1/2008	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4A		Mayfair Mall - Retail															
4B		Mayfair Mall - Office															
5		Neristar Hospitality - Portfolio B	0	4	Yes	7/1/2013	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5A		MerStar Columbia															
5B		MerStar Arlington	0	3	Yes	1/1/2014	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6		Northfield Square Mall	0	6	Yes	8/1/2007	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7		T.Y.O. Portfolio															
7A		T.Y.O. Portfolio - French Quarter										16	\$392	\$430	125	\$451	\$630
7B		T.Y.O. Portfolio - Garden Pointe Apartments										N/A	N/A	N/A	65	\$443	\$570
7C		T.Y.O. Portfolio - Timbers Apartments										N/A	N/A	N/A	112	\$395	\$450
7D		T.Y.O. Portfolio - Sycamore Village Apartments										N/A	N/A	N/A	N/A	N/A	N/A
7E		T.Y.O. Portfolio - Hillside Park Apartments										N/A	N/A	N/A	64	\$467	\$540
8	(A)	Red Lion Hotel Paso	0	3	Yes	5/1/2013	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
9	(A)	Red Lion Hotel Salt Lake Downtown	0	3	Yes	5/1/2013	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10	(A)	Red Lion Hotel Redding	0	3	Yes	5/1/2013	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11	(A)	Red Lion Hotel Richland Hanford House	0	4	No	1/1/2007	10/1/2013	N/A	N/A	N/A	N/A	N/A	N/A	N/A	108	\$789	\$1,094
12		Broad Park at Encino Commons Apartments	0	3	Yes	8/1/2013	N/A	N/A	N/A	N/A	N/A	16	\$648	\$650	80	\$784	\$830
13		Canterbury Apartments	0	4	Yes	11/1/2008	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
14		Easton Square Shopping Center	0	4	Yes	3/1/2007	12/1/2013	N/A	N/A	N/A	N/A	N/A	N/A	N/A	172	\$713	\$980
15		Chenmore Apartment Homes	0	4	No												

(A) The Underlying Mortgage Loans secured by Red Lion Hotel Paso

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Commercial Mortgage Pass-Through Certificates Series 2004-C1
Preliminary Information

Original

Preliminary Information																				
#	Crossed	Property Name	Prepayment			Original			Yield			Utilities			Subject			Subject		
			Premium	Period	(Months)	Open	Period	(Months)	Lockout	Expiration	Date	Maintenance	Spread	Yield	Premium	Expiration	Date		Multifamily	Tenant

- (1) Based on a Cut-off date in March 2004.
- (2) In the case of Cooperative Mortgaged Real Properties, stated as of
- (3) In the case of cross-collateralized and cross-defaulted Underlying
- (4) At maturity with respect to Balloon Loans or at the ARD in the case of
- (5) Underwritten NCF reflects the Net Cash Flow after U/W Replace
- (6) U/W DSCR is based on the amount of the monthly payments pre
- (7) In the case of the ARD Loans, the anticipated repayment date is
- (8) Anticipated Repayment Date.
- (9) Prepayment Provision as of Origination:
- Lock(t) = Lockout or Defeasance for (t) payments
- YMA(t) = Greater of Yield Maintenance for (t) payments
- YMA(t) = Greater of Yield Maintenance Premium and A% Pre
- A%(t) = A% Prepayment for (t) payments
- 0%(t) = Prepayable at par for (t) payments
- Lock(t) = Lockout for (t) payments
- Def(t) = Defeasance for (t) payments
- A%(t) = A% Prepayment for (t) payments
- 0%(t) = Prepayable at par for (t) payments
- The Beverly Center 3100,000,000 "Pooled Note" represents one of
- The Stanford Shopping Center \$90,000,000 "Pooled Portion" rep
- The Mayfair Mall and Office Complex \$70,000,000 "Pooled Note"
- (10)
- (11)
- (12)
- (13)

INFORMATION CONTAINED ON THIS DISKETTE DATED, January 27, 2004, IS under no circumstances shall the information presented herein constitute an offer of securities in any jurisdiction in which such offer, solicitation or sale of securities is not registered under the securities laws of such jurisdiction. You have requested information in connection with your consideration of the purchase of certain securities. The information is being provided to you for informational purposes only in response to your specific request. By accepting this information, you acknowledge that the information is not intended to constitute an offer of securities in any jurisdiction in which such offer, solicitation or sale of securities is not registered under the securities laws of such jurisdiction. However, the Underwriter makes no representation or warranty as to the accuracy or completeness of the information. The information is provided to you for informational purposes only in response to your specific request. By accepting this information, you acknowledge that the information is not intended to constitute an offer of securities in any jurisdiction in which such offer, solicitation or sale of securities is not registered under the securities laws of such jurisdiction. The information should be based solely on your own due diligence with respect to the securities. This information is provided to you for informational purposes only in response to your specific request. By accepting this information, you acknowledge that the information is not intended to constitute an offer of securities in any jurisdiction in which such offer, solicitation or sale of securities is not registered under the securities laws of such jurisdiction. The Underwriter may from time to time perform investigations and may from time to time update the information. The Underwriter and/or their employees may from time to time update the information. The information is current as of the date of the securities discussed herein or otherwise will be superseded by the information actually sold to you.

Credit Suisse First Boston Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificates Series 2004-C1
Preliminary Information

#	Crossed	Property Name	Subject 2 BR Units	Subject 2 BR Avg. Rent	Subject 2 BR Max. Rent	Subject 3 BR Units	Subject 3 BR Avg. Rent	Subject 3 BR Max. Rent	Subject 4 BR Units	Subject 4 BR Avg. Rent	Subject 4 BR Max. Rent	Subject 5 BR Units	Subject 5 BR Avg. Rent	Subject 5 BR Max. Rent	Major Tenant #1 Name	Major Tenant #1 Sq. Ft.
1		Bay Plaza Community Center	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Padmark	67,333
2		Beverly Center	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Bloomington	156,150
3		Stanford Shopping Center	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Bloomington (Grand Lease)	228,986
4		Mayfair Mall and Office Complex	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Marshall Field's	288,596
4A		Mayfair Mall - Retail	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	St. Joseph's	54,932
4B		Mayfair Mall - Office	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5		Meridian Hospitality - Portfolio B	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5A		MerStar Columbia	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5B		MerStar Arlington	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6		Northfield Square Mall	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7		T.V.O. Portfolio	199	\$537	\$755	31	\$745	\$840	1	\$860	\$860	N/A	N/A	N/A	N/A	N/A
7A		T.V.O. Portfolio - French Quarter	135	\$534	\$550	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7B		T.V.O. Portfolio - Garden Point Apartments	112	\$513	\$550	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7C		T.V.O. Portfolio - Timbers Apartments	72	\$616	\$729	42	\$803	\$899	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7D		T.V.O. Portfolio - Sycamore Village Apartments	64	\$573	\$705	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7E		T.V.O. Portfolio - Hillside Park Apartments	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8	(A)	Red Lion Hotel Pisco	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
9	(A)	Red Lion Hotel Salt Lake Downtown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10	(A)	Red Lion Hotel Redding	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11	(A)	Red Lion Hotel Richmond Harbor House	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
12		Briar Park at Encino Commons Apartments	161	\$1,131	\$1,469	54	N/A	\$1,739	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13		Century Apartments	384	\$896	\$970	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
14		Easton Square Shopping Center	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15		Claremont Apartment Homes	136	\$1,099	\$1,245	24	\$1,281	\$1,620	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

(A) The Underlying Mortgage Loans secured by Red Lion Hotel Pisco

Preliminary Information

[illegible]

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Credit Suisse First Boston Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificates Series 2004-C1
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#	Crossed	Property Name	Major Tenant #1 Lease Expiration Date	Major Tenant #2 Name	Major Tenant #2 Sq. Ft.	Major Tenant #2 Lease Expiration Date	Major Tenant #3 Name	Major Tenant #3 Sq. Ft.	Major Tenant #3 Lease Expiration Date	Co-op Appraised Value as Co-op	Co-op LTV as Co-op (%)
1		Bay Plaza Community Center	10/31/2013	AMC General Cinema	55,700	3/31/2020	Cablevision	55,400	8/31/2018	N/A	N/A
2		Beverly Center	3/31/2017	Macy's	152,047	3/1/2017	Macy's Men's Store	66,483	12/31/2009	N/A	N/A
3		Stanford Shopping Center	2/28/2029	Macy's (Ground Lease)	225,830	2/28/2029	Nordstrom (Ground Lease)	180,000	10/31/2010	N/A	N/A
4		Mayfair Mall - Retail	1/31/2007	AMC Theater	85,149	4/30/2019	Barnes & Noble	30,923	1/31/2014	N/A	N/A
4B		Mayfair Mall - Office	9/30/2008	Aurora Health Care	32,118	11/30/2011	Firstar Bank Milwaukee NA	9,251	12/31/2005	N/A	N/A
5		Meridian Hospitality - Portfolio B	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5A		MerStar Columbia	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5B		MerStar Arlington	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6		Norfolk Square Mall	7/31/2010	Carson First Scott	61,665	2/2/2006	Cinemark Movies 10	26,371	2/29/2012	N/A	N/A
7		T.V.O. Portfolio	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7A		T.V.O. Portfolio - French Quarter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7B		T.V.O. Portfolio - Garden Point Apartments	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7C		T.V.O. Portfolio - Timbers Apartments	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7D		T.V.O. Portfolio - Sycamore Village Apartments	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7E		T.V.O. Portfolio - Hillside Park Apartments	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8	(A)	Red Lion Hotel Paso	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
9	(A)	Red Lion Hotel Salt Lake Downtown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10	(A)	Red Lion Hotel Redding	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11	(A)	Red Lion Hotel Richmond Hanford House	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
12		Bristol Park at Esplanade Commons Apartments	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13		Canterbury Apartments	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
14		Esplanade Square Shopping Center	12/31/2015	Best Buy	46,838	1/31/2011	SpoonMan	42,516	1/31/2011	N/A	N/A
15		Clarendon Apartment Homes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

(A) The Underlying Mortgage Loans secured by Red Lion Hotel Paso

Preliminary Information

[illegible]

**Credit Suisse First Boston Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificates Series 2004-C1
Preliminary Information**

A) **The Underlying Mortgage Loans secured by Red Lion Hotel Pass**

[illegible]

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Credit Suisse First Boston Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificates Series 2004-C1
Preliminary Information

#	Crossed	Property Name	Initial other Reserve Description	Contractual Other Reserve	Contractual Other Reserve Description	Letter of Credit	Letter of Credit Description	Earnout Reserve	Earnout Reserve Description	Additional Collateral Amount	Additional Collateral Event Date	Additional Collateral Description	Existing Secondary Financing	Description of Existing Secondary Financing	Description of Lock Box
1		Bay Plaza Community Center	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Hard
2		Beverly Center	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Springing
3		Stanford Shopping Center	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4		Mayfair Mall and Office Complex	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Hard
4A		Mayfair Mall - Retail	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4B		Mayfair Mall - Office	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5		Meridian Hospitality - Portfolio B	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Hard
5A		MerStar Columbia	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5B		MerStar Arlington	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Hard
6		Northfield Square Mall	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Springing
7		T.V.O. Portfolio	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7A		T.V.O. Portfolio - French Quarter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7B		T.V.O. Portfolio - Garden Point Apartments	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7C		T.V.O. Portfolio - Timbers Apartments	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7D		T.V.O. Portfolio - Sycamore Village Apartments	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7E		T.V.O. Portfolio - Hillside Park Apartments	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8	(A)	Red Lion Hotel Paseo	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Hard
9	(A)	Red Lion Hotel Salt Lake Downtown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Hard
10	(A)	Red Lion Hotel Rodding	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Hard
11	(A)	Red Lion Hotel Richmond Harbor House	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Hard
12		Bristol Park at Eschelon Commons Apartments	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13		Centerville Apartments	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
14		Easton Square Shopping Center	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Springing
15		Clarendon Apartment Homes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

(A) The Underlying Mortgage Loans Secured by Red Lion Hotel Paseo

Credit Suisse First Boston Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificates Series 2004-C1
Preliminary Information

#	Crossed	Property Name	Initial other Reserve Description	Contractual Other Reserve	Contractual Other Reserve Description	Letter of Credit Description	Letter of Credit Description	Earnout Reserve Description	Earnout Reserve Description	Additional Collateral Amount	Additional Collateral Event Date	Additional Collateral Description	Existing Secondary Financing	Description of Existing Secondary Financing	Description of Lock Box
(1)		Based on a Cut-off date in March 2004.													
(2)		In the case of Cooperative Mortgaged Real Properties, stated as													
(3)		In the case of cross-collateralized and cross-defaulted Underlying													
(4)		At maturity with respect to Balloon Loans or at the ARD in the c													
(5)		Underwritten NCF reflects the Net Cash Flow after U/W Replace													
(6)		U/W DSCR is based on the amount of the monthly payments pre													
(7)		In the case of the ARD Loans, the anticipated repayment date is													
(8)		Anticipated Repayment Date.													
(9)		Prepayment Provision as of Origination:													
		Lock(t) = Lockout or Defeasance for (t) payments													
		YMA(t) = Greater of Yield Maintenance for (t) payments													
		YMA(t) = Greater of Yield Maintenance Premium and A%, Pre													
		A%(t) = A% Prepayment for (t) payments													
		0%(t) = Prepayable at par for (t) payments													
(10)		Lock(t) = Lockout for (t) payments													
		Dd(t) = Defeasance for (t) payments													
		A%(t) = A% Prepayment for (t) payments													
		0%(t) = Prepayable at par for (t) payments													
(11)		The Beverly Center \$100,000,000 "Pooled Note" represents one o													
(12)		The Stanford Shopping Center \$90,000,000 "Pooled Portion" rep													
(13)		The Mayfair Mall and Office Complex \$70,000,000 "Pooled Note													

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[illegible]

**Credit Suisse First Boston Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificates Series 2004-C1
Preliminary Information**

#	Crossed	Property Name	Reserve	Reserve
1		Bay Plaza Community Center	N/A	N/A
2		Beverly Center	N/A	N/A
3		Stanford Shopping Center	N/A	N/A
4		Mayfair Mall and Office Complex	N/A	N/A
4A		Mayfair Mall - Retail		
4B		Mayfair Mall - Office		
5		Meristar Hospitality - Portfolio B		
5A		Meristar Columbia	N/A	N/A
5B		Meristar Arlington		
6		Northfield Square Mall	N/A	N/A
7		T.V.O. Portfolio		
7A		T.V.O. Portfolio - French Quarter		
7B		T.V.O. Portfolio - Garden Pointe Apartments		
7C		T.V.O. Portfolio - Timbers Apartments		
7D		T.V.O. Portfolio - Sycamore Village Apartments		
7E		T.V.O. Portfolio - Hillside Park Apartments		
8	(A)	Red Lion Hotel Pasco	N/A	N/A
9	(A)	Red Lion Hotel Salt Lake Downtown	N/A	N/A
10	(A)	Red Lion Hotel Redding	N/A	N/A
11	(A)	Red Lion Hotel Richland Hanford House	N/A	N/A
12		Bristol Park at Encino Commons Apartments	\$243,000	
13		Canterbury Apartments	N/A	N/A
14		Easton Square Shopping Center	\$2,944	
15		Claremore Apartment Homes	N/A	N/A

(A) The Underlying Mortgage Loans secured by Red Lion Hotel Pass

Credit Suisse First Boston Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificates Series 2004-C1
Preliminary Information

#	Crossed	Property Name	Initial Replacement Reserve	Initial Renovation Reserve
(1)		Based on a Cut-off date in March 2004.		
(2)		In the case of Cooperative Mortgaged Real Properties, stated occ		
(3)		In the case of cross-collateralized and cross-defaulted Underlying		
(4)		At maturity with respect to Balloon Loans or at the ARD in the c		
(5)		Underwritten NCF reflects the Net Cash Flow after U/W Replace		
(6)		U/W DSCR is based on the amount of the monthly payments pre		
(7)		In the case of the ARD Loans, the anticipated repayment date is		
(8)		Anticipated Repayment Date.		
(9)		Prepayment Provision as of Origination:		
		Lock/(x) = Lockout or Defeasance for (x) payments		
		YM/(y) = Greater of Yield Maintenance for (y) payments		
		YMA/(y) = Greater of Yield Maintenance Premium and A% Pre		
		A%/(x) = A% Prepayment for (x) payments		
		0%/(x) = Prepayable at par for (x) payments		
(10)		Lock/(x) = Lockout for (x) payments		
		Def/(y) = Defeasance for (y) payments		
		A%/(x) = A% Prepayment for (x) payments		
		0%/(x) = Prepayable at par for (x) payments		
(11)		The Beverly Center \$100,000,000 "Pooled Note" represents one o		
(12)		The Stanford Shopping Center \$90,000,000 "Pooled Portion" rep		
(13)		The Mayfair Mall and Office Complex \$70,000,000 "Pooled Note		