04039943

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

AUG - 6 2004

SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, DC 20549

FORM SE

FORM FOR SUBMISSION OF PAPER FORMAT EXHIBITS BY ELECTRONIC FILERS

IndyMac MBS, Inc.
(Exact Name of Registrant as Specified in Charter)

0001090295
(Registrant CIK Number)

Form 8-K for August 6, 2004
(Electronic Report, Schedule or Registration Statement of Which the Documents Are a Part (Give Period of Report))

333-116470
(SEC File Number, if Available)

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

PROCESSED
AUG 10 2004
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 Pasadena, State of California, on August 6, 2004.

INDYMAC, MBS, INC.

By: Victor H. Woodworth

Victor H. Woodworth
Vice President

Exhibit Index

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 Greenwich Capital Markets, Inc.

for

IndyMac MBS, INC.

Mortgage Pass-Through Certificates, Series 2004-AR5

INDYMAC 2004-AR5

8/01/04 FILE

RBS Greenwich Capital

The information contained herein has been prepared solely for the use of Greenwich Capital Markets, Inc. and has not been independently verified by Greenwich Capital Markets, Inc. Accordingly, Greenwich Capital Markets, Inc. makes no express or implied representations or warranties of any kind and expressly disclaims all liability for any use or misuse of the contents hereof. Greenwich Capital Markets, Inc. assumes no responsibility for the accuracy of any material contained herein.

TOP FIFTY ZIP CODE	TOP FIFTY ZIP	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
92679	Trabuco, CA	9	6,093,346.19	0.52
92037	La Jolla, CA	4	4,890,076.08	0.41
92691	Mission Viejo, CA	12	4,638,480.82	0.39
92677	Laguna Beach, CA	6	4,133,748.66	0.35
92688	Trabuco Canyon, CA	10	3,893,187.84	0.33
91913	Chula Vista, CA	9	3,876,551.08	0.33
92129	San Diego, CA	8	3,765,674.54	0.32
91915	Chula Vista, CA	8	3,746,685.42	0.32
92649	Huntington Beach, CA	6	3,712,682.26	0.31
92673	San Clemente, CA	6	3,693,431.91	0.31
95148	San Jose, CA	8	3,683,974.82	0.31
95127	San Jose, CA	9	3,547,241.20	0.30
92064	Poway, CA	4	3,539,504.79	0.30
94583	San Ramon, CA	7	3,536,712.85	0.30
92656	Aliso Viejo, CA	8	3,527,800.32	0.30
95758	Elk Grove, CA	11	3,344,501.02	0.28
95035	Milpitas, CA	8	3,342,832.53	0.28
92602	Irvine, CA	6	3,342,117.45	0.28
95020	Gilroy, CA	7	3,303,469.66	0.28
94591	Vallejo, CA	11	3,135,877.10	0.27
92592	Temecula, CA	9	3,124,061.02	0.26
94506	Danville, CA	6	3,106,732.27	0.26
90064	Los Angeles, CA	6	3,053,769.32	0.26
91011	La Canada, CA	5	2,972,435.06	0.25
92009	Carlsbad, CA	7	2,852,306.55	0.24
90045	Los Angeles, CA	5	2,807,535.51	0.24
91364	Woodland Hills, CA	6	2,771,172.60	0.23
91977	Spring Valley, CA	8	2,687,973.45	0.23
91311	Chatsworth, CA	7	2,675,916.81	0.23
90066	Mar Vista, CA	6	2,670,359.26	0.23
95630	Folsom, CA	10	2,640,428.95	0.22
92130	San Diego, CA	2	2,584,208.19	0.22
7458	SADDLE RIVER, NJ	2	2,564,220.96	0.22
94587	Union City, CA	9	2,524,326.65	0.21
92692	Mission Viejo, CA	5	2,484,838.04	0.21
91344	San Fernando, CA	6	2,475,849.66	0.21
95835	Sacramento, CA	7	2,423,727.64	0.21
92067	Rancho Santa Fe, CA	1	2,418,860.66	0.20
90036	Los Angeles, CA	4	2,411,687.07	0.20
94507	Alamo, CA	3	2,404,248.16	0.20
6903	STAMFORD, CT	5	2,400,639.88	0.20
95111	San Jose, CA	8	2,386,885.36	0.20
93065	Simi Valley, CA	5	2,380,736.20	0.20
91709	Chino Hills, CA	8	2,369,322.18	0.20
95136	San Jose, CA	6	2,349,354.01	0.20
91304	Box Canyon, CA	7	2,334,126.30	0.20
93063	Simi Valley, CA	6	2,252,933.02	0.19
92563	Murrieta, CA	8	2,246,889.57	0.19

93444 Nipomo, CA	6	2,236,758.84	0.19

90291 Venice, CA	4	2,213,566.78	0.19
Total	334	153,573,766.51	13.01

Indymac 04-5

LTV	UPB	WAC	FICO
LTV 10.01 - 15.00	488,756.88	3.789	758
LTV 15.01 - 20.00	906,624.35	4.267	735
LTV 20.01 - 25.00	3,453,385.55	4.834	691
LTV 25.01 - 30.00	3,300,253.17	4.401	739
LTV 30.01 - 35.00	5,982,428.67	4.484	728
LTV 35.01 - 40.00	11,951,754.54	4.304	737
LTV 40.01 - 45.00	15,124,047.73	4.376	747
LTV 45.01 - 50.00	30,188,702.06	4.325	727
LTV 50.01 - 55.00	40,943,843.20	4.345	722
LTV 55.01 - 60.00	63,790,214.82	4.356	719
LTV 60.01 - 65.00	87,241,420.87	4.363	710
LTV 65.01 - 70.00	155,471,489.43	4.373	714
LTV 70.01 - 75.00	306,877,930.46	4.554	700
LTV 75.01 - 80.00	420,234,318.90	4.450	709
LTV 80.01 - 85.00	9,702,128.77	4.618	697
LTV 85.01 - 90.00	9,940,939.03	4.373	685
LTV 90.01 - 95.00	14,895,408.78	4.435	704
LTV 95.01 - 100.00	189,590.07	4.581	693

FICO	UPB	WAC	LTV
f. FICO 601-625	19,797,706.58	4.642	73.0
g. FICO 626-650	115,354,966.70	4.606	73.9
h. FICO 651-675	175,091,704.80	4.495	72.8
i. FICO 676-700	226,364,510.05	4.480	72.1
j. FICO 701-725	194,688,317.77	4.462	70.6
k. FICO 726-750	184,829,246.60	4.392	71.3
l. FICO 751-775	153,338,586.43	4.330	70.4
m. FICO 776-800	95,284,092.54	4.342	67.6
n. FICO 801-825	15,934,105.81	4.305	63.2

SILENT 2ND	UPB	WAC	FICO	LTV
N	971,684,164.21	4.453	709	70.9
Y	208,999,073.07	4.423	711	73.1

loan number	current balance	LTV	FICO	ZIP	CITY
3512701	1123869.69	56.3	761	6831	GREENWICH
3637309	1945419.02	60.94	663	92130	SAN DIEGO
3660504	998107.08	55.9	706	6490	SOUTHPORT
3723007	2418860.66	24.3	663	92067	RANCHO SANTA FE
3779487	1784341.1	65	678	94566	PLEASANTON
3810330	1461558.39	58.6	692	92649	HUNTINGTON BEACH
3742804	1995418.3	44.44	785	7458	SADDLE RIVER
3849100	1097480.06	63.77	675	94507	ALAMO
3853848	1496563.72	53.571	692	92679	ORANGE
3872885	1429816.98	63.69	697	92677	LAGUNA NIGUEL
3939569	1895647.39	59.375	730	81611	ASPEN
3565521	1497037.37	69.77	693	93108	SANTA BARBARA
3695918	2306493.9	70	741	92064	POWAY
3712610	997562.65	62.5	777	91302	CALABASAS
3750584	1308447.35	59.55	641	21658	QUEENSTOWN
3683502	997709.15	66.667	730	92679	COTO DE CAZA
3690014	1115438.83	65	704	92651	LAGUNA BEACH
3772176	997608.16	65.79	696	80124	LONE TREE
3819342	2793887.78	70	693	92037	LA JOLLA
3662981	1147365.53	52.273	732	33767	CLEARWATER

Z_INDX04AR5_PXING1 - Price/Yield - IIA2

Balance	112,648,000	Delay	0
Coupon		Dated	8/5/2004
Settle	8/5/2004	First Payment	9/25/2004

Prepay	0 CPR	10 CPR	20 CPR	30 CPR	40 CPR	50 CPR
Optional Redemption	Call (Y)	Call (Y)	Call (Y)	Call (Y)	Call (Y)	Call (Y)
Price	Disc Margin	Disc Margin	Disc Margin	Disc Margin	Disc Margin	Disc Margin
99-24	52.1	54.5	57.5	61.1	65.3	70.2
99-24+	52.0	54.2	57.0	60.4	64.4	68.9
99-25	51.8	53.9	56.6	59.7	63.4	67.6
99-25+	51.7	53.6	56.1	59.0	62.5	66.4
99-26	51.6	53.3	55.6	58.3	61.5	65.1
99-26+	51.4	53.1	55.2	57.6	60.5	63.8
99-27	51.3	52.8	54.7	57.0	59.6	62.6
99-27+	51.2	52.5	54.2	56.3	58.6	61.3
99-28	51.0	52.2	53.7	55.6	57.7	60.1
99-28+	50.9	52.0	53.3	54.9	56.7	58.8
99-29	50.8	51.7	52.8	54.2	55.7	57.6
99-29+	50.7	51.4	52.3	53.5	54.8	56.3
99-30	50.5	51.1	51.9	52.8	53.8	55.0
99-30+	50.4	50.8	51.4	52.1	52.9	53.8
99-31	50.3	50.6	50.9	51.4	51.9	52.5
99-31+	50.1	50.3	50.5	50.7	51.0	51.3
100-00	50.0	50.0	50.0	50.0	50.0	50.0
100-00+	49.9	49.7	49.5	49.3	49.0	48.7
100-01	49.7	49.4	49.1	48.6	48.1	47.5
100-01+	49.6	49.2	48.6	47.9	47.1	46.2
100-02	49.5	48.9	48.1	47.2	46.2	45.0
100-02+	49.3	48.6	47.7	46.5	45.2	43.7
100-03	49.2	48.3	47.2	45.8	44.3	42.5
100-03+	49.1	48.1	46.7	45.1	43.3	41.2
100-04	49.0	47.8	46.3	44.5	42.4	40.0
100-04+	48.8	47.5	45.8	43.8	41.4	38.7
100-05	48.7	47.2	45.3	43.1	40.4	37.4
100-05+	48.6	46.9	44.9	42.4	39.5	36.2
100-06	48.4	46.7	44.4	41.7	38.5	34.9
100-06+	48.3	46.4	43.9	41.0	37.6	33.7
100-07	48.2	46.1	43.5	40.3	36.6	32.4
100-07+	48.0	45.8	43.0	39.6	35.7	31.2
100-08	47.9	45.6	42.5	38.9	34.7	29.9
WAL	21.49	7.43	3.83	2.43	1.72	1.29
Mod Durn 30360	12.07	5.72	3.36	2.25	1.63	1.23
Principal Window Begin	1	1	1	1	1	1
Principal Window End	347	223	120	77	54	40

INDY MAC 2004-AR4

	Loan Count	Balance	%	Rate	Rem Term	age	FICO	LTV	DTI
MTA Neg Am	4100	1,180,683,237.28	100.0%	4.45	358	2	710	71.3	32.7
Total	4100	1,180,683,237.28	100.0%	4.45	358	2	710	71.3	32.7

Current Balance	Loan Count	Balance	%	Rate	Rem Term	age	FICO	LTV	DTI
0.01- 50,000.00	1	49,748.98	0.0%	5.01	358	2	655	41.3	23.4
50,000.01- 75,000.00	53	3,428,098.33	0.3%	4.84	358	2	714	64.2	27.5
75,000.01- 100,000.00	151	13,607,562.90	1.2%	4.53	358	2	726	66.0	28.2
100,000.01- 125,000.00	231	26,236,656.63	2.2%	4.54	358	2	711	68.7	29.9
125,000.01- 150,000.00	317	43,953,882.43	3.7%	4.55	358	2	709	70.8	29.8
150,000.01- 175,000.00	302	49,096,716.62	4.2%	4.49	358	2	714	69.6	31.1
175,000.01- 200,000.00	328	61,707,770.89	5.2%	4.51	358	2	711	70.9	32.1
200,000.01- 225,000.00	316	67,418,950.73	5.7%	4.53	358	2	706	72.4	31.9
225,000.01- 250,000.00	338	80,752,872.26	6.8%	4.51	358	2	712	70.8	32.2
250,000.01- 275,000.00	270	71,005,142.94	6.0%	4.49	358	2	712	73.0	32.3
275,000.01- 300,000.00	278	80,490,445.58	6.8%	4.51	358	2	709	72.0	32.5
300,000.01- 350,000.00	419	136,439,724.78	11.6%	4.46	358	2	711	71.7	33.1
350,000.01- 400,000.00	328	123,174,429.00	10.4%	4.44	358	2	706	73.1	33.2
400,000.01- 450,000.00	222	94,430,208.08	8.0%	4.40	358	2	707	72.6	33.6
450,000.01- 500,000.00	202	96,338,494.62	8.2%	4.36	358	2	711	73.2	33.8
500,000.01- 600,000.00	160	87,022,002.59	7.4%	4.40	358	2	703	73.3	33.9
600,000.01- 700,000.00	106	67,654,099.30	5.7%	4.33	358	2	710	70.3	33.6
700,000.01- 800,000.00	31	23,052,586.85	2.0%	4.21	358	2	724	65.0	35.0
800,000.01- 900,000.00	17	14,565,790.65	1.2%	4.31	358	2	716	67.7	34.0
900,000.01- 1,000,000.00	14	13,440,407.05	1.1%	4.27	358	2	720	68.8	34.2
1,000,000.01+	16	26,817,646.07	2.3%	4.50	358	2	703	58.0	30.2
Total	4100	1,180,683,237.28	100.0%	4.45	358	2	710	71.3	32.7

Note Rate	Loan Count	Balance	%	Rate	Rem Term	age	FICO	LTV	DTI
3.251- 3.500	7	3,162,176.09	0.3%	3.48	359	1	743	74.2	36.4
3.501- 3.750	70	24,826,226.37	2.1%	3.67	358	2	746	65.4	32.6
3.751- 4.000	457	164,198,685.82	13.9%	3.90	358	2	722	70.2	33.2
4.001- 4.250	480	151,008,712.60	12.8%	4.12	358	2	706	72.3	33.4
4.251- 4.500	870	241,122,704.39	20.4%	4.40	358	2	726	68.5	32.1
4.501- 4.750	1367	369,516,477.70	31.3%	4.63	358	2	707	72.3	32.7
4.751- 5.000	709	186,272,214.82	15.8%	4.85	358	2	683	73.3	32.0
5.001- 5.250	82	24,170,877.20	2.0%	5.12	358	2	704	73.5	33.4
5.251- 5.500	35	9,713,346.25	0.8%	5.37	358	2	691	74.2	31.3
5.501- 5.750	19	5,289,728.81	0.4%	5.62	358	2	702	77.9	36.6
5.751- 6.000	2	751,839.18	0.1%	5.80	358	2	634	82.9	42.8
6.001- 6.250	1	359,175.29	0.0%	6.03	359	1	690	79.5	45.1
6.251- 6.500	1	291,072.76	0.0%	6.33	358	2	715	80.0	0.0
Total	4100	1,180,683,237.28	100.0%	4.45	358	2	710	71.3	32.7

Original Term	Loan Count	Balance	%	Rate	Rem Term	age	FICO	LTV	DTI
360	4100	1,180,683,237.28	100.0%	4.45	358	2	710	71.3	32.7
Total	4100	1,180,683,237.28	100.0%	4.45	358	2	710	71.3	32.7

Remaining Term	Loan Count	Balance	%	Rate	Rem Term	age	FICO	LTV	DTI
353	1	78,058.21	0.0%	4.98	353	7	771	75.0	31.4
355	4	1,551,279.02	0.1%	4.17	355	5	766	75.4	37.1
356	14	3,804,645.94	0.3%	4.40	356	4	709	71.0	31.9
357	259	74,502,113.38	6.3%	4.37	357	3	709	70.3	33.2
358	2016	583,900,668.64	49.5%	4.45	358	2	709	71.0	32.5
359	1806	516,846,472.09	43.8%	4.46	359	1	710	71.8	32.8
Total	4100	1,180,683,237.28	100.0%	4.45	358	2	710	71.3	32.7

Property Type	Loan Count	Balance	%	Rate	Rem Term	age	FICO	LTV	DTI
Condominium	388	96,607,875.68	8.2%	4.44	358	2	715	73.3	32.4
PUD	766	237,297,424.77	20.1%	4.41	358	2	707	71.3	32.9
Single Family	2752	794,669,926.23	67.3%	4.45	358	2	710	71.0	32.7
Townhouse	51	11,465,868.55	1.0%	4.46	358	2	703	74.9	33.6
Two-Four Family	143	40,642,142.05	3.4%	4.55	358	2	707	71.2	30.8
Total	4100	1,180,683,237.28	100.0%	4.45	358	2	710	71.3	32.7

Purpose	Loan Count	Balance	%	Rate	Rem Term	age	FICO	LTV	DTI
Cash Out Refinance	2110	601,329,406.78	50.9%	4.50	358	2	704	68.4	32.7
Purchase	1101	353,090,425.35	29.9%	4.37	358	2	719	76.5	33.0
Rate/Term Refinance	889	226,263,405.15	19.2%	4.45	358	2	711	70.8	32.0
Total	4100	1,180,683,237.28	100.0%	4.45	358	2	710	71.3	32.7

Occupancy	Loan Count	Balance	%	Rate	Rem Term	age	FICO	LTV	DTI
Investor	247	52,543,396.56	4.5%	4.66	358	2	729	69.3	29.0
Primary	3758	1,103,717,159.56	93.5%	4.44	358	2	708	71.4	32.9
Second Home	95	24,422,681.16	2.1%	4.37	358	2	730	72.4	33.1
Total	4100	1,180,683,237.28	100.0%	4.45	358	2	710	71.3	32.7

Doc Type	Loan Count	Balance	%	Rate	Rem Term	age	FICO	LTV	DTI
Fast Forward	258	65,040,307.99	5.5%	4.22	358	2	755	66.8	31.7
Full/Alternate	1097	280,879,223.18	23.8%	4.44	358	2	704	75.5	32.5
Limited Documentation	48	10,481,217.36	0.9%	4.43	358	2	720	75.2	32.3
No Income / No Asset	592	160,089,156.31	13.6%	4.50	358	2	731	67.0	0.0
Stated Documentation	2105	664,193,332.44	56.3%	4.46	358	2	702	71.0	32.9
Total	4100	1,180,683,237.28	100.0%	4.45	358	2	710	71.3	32.7

Silent Second	Loan Count	Balance	%	Rate	Rem Term	age	FICO	LTV	DTI
N	3442	971,684,164.21	82.3%	4.45	358	2	709	70.9	32.4
Y	658	208,999,073.07	17.7%	4.42	358	2	711	73.1	33.7
Total	4100	1,180,683,237.28	100.0%	4.45	358	2	710	71.3	32.7

Margin	Loan Count	Balance	%	Rate	Rem Term	age	FICO	LTV	DTI
3.001- 3.250	2676	796,794,087.19	67.5%	4.26	358	2	719	70.0	32.8
3.251- 3.500	1133	304,909,970.62	25.8%	4.75	358	2	691	74.4	32.6
3.501- 3.750	209	55,315,750.27	4.7%	5.00	358	2	684	71.0	31.4
3.751- 4.000	41	12,687,731.07	1.1%	5.26	358	2	704	74.9	33.4
4.001- 4.250	32	8,247,204.37	0.7%	5.50	358	2	686	74.6	32.8
4.251- 4.500	7	2,078,245.71	0.2%	5.76	358	2	699	78.7	41.0
4.501- 4.750	1	359,175.29	0.0%	6.03	359	1	690	79.5	45.1
4.751- 5.000	1	291,072.76	0.0%	6.33	358	2	715	80.0	0.0
Total	4100	1,180,683,237.28	100.0%	4.45	358	2	710	71.3	32.7

Maximum Rate	Loan Count	Balance	%	Rate	Rem Term	age	FICO	LTV	DTI
8.751- 9.000	140	43,490,678.85	3.7%	4.42	358	2	708	69.7	34.5
9.751- 10.000	3960	1,137,192,558.43	96.3%	4.45	358	2	710	71.4	32.6
Total	4100	1,180,683,237.28	100.0%	4.45	358	2	710	71.3	32.7

LTV	Loan Count	Balance	%	Rate	Rem Term	age	FICO	LTV	DTI
00.01- 50.00	284	61,808,214.13	5.2%	4.38	358	2	735	41.4	29.1
50.01- 55.00	128	36,158,940.95	3.1%	4.39	358	2	721	52.6	31.9
55.01- 60.00	215	57,893,211.54	4.9%	4.35	358	2	722	57.5	31.2
60.01- 65.00	263	81,966,708.41	6.9%	4.37	358	2	709	62.7	32.6
65.01- 70.00	437	144,134,079.94	12.2%	4.35	358	2	714	67.6	32.0
70.01- 75.00	909	271,826,619.40	23.0%	4.55	358	2	702	73.4	33.1
75.01- 80.00	1163	336,063,755.75	28.5%	4.46	358	2	707	78.4	32.7
80.01- 85.00	152	48,134,680.25	4.1%	4.44	358	2	700	76.7	33.8
85.01- 90.00	415	115,716,518.91	9.8%	4.44	358	2	711	79.3	33.8
90.01- 95.00	133	26,790,917.93	2.3%	4.45	359	1	709	87.8	34.7
95.01-100.00	1	189,590.07	0.0%	4.58	359	1	693	95.0	30.6
Total	4100	1,180,683,237.28	100.0%	4.45	358	2	710	71.3	32.7

Prepay Term	Loan Count	Balance	%	Rate	Rem Term	age	FICO	LTV	DTI
No Prepay Penalty	224	73,935,465.97	6.3%	3.95	358	2	708	73.5	32.8
Prepay Penalty: 12 Months	517	192,773,615.40	16.3%	4.00	358	2	715	70.6	33.9
Prepay Penalty: 36 Months	3359	913,974,155.91	77.4%	4.58	358	2	708	71.3	32.4
Total	4100	1,180,683,237.28	100.0%	4.45	358	2	710	71.3	32.7

State	Loan Count	Balance	%	Rate	Rem Term	age	FICO	LTV	DTI
Alabama	2	162,528.32	0.0%	4.28	359	1	689	72.6	20.4
Alaska	8	1,339,631.43	0.1%	4.43	359	1	681	71.5	33.7
Arizona	61	15,586,329.33	1.3%	4.49	358	2	706	71.7	31.6
Arkansas	3	944,054.12	0.1%	4.40	359	1	769	73.7	31.5
California	1872	642,960,809.74	54.5%	4.41	358	2	711	69.8	33.4
Colorado	142	34,324,533.32	2.9%	4.35	358	2	723	73.1	31.5
Connecticut	67	19,631,009.40	1.7%	4.43	358	2	708	68.3	30.5
Delaware	23	4,522,101.55	0.4%	4.58	358	2	704	74.4	28.2
District of Columbia	3	550,219.10	0.0%	4.73	358	2	654	81.0	32.3
Florida	399	87,225,819.67	7.4%	4.52	358	2	704	73.9	31.9
Georgia	29	5,943,927.04	0.5%	4.25	358	2	706	78.2	31.0
Hawaii	17	6,197,105.70	0.5%	4.30	358	2	721	68.3	32.2
Idaho	5	911,715.31	0.1%	4.24	358	2	729	77.8	28.3
Illinois	119	28,755,390.48	2.4%	4.52	358	2	707	73.7	32.2
Indiana	6	651,276.01	0.1%	4.57	358	2	694	72.4	30.7
Iowa	3	454,479.09	0.0%	4.53	358	2	768	71.0	25.6
Kansas	19	3,439,682.70	0.3%	4.52	359	1	724	76.2	27.5
Kentucky	3	559,892.39	0.0%	4.47	359	1	685	84.5	37.5
Louisiana	5	1,593,366.87	0.1%	4.99	358	2	697	75.3	39.9
Maine	4	878,979.47	0.1%	4.64	359	1	708	69.8	34.3
Maryland	60	17,542,835.00	1.5%	4.56	358	2	692	73.9	33.1
Massachusetts	57	15,800,163.51	1.3%	4.52	359	1	718	70.9	31.3
Michigan	132	27,273,056.63	2.3%	4.58	358	2	704	73.4	31.6
Minnesota	98	20,443,572.68	1.7%	4.60	358	2	718	75.4	31.8
Mississippi	2	248,910.69	0.0%	4.23	358	2	672	75.0	30.5
Missouri	29	4,271,200.23	0.4%	4.54	358	2	729	77.1	33.0
Montana	2	399,364.16	0.0%	3.74	358	2	771	49.5	28.6
Nebraska	6	923,764.72	0.1%	4.64	358	2	737	77.6	27.0
Nevada	88	20,473,048.75	1.7%	4.48	358	2	713	75.3	32.9
New Hampshire	3	725,976.49	0.1%	4.30	358	2	674	75.6	37.1
New Jersey	244	71,717,606.86	6.1%	4.53	358	2	705	71.1	32.3
New Mexico	3	632,559.91	0.1%	4.02	359	1	719	78.1	34.6
New York	118	39,403,127.66	3.3%	4.48	358	2	705	71.0	31.2
North Carolina	9	2,386,343.41	0.2%	4.07	358	2	676	78.0	33.7
Ohio	52	10,301,256.63	0.9%	4.45	358	2	720	75.1	31.9
Oklahoma	5	1,075,436.70	0.1%	4.95	358	2	690	76.1	27.3
Oregon	50	10,714,118.31	0.9%	4.49	358	2	717	73.4	32.6
Pennsylvania	34	7,855,270.22	0.7%	4.62	359	1	700	70.9	32.4
Rhode Island	16	3,004,096.17	0.3%	4.25	359	1	737	67.7	31.0
South Carolina	14	3,512,919.88	0.3%	4.38	359	1	694	73.5	32.5
Tennessee	13	3,891,003.76	0.3%	4.41	359	1	703	75.7	32.2
Texas	69	12,235,706.92	1.0%	4.35	358	2	710	79.2	29.5
Utah	21	4,336,618.96	0.4%	4.51	358	2	716	75.4	31.3
Vermont	3	802,092.74	0.1%	4.29	358	2	729	77.4	20.4
Virginia	89	22,958,461.53	1.9%	4.52	358	2	700	73.1	32.8
Washington	72	17,185,159.88	1.5%	4.42	358	2	718	73.5	33.3
West Virginia	2	301,308.17	0.0%	4.33	359	1	676	79.9	25.8
Wisconsin	19	3,635,405.67	0.3%	4.57	359	1	713	72.9	32.7
Total	4100	1,180,683,237.28	100.0%	4.45	358	2	710	71.3	32.7

Indymac 2004-ar5

ZIP	UPB	% by balance
92679	6,093,346.19	0.52
92037	4,890,076.08	0.41
92691	4,638,480.82	0.39
92677	4,133,748.66	0.35
92688	3,893,187.84	0.33
91913	3,876,551.08	0.33
92129	3,765,674.54	0.32
91915	3,746,685.42	0.32
92649	3,712,682.26	0.31
92673	3,693,431.91	0.31

RBS Greenwich Capital

IAC 2004-AR5-NORTHERN CA
8/01/04 FILE

Total Current Balance:	222,990,442		
Number Of Loans:	694		
		Minimum	**Maximum**
Average Current Balance:	$321,311.88	$59,947.88	$1,784,341.10
Average Original Balance:	$322,092.12	$60,000.00	$1,787,500.00
Weighted Average Current Mortgage Rate:	4.445 %	3.531	6.331 %
Weighted Average Gross Margin:	3.064 %	2.150	4.950 %
Weighted Average Maximum Mortgage Rate	9.908 %	8.950	9.950 %
Weighted Average Original Ltv Ratio:	70.23 %	13.83	90.00 %
Weighted Average Negative Amortization Lin	110.00 %	110.00	110.00 %
Weighted Average Payment Cap:	7.50 %	7.50	7.50 %
Weighted Average Recast Frequency:	60	60	60
Weighted Average Credit Score:	713	620	817
Weighted Average Original Term:	360 months	360	360 months
Weighted Average Remaining Term:	358 months	355	359 months
Weighted Average Months To Roll:	1 months	1	1 months
Weighted Average Rate Adjustment Frequen	1 months	1	1 months
First Payment Date:		Apr 01, 2004	Aug 01, 2004
Maturity Date:		Mar 01, 2034	Jul 01, 2034

Top State Concentrations ($): 100.00 % California
Maximum Zip Code Concentration ($): 1.65 % 95148 (San Jose, CA)

Table

INDEX:	**Number of Mortgage Loans**	**Principal Balance Outstanding as of the Cutoff Date**	**% of Aggregate Principal Balance Outstanding as of the Cutoff Date**
MTA	694	222,990,442.25	100.00
Total	694	222,990,442.25	100.00

CURRENT BALANCE:	**Number of Mortgage Loans**	**Principal Balance Outstanding as of the Cutoff Date**	**% of Aggregate Principal Balance Outstanding as of the Cutoff Date**
59,948 - 100,000	9	769,944.99	0.35
100,001 - 150,000	56	7,519,944.09	3.37
150,001 - 200,000	79	14,196,054.33	6.37
200,001 - 250,000	123	27,618,410.07	12.39
250,001 - 300,000	111	30,839,643.55	13.83
300,001 - 350,000	73	23,756,657.54	10.65
350,001 - 400,000	69	25,929,140.12	11.63
400,001 - 450,000	58	24,628,064.01	11.04

450,001 - 500,000	41	19,444,159.98	8.72
500,001 - 550,000	26	13,546,976.16	6.08
550,001 - 600,000	12	7,023,080.06	3.15
600,001 - 650,000	16	10,115,023.54	4.54
650,001 - 700,000	6	4,046,186.72	1.81
700,001 - 750,000	4	2,908,180.04	1.30
750,001 - 800,000	2	1,552,408.92	0.70
800,001 - 850,000	1	847,748.73	0.38
850,001 - 900,000	4	3,486,647.17	1.56
900,001 - 950,000	1	902,596.11	0.40
950,001 - 1,000,000	1	977,754.96	0.44
1,050,001 - 1,100,000	1	1,097,480.06	0.49
1,750,001 - 1,784,341	1	1,784,341.10	0.80
Total	694	222,990,442.25	100.00

CURRENT MORTGAGE RATE:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
3.531 - 3.750	11	4,575,546.85	2.05
3.751 - 4.000	84	34,772,361.81	15.59
4.001 - 4.250	68	24,209,256.27	10.86
4.251 - 4.500	134	42,423,854.49	19.02
4.501 - 4.750	263	80,192,198.74	35.96
4.751 - 5.000	113	30,907,051.59	13.86
5.001 - 5.250	10	2,531,724.92	1.14
5.251 - 5.500	6	1,850,954.46	0.83
5.501 - 5.750	4	1,236,420.36	0.55
6.251 - 6.331	1	291,072.76	0.13
Total	694	222,990,442.25	100.00

ORIGINAL TERM:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
360	694	222,990,442.25	100.00
Total	694	222,990,442.25	100.00

REMAINING TERM:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
355	1	254,702.96	0.11
356	5	1,843,807.58	0.83
357	51	16,262,518.17	7.29
358	339	110,071,250.89	49.36
359	298	94,558,162.65	42.40
Total	694	222,990,442.25	100.00

PROPERTY TYPE:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
Single Family	568	179,781,211.21	80.62
PUD	70	27,626,034.83	12.39

RBS Greenwich Capital

Condominium	31	8,294,650.25	3.72
Two-Four Family	17	4,803,065.66	2.15
Townhouse	8	2,485,480.30	1.11
Total	694	222,990,442.25	100.00

PURPOSE CODE:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
Cash Out Refinance	409	125,294,516.36	56.19
Purchase	147	51,533,534.50	23.11
Rate/Term Refinance	138	46,162,391.39	20.70
Total	694	222,990,442.25	100.00

OCCUPANCY:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
Primary	650	212,373,554.00	95.24
Investor	36	8,443,471.16	3.79
Second Home	8	2,173,417.09	0.97
Total	694	222,990,442.25	100.00

DOCUMENTATION:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
Stated Documentation	380	131,584,114.49	59.01
Full/Alternate	150	44,669,852.22	20.03
No Income / No Asset	126	35,530,068.14	15.93
Fast Forward	35	10,114,771.96	4.54
Limited Documentation	3	1,091,635.44	0.49
Total	694	222,990,442.25	100.00

SILENT SECOND:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
No Silent Second	564	177,905,910.35	79.78
Silent Second	130	45,084,531.90	20.22
Total	694	222,990,442.25	100.00

GROSS MARGIN:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
2.150 - 2.250	4	2,032,560.72	0.91
2.251 - 2.500	48	20,472,770.37	9.18
2.501 - 2.750	86	32,528,975.08	14.59
2.751 - 3.000	80	28,126,617.99	12.61
3.001 - 3.250	239	71,729,640.30	32.17
3.251 - 3.500	197	57,496,322.83	25.78
3.501 - 3.750	25	6,274,891.85	2.81
3.751 - 4.000	7	1,953,191.15	0.88
4.001 - 4.250	5	1,618,186.96	0.73
4.251 - 4.500	2	466,212.24	0.21

4.751 - 4.950	1	291,072.76	0.13
Total	694	222,990,442.25	100.00

MAXIMUM MORTGAGE RATE:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
8.950 - 9.000	29	9,322,039.65	4.18
9.751 - 9.950	665	213,668,402.60	95.82
Total	694	222,990,442.25	100.00

ORIGINAL LTV RATIO:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
13.83 - 15.00	1	324,182.46	0.15
15.01 - 20.00	1	62,855.33	0.03
20.01 - 25.00	3	423,926.89	0.19
25.01 - 30.00	5	866,114.26	0.39
30.01 - 35.00	12	2,895,673.30	1.30
35.01 - 40.00	13	3,005,780.49	1.35
40.01 - 45.00	9	2,177,683.73	0.98
45.01 - 50.00	24	6,660,156.87	2.99
50.01 - 55.00	27	7,409,097.74	3.32
55.01 - 60.00	36	10,176,934.88	4.56
60.01 - 65.00	50	17,490,893.93	7.84
65.01 - 70.00	96	34,822,657.19	15.62
70.01 - 75.00	180	58,631,772.11	26.29
75.01 - 80.00	232	76,602,807.58	34.35
80.01 - 85.00	1	221,439.46	0.10
85.01 - 90.00	4	1,218,466.03	0.55
Total	694	222,990,442.25	100.00

COMBINED LTV RATIO:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
13.83 - 15.00	1	324,182.46	0.15
15.01 - 20.00	1	62,855.33	0.03
20.01 - 25.00	3	423,926.89	0.19
25.01 - 30.00	5	866,114.26	0.39
30.01 - 35.00	10	2,050,812.14	0.92
35.01 - 40.00	10	2,565,756.83	1.15
40.01 - 45.00	9	2,424,510.26	1.09
45.01 - 50.00	26	6,619,320.87	2.97
50.01 - 55.00	25	6,762,582.21	3.03
55.01 - 60.00	36	10,176,934.88	4.56
60.01 - 65.00	46	14,312,010.66	6.42
65.01 - 70.00	91	32,385,905.75	14.52
70.01 - 75.00	151	50,610,030.73	22.70
75.01 - 80.00	169	56,528,451.54	25.35
80.01 - 85.00	19	6,980,394.78	3.13
85.01 - 90.00	86	28,136,852.81	12.62
90.01 - 95.00	6	1,759,799.85	0.79
Total	694	222,990,442.25	100.00

CREDIT SCORE:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
620 - 625	7	1,942,662.91	0.87
626 - 650	59	18,197,535.54	8.16
651 - 675	94	31,312,062.52	14.04
676 - 700	121	40,231,850.32	18.04
701 - 725	126	39,586,455.92	17.75
726 - 750	129	40,927,136.21	18.35
751 - 775	94	31,404,908.55	14.08
776 - 800	50	15,606,903.92	7.00
801 - 817	14	3,780,926.36	1.70
Total	694	222,990,442.25	100.00

PREPAY PENALTY TERM:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
0	27	10,420,431.80	4.67
12	106	41,568,662.50	18.64
36	561	171,001,347.95	76.69
Total	694	222,990,442.25	100.00

STATE:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
California	694	222,990,442.25	100.00
Total	694	222,990,442.25	100.00

RBS Greenwich Capital

IAC 2004-AR5-SOUTHERN CA
8/01/04 FILE

Total Current Balance:	419,970,367		
Number Of Loans:	1,178		
		Minimum	**Maximum**
Average Current Balance:	$356,511.35	$54,874.00	$2,793,887.78
Average Original Balance:	$357,533.85	$55,000.00	$2,800,000.00
Weighted Average Current Mortgage Rate:	4.392 %	3.481	5.631 %
Weighted Average Gross Margin:	3.011 %	2.100	4.250 %
Weighted Average Maximum Mortgage Rate	9.890 %	8.950	9.950 %
Weighted Average Original Ltv Ratio:	69.62 %	12.94	95.00 %
Weighted Average Negative Amortization Lin	110.00 %	110.00	110.00 %
Weighted Average Payment Cap:	7.50 %	7.50	7.50 %
Weighted Average Recast Frequency:	60	60	60
Weighted Average Credit Score:	709	620	816
Weighted Average Original Term:	360 months	360	360 months
Weighted Average Remaining Term:	358 months	355	359 months
Weighted Average Months To Roll:	1 months	1	1 months
Weighted Average Rate Adjustment Frequen	1 months	1	1 months
First Payment Date:		Apr 01, 2004	Aug 01, 2004
Maturity Date:		Mar 01, 2034	Jul 01, 2034

Top State Concentrations ($): 100.00 % California
Maximum Zip Code Concentration ($): 1.45 % 92679 (Trabuco, CA)

Table

INDEX:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
MTA	1,178	419,970,367.49	100.00
Total	1,178	419,970,367.49	100.00

CURRENT BALANCE:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
54,874 - 100,000	11	944,883.20	0.22
100,001 - 150,000	58	7,251,736.00	1.73
150,001 - 200,000	114	20,118,440.04	4.79
200,001 - 250,000	170	38,934,634.76	9.27
250,001 - 300,000	177	49,095,196.35	11.69
300,001 - 350,000	162	52,933,815.74	12.60
350,001 - 400,000	135	50,691,074.05	12.07
400,001 - 450,000	89	37,874,238.71	9.02

450,001 - 500,000	89	42,456,153.58	10.11
500,001 - 550,000	45	23,628,068.73	5.63
550,001 - 600,000	32	18,385,619.79	4.38
600,001 - 650,000	47	29,504,963.78	7.03
650,001 - 700,000	9	6,182,049.83	1.47
700,001 - 750,000	13	9,527,915.61	2.27
750,001 - 800,000	3	2,376,290.38	0.57
800,001 - 850,000	4	3,302,796.26	0.79
850,001 - 900,000	3	2,639,983.19	0.63
900,001 - 950,000	3	2,766,970.80	0.66
950,001 - 1,000,000	5	4,890,460.04	1.16
1,100,001 - 1,150,000	1	1,115,438.83	0.27
1,400,001 - 1,450,000	1	1,429,816.98	0.34
1,450,001 - 1,500,000	3	4,455,159.48	1.06
1,900,001 - 1,950,000	1	1,945,419.02	0.46
2,300,001 - 2,350,000	1	2,306,493.90	0.55
2,400,001 - 2,450,000	1	2,418,860.66	0.58
2,750,001 - 2,793,888	1	2,793,887.78	0.67
Total	1,178	419,970,367.49	100.00

CURRENT MORTGAGE RATE:	**Number of Mortgage Loans**	**Principal Balance Outstanding as of the Cutoff Date**	**% of Aggregate Principal Balance Outstanding as of the Cutoff Date**
3.481 - 3.500	3	2,384,125.79	0.57
3.501 - 3.750	27	12,156,427.48	2.89
3.751 - 4.000	198	78,242,233.88	18.63
4.001 - 4.250	154	61,835,780.95	14.72
4.251 - 4.500	230	75,722,304.50	18.03
4.501 - 4.750	347	112,473,598.16	26.78
4.751 - 5.000	189	63,222,378.36	15.05
5.001 - 5.250	18	10,313,117.37	2.46
5.251 - 5.500	7	2,171,806.62	0.52
5.501 - 5.631	5	1,448,594.38	0.34
Total	1,178	419,970,367.49	100.00

ORIGINAL TERM:	**Number of Mortgage Loans**	**Principal Balance Outstanding as of the Cutoff Date**	**% of Aggregate Principal Balance Outstanding as of the Cutoff Date**
360	1,178	419,970,367.49	100.00
Total	1,178	419,970,367.49	100.00

REMAINING TERM:	**Number of Mortgage Loans**	**Principal Balance Outstanding as of the Cutoff Date**	**% of Aggregate Principal Balance Outstanding as of the Cutoff Date**
355	2	893,614.04	0.21
356	5	1,324,983.36	0.32
357	98	32,932,416.21	7.84
358	586	211,231,946.69	50.30
359	487	173,587,407.19	41.33
Total	1,178	419,970,367.49	100.00

% of Aggregate

PROPERTY TYPE:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	Principal Balance Outstanding as of the Cutoff Date
Single Family	788	272,474,724.04	64.88
PUD	193	86,415,455.11	20.58
Condominium	159	47,534,565.88	11.32
Two-Four Family	35	12,670,403.87	3.02
Townhouse	3	875,218.59	0.21
Total	1,178	419,970,367.49	100.00

PURPOSE CODE:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
Cash Out Refinance	706	232,610,602.32	55.39
Purchase	327	137,513,104.54	32.74
Rate/Term Refinance	145	49,846,660.63	11.87
Total	1,178	419,970,367.49	100.00

OCCUPANCY:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
Primary	1,096	394,292,887.67	93.89
Investor	67	20,104,820.84	4.79
Second Home	15	5,572,658.98	1.33
Total	1,178	419,970,367.49	100.00

DOCUMENTATION:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
Stated Documentation	660	251,676,033.75	59.93
Full/Alternate	235	79,627,371.44	18.96
No Income / No Asset	221	67,911,784.51	16.17
Fast Forward	53	18,120,068.01	4.31
Limited Documentation	9	2,635,109.78	0.63
Total	1,178	419,970,367.49	100.00

SILENT SECOND:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
No Silent Second	993	345,465,167.51	82.26
Silent Second	185	74,505,199.98	17.74
Total	1,178	419,970,367.49	100.00

GROSS MARGIN:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
2.100 - 2.250	12	5,957,100.55	1.42
2.251 - 2.500	120	48,852,482.68	11.63
2.501 - 2.750	194	77,732,359.24	18.51
2.751 - 3.000	172	64,288,075.50	15.31
3.001 - 3.250	312	96,751,451.24	23.04

3.251 - 3.500	301	98,308,573.00	23.41
3.501 - 3.750	50	21,825,155.68	5.20
3.751 - 4.000	9	4,262,801.76	1.02
4.001 - 4.250	8	1,992,367.84	0.47
Total	1,178	419,970,367.49	100.00

MAXIMUM MORTGAGE RATE:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
8.950 - 9.000	76	25,086,066.58	5.97
9.751 - 9.950	1,102	394,884,300.91	94.03
Total	1,178	419,970,367.49	100.00

ORIGINAL LTV RATIO:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
12.94 - 15.00	2	164,574.42	0.04
15.01 - 20.00	6	767,943.12	0.18
20.01 - 25.00	3	2,904,745.01	0.69
25.01 - 30.00	7	1,453,096.65	0.35
30.01 - 35.00	6	1,249,787.31	0.30
35.01 - 40.00	20	5,690,428.68	1.35
40.01 - 45.00	27	6,035,601.38	1.44
45.01 - 50.00	47	12,983,518.71	3.09
50.01 - 55.00	54	19,422,514.12	4.62
55.01 - 60.00	76	24,981,979.51	5.95
60.01 - 65.00	94	35,541,103.00	8.46
65.01 - 70.00	143	63,068,352.94	15.02
70.01 - 75.00	345	118,130,986.63	28.13
75.01 - 80.00	336	124,242,498.26	29.58
80.01 - 85.00	5	1,366,312.20	0.33
85.01 - 90.00	4	1,109,873.80	0.26
90.01 - 95.00	3	857,051.75	0.20
Total	1,178	419,970,367.49	100.00

COMBINED LTV RATIO:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
12.94 - 15.00	2	164,574.42	0.04
15.01 - 20.00	6	767,943.12	0.18
20.01 - 25.00	2	485,884.35	0.12
25.01 - 30.00	6	1,293,419.33	0.31
30.01 - 35.00	7	1,409,464.63	0.34
35.01 - 40.00	18	5,213,616.29	1.24
40.01 - 45.00	26	5,297,524.38	1.26
45.01 - 50.00	39	9,809,934.16	2.34
50.01 - 55.00	44	15,883,216.91	3.78
55.01 - 60.00	74	23,972,442.70	5.71
60.01 - 65.00	91	34,664,434.19	8.25
65.01 - 70.00	142	59,271,253.57	14.11
70.01 - 75.00	304	106,510,641.52	25.36
75.01 - 80.00	273	102,790,423.81	24.48

80.01 - 85.00	43	17,837,159.21	4.25
85.01 - 90.00	95	32,547,470.15	7.75
90.01 - 95.00	6	2,050,964.75	0.49
Total	1,178	419,970,367.49	100.00

CREDIT SCORE:	**Number of Mortgage Loans**	**Principal Balance Outstanding as of the Cutoff Date**	**% of Aggregate Principal Balance Outstanding as of the Cutoff Date**
620 - 625	27	9,231,850.18	2.20
626 - 650	119	39,665,964.85	9.44
651 - 675	163	59,854,238.51	14.25
676 - 700	218	78,270,037.65	18.64
701 - 725	199	71,370,517.70	16.99
726 - 750	195	69,437,334.17	16.53
751 - 775	155	55,843,514.46	13.30
776 - 800	83	31,060,776.93	7.40
801 - 816	19	5,236,133.04	1.25
Total	1,178	419,970,367.49	100.00

PREPAY PENALTY TERM:	**Number of Mortgage Loans**	**Principal Balance Outstanding as of the Cutoff Date**	**% of Aggregate Principal Balance Outstanding as of the Cutoff Date**
0	80	32,447,142.70	7.73
12	241	103,548,405.44	24.66
36	857	283,974,819.35	67.62
Total	1,178	419,970,367.49	100.00

STATE:	**Number of Mortgage Loans**	**Principal Balance Outstanding as of the Cutoff Date**	**% of Aggregate Principal Balance Outstanding as of the Cutoff Date**
California	1,178	419,970,367.49	100.00
Total	1,178	419,970,367.49	100.00

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2004-AR5 TOP 20 LOANS BY UPB
8/01/04 FILE

		Minimum	Maximum
Total Current Balance:	30,808,633		
Number Of Loans:	20		
Average Current Balance:	$1,540,431.66	$997,562.65	$2,793,887.78
Average Original Balance:	$1,543,979.65	$999,995.00	$2,800,000.00
Weighted Average Current Mortgage Rate:	4.464 %	3.931	5.431 %
Weighted Average Gross Margin:	3.083 %	2.550	4.050 %
Weighted Average Maximum Mortgage Rate	9.903 %	8.950	9.950 %
Weighted Average Original Ltv Ratio:	58.65 %	24.30	70.00 %
Weighted Average Negative Amortization Lin	110.00 %	110.00	110.00 %
Weighted Average Payment Cap:	7.50 %	7.50	7.50 %
Weighted Average Recast Frequency:	60	60	60
Weighted Average Credit Score:	706	641	785
Weighted Average Original Term:	360 months	360	360 months
Weighted Average Remaining Term:	358 months	358	359 months
Weighted Average Months To Roll:	1 months	1	1 months
Weighted Average Rate Adjustment Frequen	1 months	1	1 months
First Payment Date:		Jul 01, 2004	Aug 01, 2004
Maturity Date:		Jun 01, 2034	Jul 01, 2034

Top State Concentrations ($): 69.27 % California, 9.39 % Colorado, 6.89 % Connecticut
Maximum Zip Code Concentration ($): 9.07 % 92037 (La Jolla, CA)

Table

INDEX:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
MTA	20	30,808,633.11	100.00
Total	20	30,808,633.11	100.00

CURRENT BALANCE:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
997,563 - 1,000,000	4	3,990,987.04	12.95
1,050,001 - 1,100,000	1	1,097,480.06	3.56
1,100,001 - 1,150,000	3	3,386,674.05	10.99
1,300,001 - 1,350,000	1	1,308,447.35	4.25
1,400,001 - 1,450,000	1	1,429,816.98	4.64
1,450,001 - 1,500,000	3	4,455,159.48	14.46
1,750,001 - 1,800,000	1	1,784,341.10	5.79
1,850,001 - 1,900,000	1	1,895,647.39	6.15
1,900,001 - 1,950,000	1	1,945,419.02	6.31
1,950,001 - 2,000,000	1	1,995,418.30	6.48
2,300,001 - 2,350,000	1	2,306,493.90	7.49
2,400,001 - 2,450,000	1	2,418,860.66	7.85
2,750,001 - 2,793,888	1	2,793,887.78	9.07
Total	20	30,808,633.11	100.00

CURRENT MORTGAGE RATE:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
3.931 - 4.000	3	3,890,818.20	12.63
4.001 - 4.250	3	6,200,865.19	20.13
4.251 - 4.500	6	8,132,900.69	26.40
4.501 - 4.750	5	6,550,247.12	21.26
4.751 - 5.000	1	2,418,860.66	7.85
5.001 - 5.250	1	2,306,493.90	7.49
5.251 - 5.431	1	1,308,447.35	4.25
Total	20	30,808,633.11	100.00

ORIGINAL TERM:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
360	20	30,808,633.11	100.00
Total	20	30,808,633.11	100.00

REMAINING TERM:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
358	12	19,633,193.15	63.73
359	8	11,175,439.96	36.27
Total	20	30,808,633.11	100.00

PROPERTY TYPE:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
Single Family	11	16,381,108.54	53.17
PUD	9	14,427,524.57	46.83
Total	20	30,808,633.11	100.00

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PURPOSE CODE:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
Purchase	7	13,321,044.28	43.24
Cash Out Refinance	7	9,153,648.85	29.71
Rate/Term Refinance	6	8,333,939.98	27.05
Total	20	30,808,633.11	100.00

OCCUPANCY:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
Primary	19	29,693,194.28	96.38
Second Home	1	1,115,438.83	3.62
Total	20	30,808,633.11	100.00

DOCUMENTATION:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
Stated Documentation	15	20,768,946.64	67.41
Full/Alternate	5	10,039,686.47	32.59
Total	20	30,808,633.11	100.00

SILENT SECOND:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
No Silent Second	14	20,096,735.63	65.23
Silent Second	6	10,711,897.48	34.77
Total	20	30,808,633.11	100.00

GROSS MARGIN:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
2.550 - 2.750	5	7,297,795.61	23.69
2.751 - 3.000	6	9,429,751.10	30.61
3.001 - 3.250	4	4,766,379.67	15.47
3.251 - 3.500	2	3,280,904.82	10.65
3.501 - 3.750	2	4,725,354.56	15.34
4.001 - 4.050	1	1,308,447.35	4.25
Total	20	30,808,633.11	100.00

MAXIMUM MORTGAGE RATE:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
8.950 - 9.000	1	1,461,558.39	4.74
9.751 - 9.950	19	29,347,074.72	95.26
Total	20	30,808,633.11	100.00

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ORIGINAL LTV RATIO:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
24.30 - 25.00	1	2,418,860.66	7.85
40.01 - 45.00	1	1,995,418.30	6.48
50.01 - 55.00	2	2,643,929.25	8.58
55.01 - 60.00	5	6,787,629.90	22.03
60.01 - 65.00	6	8,370,058.64	27.17
65.01 - 70.00	5	8,592,736.36	27.89
Total	20	30,808,633.11	100.00

COMBINED LTV RATIO:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
44.44 - 45.00	1	1,995,418.30	6.48
50.01 - 55.00	2	2,643,929.25	8.58
55.01 - 60.00	2	2,585,428.08	8.39
60.01 - 65.00	6	7,583,824.62	24.62
65.01 - 70.00	4	6,286,242.46	20.40
70.01 - 75.00	3	5,986,482.39	19.43
75.01 - 77.73	2	3,727,308.01	12.10
Total	20	30,808,633.11	100.00

CREDIT SCORE:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
641 - 650	1	1,308,447.35	4.25
651 - 675	3	5,461,759.74	17.73
676 - 700	7	11,460,813.50	37.20
701 - 725	2	2,113,545.91	6.86
726 - 750	4	6,347,215.97	20.60
751 - 775	1	1,123,869.69	3.65
776 - 785	2	2,992,980.95	9.71
Total	20	30,808,633.11	100.00

PREPAY PENALTY TERM:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
0	1	1,497,037.37	4.86
12	6	10,620,360.57	34.47
36	13	18,691,235.17	60.67
Total	20	30,808,633.11	100.00

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STATE:	Number of Mortgage Loans	Principal Balance Outstanding as of the Cutoff Date	% of Aggregate Principal Balance Outstanding as of the Cutoff Date
California	13	21,342,169.61	69.27
Colorado	2	2,893,255.55	9.39
Connecticut	2	2,121,976.77	6.89
New Jersey	1	1,995,418.30	6.48
Maryland	1	1,308,447.35	4.25
Florida	1	1,147,365.53	3.72
Total	20	30,808,633.11	100.00