

Offering Circular Supplement
(To Offering Circular
Dated June 1, 2010)

\$1,350,000,000
(Approximate)



Freddie Mac
Structured Pass-Through Certificates (SPCs)
Series K-SMC

Offered Classes: Classes of SPCs shown below
Underlying Classes: Each Class of SPCs represents a pass-through interest in a separate class of securities issued by the Underlying Trust
Underlying Trust: FREMF 2013-KSMC Mortgage Trust
Mortgages: Fixed-rate, balloon multifamily mortgages
Underlying Originator: Berkadia Commercial Mortgage LLC
Underlying Seller: Freddie Mac
Underlying Depositor: Morgan Stanley Capital I Inc.
Underlying Master Servicer: Berkadia Commercial Mortgage LLC
Underlying Special Servicer: Berkadia Commercial Mortgage LLC
Underlying Operating Trust Advisor: Trimont Real Estate Advisors, Inc.
Underlying Trustee: U.S. Bank National Association
Underlying Certificate Administrator and Custodian: U.S. Bank National Association
Payment Dates: Monthly beginning in April 2013
Optional Termination: The SPCs are subject to a 1% clean-up call right and the Underlying Trust is subject to certain liquidation rights, each as described in this Supplement
Form of SPCs: Book-entry on DTC System
Offering Terms: The placement agents named below are offering the SPCs in negotiated transactions at varying prices
Closing Date: On or about March 28, 2013

Class	Original Principal Balance or Notional Amount(1)	Class Coupon	CUSIP Number	Final Payment Date
A-1	\$ 241,000,000	1.9540%	3137B04X9	January 25, 2023
A-2	1,109,000,000	2.6150	3137B04Y7	January 25, 2023
X1	1,350,000,000	(2)	3137B04Z4	January 25, 2023

(1) Approximate. May vary by up to 5%.
(2) See *Terms Sheet — Interest*.

The SPCs may not be suitable investments for you. You should not purchase SPCs unless you have carefully considered and are able to bear the associated prepayment, interest rate, yield and market risks of investing in them. *Certain Risk Considerations* on page S-2 highlights some of these risks.

You should purchase SPCs only if you have read and understood this Supplement, the attached Offering Circular and the documents identified under *Available Information*.

We guarantee certain principal and interest payments on the SPCs. These payments are not guaranteed by, and are not debts or obligations of, the United States or any federal agency or instrumentality other than Freddie Mac. The SPCs are not tax-exempt. Because of applicable securities law exemptions, we have not registered the SPCs with any federal or state securities commission. No securities commission has reviewed this Supplement. We have not engaged any rating agency to rate the SPCs.

Co-Lead Managers and Joint Bookrunners

Morgan Stanley

Jefferies

Co-Managers

J.P. Morgan

Mischler Financial Group, Inc.

RBS

Wells Fargo Securities

March 21, 2013

CERTAIN RISK CONSIDERATIONS

Although we guarantee the payments on the SPCs, and so bear the associated credit risk, as an investor you will bear the other risks of owning mortgage securities. This section highlights some of these risks. You should also read *Risk Factors* and *Prepayment, Yield and Suitability Considerations* in the Offering Circular and *Risk Factors* in the Information Circular for further discussions of these risks.

SPCs May Not be Suitable Investments for You. The SPCs are complex securities. You should not purchase SPCs unless you are able to understand and bear the associated prepayment, basis, redemption, interest rate, yield and market risks.

Prepayments Can Reduce Your Yield. Your yield could be lower than you expect if:

- You buy A-1 or A-2 at a premium over its principal balance, or if you buy X1, and prepayments on the underlying Mortgages are faster than you expect.
- You buy A-1 or A-2 at a discount to its principal balance and prepayments on the underlying Mortgages are slower than you expect.

Rapid prepayments on the Mortgages, especially those with relatively high interest rates, would reduce the yield on X1, which is an Interest Only Class, and could even result in the failure of investors in X1 to recover their investments.

X1 is Subject to Basis Risk. X1 bears interest at a rate based in part on the **Weighted Average Net Mortgage Pass-Through Rate**. As a result, X1 is subject to basis risk, which may reduce its yield.

The SPCs are Subject to Redemption Risk. If the Underlying Trust is terminated or the SPCs are redeemed, the effect on the SPCs will be similar to a full prepayment of all the Mortgages.

The SPCs are Subject to Market Risks. You will bear all of the market risks of your investment. The market value of your SPCs will vary over time, primarily in response to changes in prevailing interest rates. If you sell your SPCs when their market value is low, you may experience significant losses. The placement agents named on the front cover (the **“Placement Agents”**) intend to deliver the SPCs on our behalf to third party purchasers; however, if the SPCs are not placed with third parties, they will be resold to us by the Placement Agents.

The SPCs Will Not Be Rated. The SPCs will not be rated by any **NRSRO** (unless an NRSRO issues an unsolicited rating), which may adversely affect the ability of an investor to purchase or retain, or otherwise impact the liquidity, market value and regulatory characteristics of, the SPCs.

TERMS SHEET

This Terms Sheet contains selected information about this Series. You should refer to the remainder of this Supplement and to the attached documents for further information.

Our Giant and Other Pass-Through Certificates Offering Circular dated June 1, 2010 (the “**Offering Circular**”), attached to this Supplement, defines many of the terms we use in this Supplement. The Underlying Depositor’s Information Circular dated the same date as this Supplement (the “**Information Circular**”), also attached to this Supplement, defines terms that appear in **bold type** on their first use and are not defined in this Supplement or the Offering Circular.

In this Supplement, we sometimes refer to Classes of SPCs only by their number and letter designations. For example, “A-1” refers to the A-1 Class of this Series.

General

Each Class of SPCs represents the entire undivided interest in a separate pass-through pool. Each pass-through pool consists of a class of securities (each, an “**Underlying Class**”) issued by the Underlying Trust. Each Underlying Class has the same designation as its corresponding Class of SPCs. Each Mortgage is a fixed-rate, multifamily balloon mortgage loan that provides for (1) an amortization schedule that is significantly longer than its remaining term to stated maturity and (2) a substantial payment of principal on its maturity date.

In addition to the Underlying Classes, the Underlying Trust is issuing two other classes of securities: the **series 2013-KSMC class B** and **class R certificates**.

Interest

A-1 and A-2 each will bear interest at its Class Coupon shown on the front cover.

X1 will bear interest at a Class Coupon equal to the interest rate of its Underlying Class, which is equal to the weighted average of its related “strip rates,” as described in the Information Circular. Accordingly, the Class Coupon of X1 will vary from month to month. The initial Class Coupon of X1 is approximately 0.8870% per annum.

See *Payments — Interest* in this Supplement and *Description of the Underlying Mortgage Loans — Certain Terms and Conditions of the Underlying Mortgage Loans* and *Description of the Series 2013-KSMC Certificates — Distributions — Interest Distributions* in the Information Circular.

Interest Only (Notional) Class

X1 does not receive principal payments. To calculate interest payments, X1 has a notional amount equal to the sum of the then-current principal balances of Underlying Classes A-1 and A-2.

For more specific information, see *Description of the Series 2013-KSMC Certificates — Distributions — Interest Distributions* in the Information Circular.

Principal

On each Payment Date, we pay principal on each of A-1 and A-2 in an amount equal to the principal, if any, required to be paid on that Payment Date on its corresponding Underlying Class.

See *Payments — Principal and Prepayment and Yield Analysis* in this Supplement and *Description of the Series 2013-KSMC Certificates — Distributions — Principal Distributions* in the Information Circular.

Federal Income Taxes

If you own a Class of SPCs, you will be treated for federal income tax purposes as owning an undivided interest in the related Underlying Class. Each Underlying Class represents ownership in a REMIC “regular interest.”

See *Certain Federal Income Tax Consequences* in this Supplement, in the Offering Circular and in the Information Circular.

Weighted Average Lives

The Information Circular shows weighted average lives and declining principal balances for Underlying Classes A-1 and A-2 and weighted average life and pre-tax yield for Underlying Class X1. The weighted average lives, declining principal balances and pre-tax yield, as applicable, for each Class of SPCs would be the same as those shown in the Information Circular for its corresponding Underlying Class, based on the assumptions described in the Information Circular. These assumptions are likely to differ from actual experience in many cases.

See *Yield and Maturity Considerations — Weighted Average Lives of the Offered Series 2013-KSMC Principal Balance Certificates*, — *Yield Sensitivity of the Class X1 Certificates* and *Exhibits D and E* in the Information Circular.

AVAILABLE INFORMATION

You should purchase SPCs only if you have read and understood:

- This Supplement.
- The Offering Circular.
- The Information Circular.
- The Incorporated Documents listed under *Additional Information* in the Offering Circular.

This Supplement incorporates the Incorporated Documents by reference. When we incorporate documents by reference, that means we are disclosing information to you by referring to those documents rather than by providing you with separate copies. The Incorporated Documents are considered part of this Supplement. Information that we incorporate by reference will automatically update information in this Supplement. You should rely only on the most current information provided or incorporated by reference in this Supplement.

You may read and copy any document we file with the SEC at the SEC's public reference room at 100 F Street, N.E., Washington, D.C. 20549. Please call the SEC at 1-800-SEC-0330 for further information on the public reference room. The SEC also maintains a website at <http://www.sec.gov> that contains reports, proxy and information statements, and other information regarding companies that file electronically with the SEC.

You can obtain, without charge, copies of the Incorporated Documents, any documents we subsequently file with the SEC, the Pass-Through Trust Agreement and current information concerning the SPCs, as well as the disclosure documents and current information for any other securities we issue, from our Investor Inquiry Department or our internet website as described on page 7 of the Offering Circular.

You can also obtain the documents listed above from the Placement Agents named below at:

Morgan Stanley & Co. LLC
c/o Broadridge Financial Solutions
Prospectus Department
1155 Long Island Avenue
Edgewood, New York 11717
(631) 254-7307

Jefferies LLC
520 Madison Avenue
New York, New York 10022
Attention: CMBS Banking
(212) 284-2300

The Underlying Depositor has prepared the Information Circular in connection with its sale of the Underlying Classes to us. The Underlying Depositor is responsible for the accuracy and completeness of the Information Circular, and we do not make any representations that it is accurate or complete.

GENERAL INFORMATION

Pass-Through Trust Agreement

We will form a trust fund to hold the Underlying Classes and to issue the SPCs, each pursuant to the Pass-Through Certificates Master Trust Agreement dated June 1, 2010 and a Terms Supplement dated the Closing Date (together, the "**Pass-Through Trust Agreement**"). We will act as Trustee and Administrator under the Pass-Through Trust Agreement.

You should refer to the Pass-Through Trust Agreement for a complete description of your rights and obligations and those of Freddie Mac. You will acquire your SPCs subject to the terms and conditions of the Pass-Through Trust Agreement, including the Terms Supplement.

Form of SPCs

The SPCs are issued, held and transferable on the DTC System. DTC or its nominee is the Holder of each Class. As an investor in SPCs, you are not the Holder. See *Description of Pass-Through Certificates — Form of Pass-Through Certificates, Holders and Payment Procedures* in the Offering Circular.

Denominations of SPCs

A-1 and A-2 will be issued, and may be held and transferred, in minimum original principal amounts of \$1,000 and additional increments of \$1. X1 will be issued, and may be held and transferred, in minimum original notional principal amounts of \$100,000 and additional increments of \$1.

Structure of Transaction

General

Each Class of SPCs represents the entire interest in a pass-through pool consisting of its corresponding Underlying Class. Each Underlying Class represents an interest in the Underlying Trust formed by the Underlying Depositor. The Underlying Trust consists primarily of the Mortgages described under *Description of the Underlying Mortgage Loans* in the Information Circular. Each Class of SPCs receives the payments of principal and/or interest required to be made on its corresponding Underlying Class.

In addition to the Underlying Classes, the Underlying Trust is issuing two other classes, which are subordinate to Underlying Classes A-1, A-2 and X1, as described in the Information Circular. These additional classes will not be assets underlying the Classes of SPCs offered hereby. The pooling and servicing agreement for the Underlying Trust (the “**Pooling Agreement**”) governs the Underlying Classes and these additional classes.

Each Underlying Class will bear interest at the same rate, and at all times will have the same principal balance or notional amount, as its corresponding Class of SPCs. On the Closing Date, we will acquire the Underlying Classes from the Underlying Depositor. We will hold the Underlying Classes in certificated form on behalf of investors in the SPCs.

See *Appendix A — Transaction Summary* in this Supplement and *Description of Pass-Through Certificates — Structured Pass-Through Certificates* in the Offering Circular.

Credit Enhancement Features of the Underlying Trust

Underlying Classes A-1, A-2 and X1 will have a payment priority over the subordinated classes issued by the Underlying Trust, as described in the Information Circular. Subordination is designed to provide the holders of those Underlying Classes with protection against most losses realized when the remaining unpaid amount on a Mortgage exceeds the amount of net proceeds recovered upon the liquidation of that Mortgage. In general, this is accomplished by allocating the Realized Losses to the series 2013-KSMC class B certificates, as described in the Information Circular. See *Description of the Series 2013-KSMC Certificates — Distributions — Subordination* in the Information Circular.

Underlying Classes A-1 and A-2, in that order, will receive all of the principal payments on the Mortgages until they are retired. Thereafter, the series 2013-KSMC class B certificates will be entitled to such principal payments. Because of losses on the Mortgages and/or default-related or other unanticipated expenses of the Underlying Trust, the principal balance of the series 2013-KSMC class B certificates could be reduced to zero at a time when both Underlying Classes A-1 and A-2 remain outstanding. Under those circumstances, any principal payments to Underlying Classes A-1 and A-2 will be made on a *pro rata* basis in accordance with the then-outstanding total principal balances of those classes. See *Description of the Series 2013-KSMC Certificates — Distributions — Principal Distributions* and *— Priority of Distributions* in the Information Circular.

The Underlying Classes Will Not Be Rated

None of the Underlying Classes will be rated by an NRSRO (unless an NRSRO issues an unsolicited rating). See *Risk Factors — Risks Related to the Offered Certificates — The Certificates Will Not Be Rated* in the Information Circular.

The Mortgages

The Mortgages consist of 69 fixed-rate mortgage loans, secured by 69 multifamily properties. The Mortgages have an **initial mortgage pool balance** of approximately \$1,500,000,000 as of March 1, 2013. All of the Mortgages are balloon mortgage loans.

All of the Mortgages provide for an interest-only period of 24 months following origination, followed by amortization for the balance of the loan term. All of the Mortgages have borrowers that are affiliated with each other and with Southern Management Corporation. Substantially all of the Mortgages are cross-defaulted and cross-collateralized with each other. All of the Mortgages permit the borrowers to substitute another multifamily property for the related mortgaged real property or to defease such Mortgages, in each case, if certain conditions are met. See *Description of the Underlying Mortgage Loans — Certain Terms and Conditions of the Underlying Mortgage Loans — Release of Property Through Substitution, Defeasance or Prepayment* in the Information Circular.

Appendix A — Transaction Summary in this Supplement and *Description of the Underlying Mortgage Loans* and *Exhibits A-1, A-2 and A-3* in the Information Circular further describe the Mortgages.

PAYMENTS

Payment Dates; Record Dates

We make payments of principal and interest on the SPCs on each Payment Date, beginning in April 2013. A **“Payment Date”** is the 25th of each month or, if the 25th is not a **Business Day**, the next Business Day.

On each Payment Date, DTC credits payments to the DTC Participants that were owners of record at the close of business on the last Business Day of the related Accrual Period.

Method of Payment

The Registrar makes payments to DTC in immediately available funds. DTC credits payments to the accounts of DTC Participants in accordance with its normal procedures. Each DTC Participant, and each other financial intermediary, is responsible for remitting payments to its customers.

Interest

General

We pay interest on each Payment Date on each Class of SPCs. The Classes bear interest as described under *Terms Sheet — Interest* in this Supplement.

Accrual Period

The “**Accrual Period**” for each Payment Date is the preceding calendar month.

We calculate interest based on a 360-day year of twelve 30-day months.

Principal

We pay principal on each Payment Date on each of A-1 and A-2 to the extent principal is payable on its corresponding Underlying Class. Investors receive principal payments on a *pro rata* basis among the SPCs of their Class.

See *Terms Sheet — Principal* in this Supplement and *Description of the Series 2013-KSMC Certificates — Priority of Distributions* and *— Distributions — Principal Distributions* in the Information Circular.

Class Factors

General

We make Class Factors for the Classes of SPCs available on or prior to each Payment Date. See *Description of Pass-Through Certificates — Payments — Class Factors* in the Offering Circular.

Use of Factors

You can calculate principal and interest payments by using the Class Factors.

For example, the reduction in the balance of a Class in February will equal its original balance times the difference between its January and February Class Factors. The amount of interest to be paid on a Class in February will equal interest at its Class Coupon, accrued during the related Accrual Period, on its balance determined by its January Class Factor.

Guarantees

We guarantee to each Holder of each Class of SPCs (a) the timely payment of interest at its Class Coupon; (b) the payment of principal on A-1 and A-2, on or before the Payment Date immediately following the maturity date of each Mortgage (to the extent of principal on such Class of SPCs that would have been payable from such Mortgage); (c) the reimbursement of any Realized Losses and any **Additional Issuing Entity Expenses** allocated to each Class of SPCs; and (d) the ultimate payment of principal on A-1 and A-2 by the Final Payment Date of such Class. Our guarantee does not cover any loss of yield on X1 following a reduction of its notional amount due to a reduction of the principal balance of Underlying Classes A-1 or A-2. See *Description of Pass-Through Certificates — Guarantees* in the Offering Circular and *Description of the Series 2013-KSMC Certificates — Distributions — Freddie Mac Guarantee* in the Information Circular.

Optional Termination; Redemption

The holders of a majority of the percentage interest of the **Controlling Class** for the Underlying Trust (excluding Freddie Mac (as defined in the Information Circular)), the Underlying Special Servicer and the Underlying Master Servicer each will have the option, in a prescribed order, to purchase the Mortgages and other trust property and terminate the Underlying Trust on any Payment Date on which the total **Stated Principal Balance** of the Mortgages is less than 1% of the initial mortgage pool balance. In addition, after the principal balances of Underlying Classes A-1 and A-2 have been reduced to zero, the **Sole Certificateholder** for the Underlying Trust (excluding Freddie Mac (as defined in the Information Circular)) will have the right, with the consent of the Underlying Master Servicer, to exchange all of its series 2013-KSMC certificates (other than the class R certificates) for all of the Mortgages and each **REO Property** remaining in the Underlying Trust, resulting in the liquidation of the Underlying Trust. Finally, after the principal balances of Underlying Classes A-1 and A-2 have been reduced to zero, the **Initial Directing Certificateholder** (or any **Control Affiliate**) will have the right, if it is the holder of 100% of the then outstanding series 2013-KSMC class B certificates, to exchange all of its series 2013-KSMC certificates for all of the Mortgages, and each REO Property remaining in the Underlying Trust. See *The Series 2013-KSMC Pooling and Servicing Agreement — Termination* in the Information Circular.

If a termination of the Underlying Trust occurs, each Class of SPCs will receive its unpaid principal balance, if any, plus interest for the related Accrual Period. We will give notice of termination to Holders not later than the fifth Business Day of the month in which the termination will occur, and each Class Factor we publish in that month will equal zero.

In addition, we will have the right to redeem the outstanding SPCs on any Payment Date when the aggregate remaining principal balance of A-1 and A-2 would be less than 1% of their aggregate original principal balance. We will give notice of any exercise of this right to Holders 30 to 60 days before the redemption date. We will pay a redemption price equal to the unpaid principal balance, if any, of each Class redeemed plus interest for the related Accrual Period.

PREPAYMENT AND YIELD ANALYSIS

Mortgage Prepayments

The rates of principal payments on the Classes will depend primarily on the rates of principal payments, including prepayments, on the related Mortgages. Each Mortgage may be prepaid, subject to certain restrictions and requirements, including a prepayment lockout and defeasance period, during which voluntary principal prepayments are prohibited (although, for a portion of that period, beginning no sooner than the second anniversary of the date of issuance of the SPCs, the related Mortgage may be defeased), followed by an open prepayment period prior to maturity during which voluntary principal prepayments may be made without payment of any prepayment consideration. Mortgage prepayment rates may fluctuate continuously and, in some market conditions, substantially.

See *Prepayment, Yield and Suitability Considerations — Prepayments* in the Offering Circular for a discussion of mortgage prepayment considerations and risks. *Risk Factors, Description of the Underlying Mortgage Loans* and *Yield and Maturity Considerations* in the Information Circular discuss prepayment considerations for the Underlying Classes.

Yield

As an investor in SPCs, your yield will depend on:

- Your purchase price.
- The rate of principal payments on the underlying Mortgages.
- Whether an optional termination of the Underlying Trust occurs or the SPCs are redeemed.
- The actual characteristics of the underlying Mortgages.
- In the case of X1, the extent to which its Class Coupon formula results in reductions or increases in its Class Coupon.
- The delay between each Accrual Period and the related Payment Date.

See *Prepayment, Yield and Suitability Considerations — Yields* in the Offering Circular for a discussion of yield considerations and risks.

Suitability

The SPCs may not be suitable investments for you. See *Prepayment, Yield and Suitability Considerations — Suitability* in the Offering Circular for a discussion of suitability considerations and risks.

FINAL PAYMENT DATES

The Final Payment Date for each Class of SPCs is the latest date by which it will be paid in full and will retire. The Final Payment Dates generally reflect the maturity dates of the Mortgages and assume, among other things, no prepayments or defaults on the Mortgages. The actual retirement of each Class may occur earlier than its Final Payment Date.

CERTAIN FEDERAL INCOME TAX CONSEQUENCES

General

Any discussion of tax matters herein and in the Offering Circular was not intended or written to be used, and cannot be used, by any person for the purpose of avoiding tax penalties that may be imposed on such person. Such discussion was written to support the promotion and marketing of the SPCs. Investors should consult their own independent tax advisors regarding the SPCs and each investor's particular circumstances.

The following is a general discussion of federal income tax consequences of the purchase, ownership and disposition of the Classes of SPCs. It does not address all federal income tax consequences that may apply to particular categories of investors, some of which may be subject to special rules. The tax laws and other authorities for this discussion are subject to change or differing interpretations, and any change or interpretation could apply retroactively. You should consult your tax advisor to determine the federal, state, local and any other tax consequences that may be relevant to you.

Neither the SPCs nor the income derived from them is exempt from federal income, estate or gift taxes under the Code by virtue of the status of Freddie Mac as a government-sponsored enterprise. Neither the Code nor the Freddie Mac Act contains an exemption from taxation of the SPCs or the income derived from them by any state, any possession of the United States or any local taxing authority.

Classification of Investment Arrangement

The arrangement under which each Class of SPCs is created and sold and the related pass-through pool is administered will be classified as a grantor trust under subpart E, part I of subchapter J of the Code. As an investor in SPCs, you will be treated for federal income tax purposes as the owner of a *pro rata* undivided interest in the related Underlying Class.

Status of Classes

Upon the issuance of the Underlying Classes, Cadwalader, Wickersham & Taft LLP, counsel for the Underlying Depositor, will deliver its opinion generally to the effect that, assuming compliance with all the provisions of the Pooling Agreement and certain other documents:

- Specified portions of the assets of the Underlying Trust will qualify as multiple REMICs under the Code.
- Each Underlying Class will represent ownership of a “regular interest” in one of those REMICs.

Accordingly, an investor in a Class of SPCs will be treated as owning a REMIC regular interest.

For information regarding the federal income tax consequences of investing in an Underlying Class, see *Certain Federal Income Tax Consequences* in the Information Circular.

Information Reporting

Within a reasonable time after the end of each calendar year, we will furnish or make available to each Holder of each Class of SPCs such information as Freddie Mac deems necessary or desirable to assist beneficial owners in preparing their federal income tax returns, or to enable each Holder to make such information available to beneficial owners or financial intermediaries for which the Holder holds such SPCs as nominee.

LEGAL INVESTMENT CONSIDERATIONS

You should consult your legal advisor to determine whether the SPCs are a legal investment for you and whether you can use the SPCs as collateral for borrowings. See *Legal Investment Considerations* in the Offering Circular.

ACCOUNTING CONSIDERATIONS

You should consult your accountant for advice on the appropriate accounting treatment for your SPCs. See *Accounting Considerations* in the Offering Circular.

ERISA CONSIDERATIONS

Fiduciaries of employee benefit plans should review *ERISA Considerations* in the Offering Circular.

PLAN OF DISTRIBUTION

Under an agreement with the Placement Agents, they have agreed to purchase all of the SPCs not placed with third parties for resale to us.

Our agreement with the Placement Agents provides that we will indemnify them against certain liabilities.

LEGAL MATTERS

Our General Counsel or one of our Deputy General Counsels will render an opinion on the legality of the SPCs. Cadwalader, Wickersham & Taft LLP is representing the Underlying Depositor and the Placement Agents on legal matters concerning the SPCs. That firm is also rendering certain legal services to us with respect to the SPCs.

Appendix A
Transaction Summary

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Transaction Summary

Structured Pass-Through Certificates (SPCs),
Series K-SMC, Class A-1, A-2 and X1 Certificates

\$1,350,000,000

Class	Approximate Original Principal Balance or Notional Amount	Initial Class Coupon	Expected WAL (Years)	Assumed Principal Window (Months)	Final Payment Date
A-1	\$241,000,000	1.9540%	6.07	23-118	January 25, 2023
A-2	\$1,109,000,000	2.6150%	9.83	118-118	January 25, 2023
X1	\$1,350,000,000	0.8870% ⁽¹⁾	9.15	N/A	January 25, 2023

(1) Approximate.

The information contained in this Transaction Summary (the "Information") has been provided to you for informational purposes only and may not be relied upon by you in evaluating the merits of investing in the securities described herein. It is recommended that prospective purchasers review in full all of the offering documents relating to the SPCs ("Offering Documents") discussed in this communication. The Information does not include all of the information required to be included in the Offering Documents relating to the securities. As such, the Information may not reflect the impact of all structural characteristics of the securities and is qualified in its entirety by the information in the Offering Documents. Any investment decision with respect to the securities should be made by you based solely upon the information contained in the final Offering Documents relating to the securities. Offering Documents contain data that is current as of their publication dates and after publication may no longer be complete or current.

Final Offering Documents may be obtained from Morgan Stanley & Co. LLC and Jefferies LLC, the Co-Lead Managers and Joint Bookrunners, from any of J.P. Morgan Securities LLC, Mischler Financial Group, Inc., RBS Securities Inc. and Wells Fargo Securities, LLC, the Co-Managers, or from our website at freddiemac.com.

Transaction overview

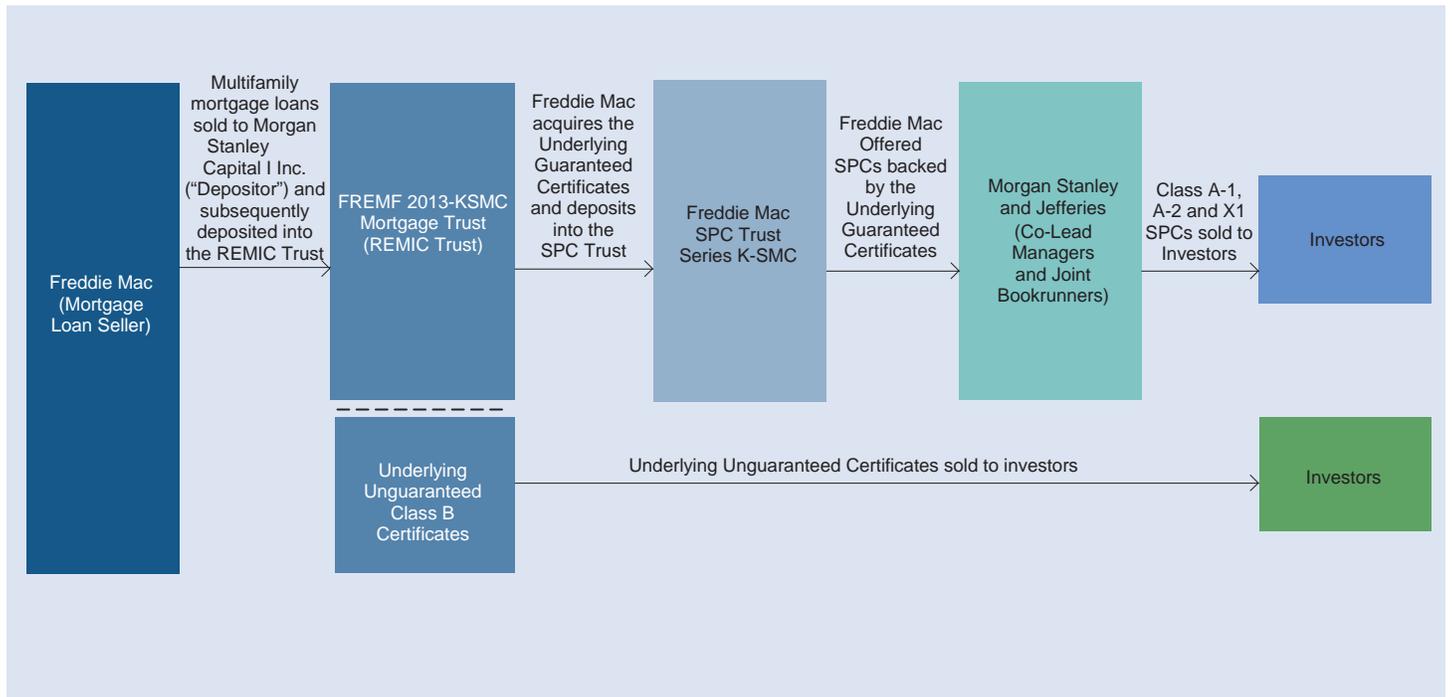
The Class A-1, A-2 and X1 Certificates (the “Offered SPCs”) will be part of a series of mortgage pass-through certificates designated as the Freddie Mac Structured Pass-Through Certificates (“SPCs”), Series K-SMC. Freddie Mac (as defined in the information circular for the Underlying Guaranteed Certificates (the “Information Circular”)) will form a single trust (the “SPC Trust”) to issue the SPCs. Each class of Offered SPCs will represent the entire interest in a separate pool included in the SPC Trust. Each pool will consist of the related class of underlying certificates (the “Underlying Guaranteed Certificates”). The Underlying Guaranteed Certificates will be issued by the underlying REMF 2013-KSMC Mortgage Trust (the “REMIC Trust”) which will hold a pool of 69 multifamily mortgage loans secured by 69 mortgaged real properties with an initial mortgage pool balance of \$1,500,000,000 as described on page S-A-7 herein. It is a condition of the issuance of the Underlying Guaranteed Certificates that they be purchased by Freddie Mac and that Freddie Mac guarantee payment of interest and principal due on the Underlying Guaranteed Certificates as further described in *The Underlying Certificates — Freddie Mac Guarantee* below. The REMIC Trust will also issue certain other classes (the “Underlying Unguaranteed Certificates” and together with the Underlying Guaranteed Certificates, the “Underlying Certificates”) as further described in *The Underlying Certificates — Underlying Certificates* below.

Offered SPCs

Class	Approximate Original Principal Balance or Notional Amount	Initial Class Coupon	Expected WAL (years) ⁽¹⁾	Assumed Principal Window (months) ⁽¹⁾	Final Payment Date ⁽¹⁾
A-1	\$241,000,000	1.9540%	6.07	23 - 118	January 25, 2023
A-2	\$1,109,000,000	2.6150%	9.83	118 - 118	January 25, 2023
X1	\$1,350,000,000	0.8870% ⁽²⁾	9.15	N/A	January 25, 2023

- (1) The expected weighted average lives, the assumed principal windows and final payment dates shown in this table have been calculated based on the Modeling Assumptions as defined in the Offering Documents, including the assumption that there are no voluntary or involuntary prepayments with respect to the underlying mortgage loans. Class X1’s final payment date is calculated as the distribution date occurring in the month and year of the latest anticipated loan payment date.
- (2) Approximate.

Transaction structure





Relevant parties/entities

Underlying mortgage loan seller	Federal Home Loan Mortgage Corporation
Underlying originator	Each underlying mortgage loan was originated by Berkadia Commercial Mortgage LLC
Underlying master servicer	Berkadia Commercial Mortgage LLC
Underlying special servicer	Berkadia Commercial Mortgage LLC
Underlying trustee	U.S. Bank National Association
Underlying certificate administrator and custodian	U.S. Bank National Association
Underlying operating trust advisor	Trimont Real Estate Advisors, Inc.

The Underlying Certificates

Underlying Certificates	<p>The REMIC Trust will issue five classes of Underlying Certificates. The Underlying Guaranteed Certificates will consist of the Class A-1, A-2 and X1 Certificates issued by the REMIC Trust, which will be purchased and guaranteed by Freddie Mac and will be deposited into the SPC Trust to back the Offered SPCs. The REMIC Trust will also issue Underlying Unguaranteed Certificates consisting of the Class B and R Certificates, which will not be guaranteed by Freddie Mac and will not back any class of SPCs. The Underlying Unguaranteed Certificates are described merely to provide an understanding of the Underlying Guaranteed Certificates and the Offered SPCs.</p>
Priority of Distributions of Underlying Certificates	<p>Distributions of interest will be made, first, to the Class A-1, A-2 and X1 Certificates concurrently on a pro rata basis based on the interest accrued with respect to each such class and second, to the Class B Certificates.</p> <p>All principal payments collected will be allocated to the Class A-1, A-2 and B Certificates, in that order of priority, until the total principal balance of each class of Certificates is reduced to zero. The Class X1 Certificates do not have a principal balance and do not entitle the holders to distributions of principal.</p> <p>Notwithstanding the foregoing, if any of the Class A-1 and A-2 Certificates are outstanding on or after the date on which the principal balance of the Class B Certificates have been reduced to zero by the allocation of realized losses thereto and the application of principal collections on the underlying mortgage loans to pay additional trust fund expenses, then all principal payments collected for that distribution date and any distribution date thereafter will be allocated among the outstanding Class A-1 and A-2 Certificates concurrently on a pro rata basis based on their respective principal balances.</p> <p>The Class B Certificates will not be entitled to any distribution of principal until the Class A-1 and A-2 Certificates have been paid all amounts due to such classes and Freddie Mac has been reimbursed for payments (including, with respect to Guarantor Timing Reimbursement Amounts (as defined in the Offering Documents), interest amounts on such payments) made under the Freddie Mac Guarantee with respect to the Class A-1, A-2 and X1 Certificates.</p>
No Ratings	<p>None of the SPCs or the Underlying Certificates will be rated by any nationally recognized statistical rating organization.</p>
Freddie Mac Guarantee	<p>It is a condition to the issuance of the Underlying Guaranteed Certificates that the Underlying Guaranteed Certificates be purchased by Freddie Mac and that Freddie Mac guarantee certain payments on the Underlying Guaranteed Certificates (the "Freddie Mac Guarantee"), as more fully described in the Offering Documents, including (i) timely payment of interest, (ii) payment of related principal on the distribution date following the maturity date of each mortgage loan to the extent such principal would have been distributed to the Class A-1 and A-2 Certificates, (iii) reimbursement of any realized losses and additional trust fund expenses allocated to the Class A-1 and A-2 Certificates and (iv) ultimate payment of principal by the assumed final distribution date for the Class A-1 and A-2 Certificates. Any payment made by Freddie Mac under the Freddie Mac Guarantee in respect of principal to the Class A-1 and A-2 Certificates will reduce the principal balance of such class by a corresponding amount and will also result in a corresponding reduction in the notional amount of the Class X1 Certificates. The Freddie Mac Guarantee does not cover the payment of any prepayment premiums related to the underlying mortgage loans, nor does it cover any loss of yield on the Class X1 Certificates following a reduction in its notional balance resulting from a reduction of the principal balance of the Class A-1 and A-2 Certificates.</p>



The Underlying Certificates (continued)

Freddie Mac Guarantee (cont'd)

Any guarantee payments made by Freddie Mac on the Underlying Guaranteed Certificates will be passed through to the holders of the corresponding Offered SPCs. The Underlying Guaranteed Certificates, including interest thereon, are not guaranteed by the United States of America (the "United States") and do not constitute debts or obligations of the United States or any agency or instrumentality of the United States other than Freddie Mac. If Freddie Mac were unable to pay under the Freddie Mac Guarantee, the Underlying Guaranteed Certificates could be subject to losses. Freddie Mac will not guarantee any other class of Underlying Certificates other than the Underlying Guaranteed Certificates. The SPCs are not tax-exempt.

Subordination

Losses on the underlying mortgage loans will be allocated, first, to the Class B Certificates, until reduced to zero, and then concurrently on a pro rata basis to the Class A-1 and A-2 Certificates based on their respective principal balances. As described under "Freddie Mac Guarantee" above, Freddie Mac will reimburse the holders of the Class A-1 and A-2 Certificates for any losses allocated to such classes on the date such losses are allocated. The Class B Certificates will not be reimbursed by Freddie Mac for losses.

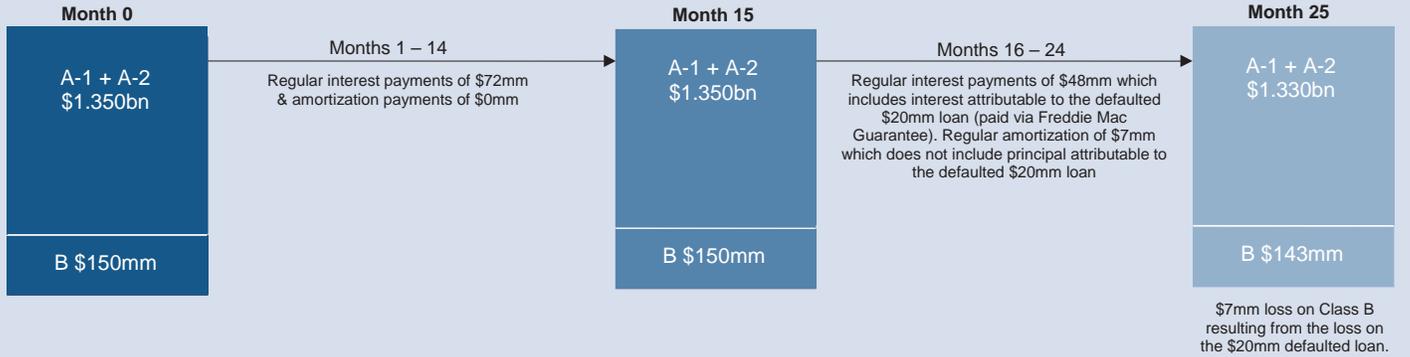
Loss scenario examples

Loss Scenarios

The loss scenarios below illustrate how the Underlying Certificates are affected by loan defaults and the Freddie Mac Guarantee assuming that the master servicer is no longer making principal and interest advances with respect to the defaulted loans. These scenarios are for illustrative purposes only. Class balances, loan balances and other mortgage pool characteristics described in these scenarios do not reflect those of the actual Underlying Certificates or the underlying mortgage pool.

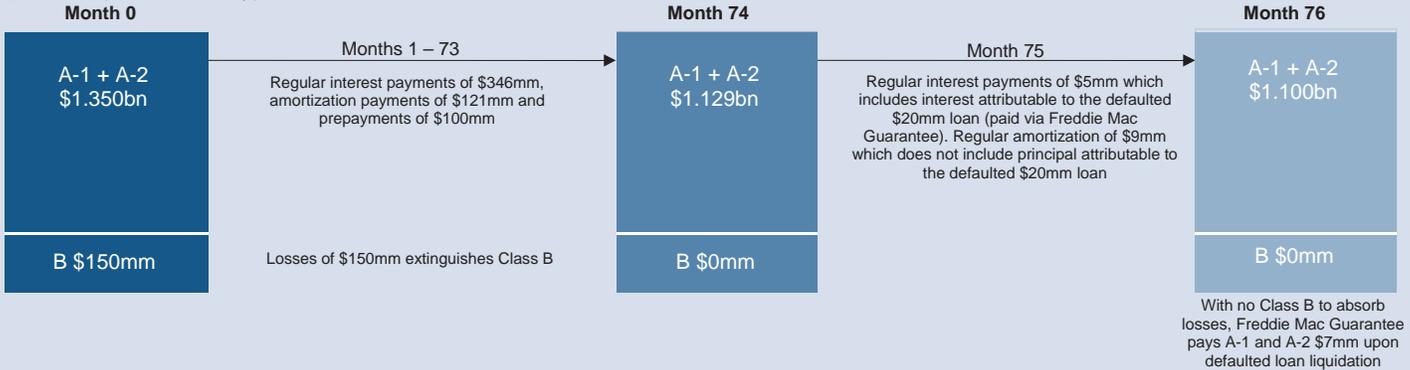
Assumptions

Pool Size: \$1.5bn
 \$20mm loan defaults in month 15 (prior to loan maturity)
 Loan sold for \$13mm in month 25, \$7mm loss



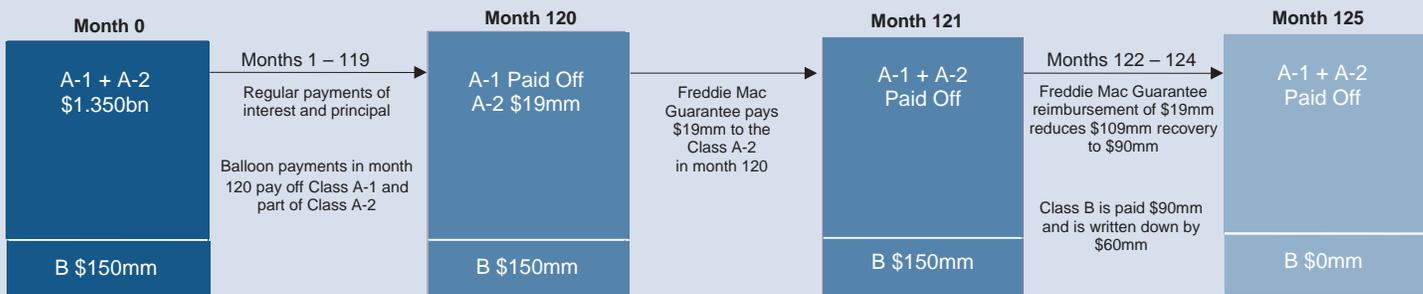
Assumptions

Pool Size: \$1.5bn
 Losses occur during the first 73 months resulting in Class B being written down to zero
 \$20mm loan defaults in month 74 (prior to loan maturity)
 Loan sold for \$13mm in month 76, \$7mm loss



Assumptions

Pool Size: \$1.5bn
 All loans (with the exception of two largest) pay off in month 120
 The two largest loans have an original balance of \$201mm and a balloon balance of \$169mm
 Loans sold for \$109mm in month 125, \$60mm loss



Certificate yields under various constant default rate (CDR) scenarios⁽¹⁾

	Class A-1⁽²⁾	Class A-2⁽³⁾
0 CDR (0.00% Cumulative Net Loss)		
Yield	1.589%	2.610%
WAL (Years)	6.07	9.83
1 CDR (2.90% Cumulative Net Loss)		
Yield	1.536%	2.610%
WAL (Years)	5.27	9.80
2 CDR (5.62% Cumulative Net Loss)		
Yield	1.489%	2.610%
WAL (Years)	4.71	9.72
5 CDR (12.73% Cumulative Net Loss)		
Yield	1.376%	2.609%
WAL (Years)	3.76	9.35
10 CDR (21.72% Cumulative Net Loss)		
Yield	1.253%	2.607%
WAL (Years)	3.08	8.34

(1) Table calculated using Modeling Assumptions as described in the Offering Documents, including the assumption that there are no voluntary prepayments with respect to the underlying mortgage loans, with the following exceptions: defaults start immediately, 24 months recovery lag, loss severity of 40% and servicer advances on principal and interest of 100%.

(2) Yields calculated based on a price of 101.9976% and a fixed coupon of 1.9540%.

(3) Yields calculated based on a price of 99.9921% and a fixed coupon of 2.6150%.

The underlying mortgages

Initial mortgage pool balance	\$1,500,000,000
Number of underlying mortgage loans / mortgaged real properties	69 / 69
Range of cut-off date principal balances	\$2,546,000 - \$135,000,000
Average cut-off date principal balance	\$21,739,130
10 largest loans as a % of pool	35.9%
Weighted average annual mortgage interest rate	3.870%
Weighted average original term to maturity (months)	120
Weighted average remaining term to maturity (months)	118
Range of underwritten debt service coverage ratios, based on underwritten net cash flow ⁽¹⁾	1.29x - 1.67x
Weighted average underwritten debt service coverage ratio, based on underwritten net cash flow ⁽¹⁾	1.44x
Range of cut-off date loan-to-value ratios	29.3% - 77.2%
Weighted average cut-off date loan-to-value ratio	58.9%

Geographic concentration

State	Number of underlying mortgaged real properties	% of Initial mortgage pool balance
Maryland	60	82.9%
Virginia	9	17.1%

See "Risk Factors - Risks Related to the Underlying Mortgage Loans - Geographic Concentration of the Mortgaged Real Properties May Adversely Affect Distributions on Your Offered Certificates" in the Information Circular.

Significant underlying mortgage loans

The ten (10) largest underlying mortgage loans collectively represent 35.9% of the initial mortgage pool balance. See "Risk Factors - Risks Related to the Underlying Mortgage Loans," "Description of the Underlying Mortgage Loans" and Exhibits A-1, A-2 and A-3 to the Information Circular.

Amortization

All of the underlying mortgage loans are balloon loans. All of the underlying mortgage loans have an interest-only period of 24 months following origination followed by amortization for the balance of the loan term.

Representations and warranties

As described in the Offering Documents, as of the date of initial issuance of the Underlying Certificates (or as of the date otherwise indicated), Freddie Mac as the mortgage loan seller will make, subject to certain stated qualifications or exceptions, specific representations and warranties with respect to each mortgage loan that it is selling for inclusion in the REMIC Trust.

Cross Collateralization

All of the underlying mortgage loans are cross-collateralized and cross-defaulted with each other, except for the Kings Gardens Apartments mortgage loan, as further described in the Information Circular.

(1) All DSCR calculations are based on amortizing debt service payments

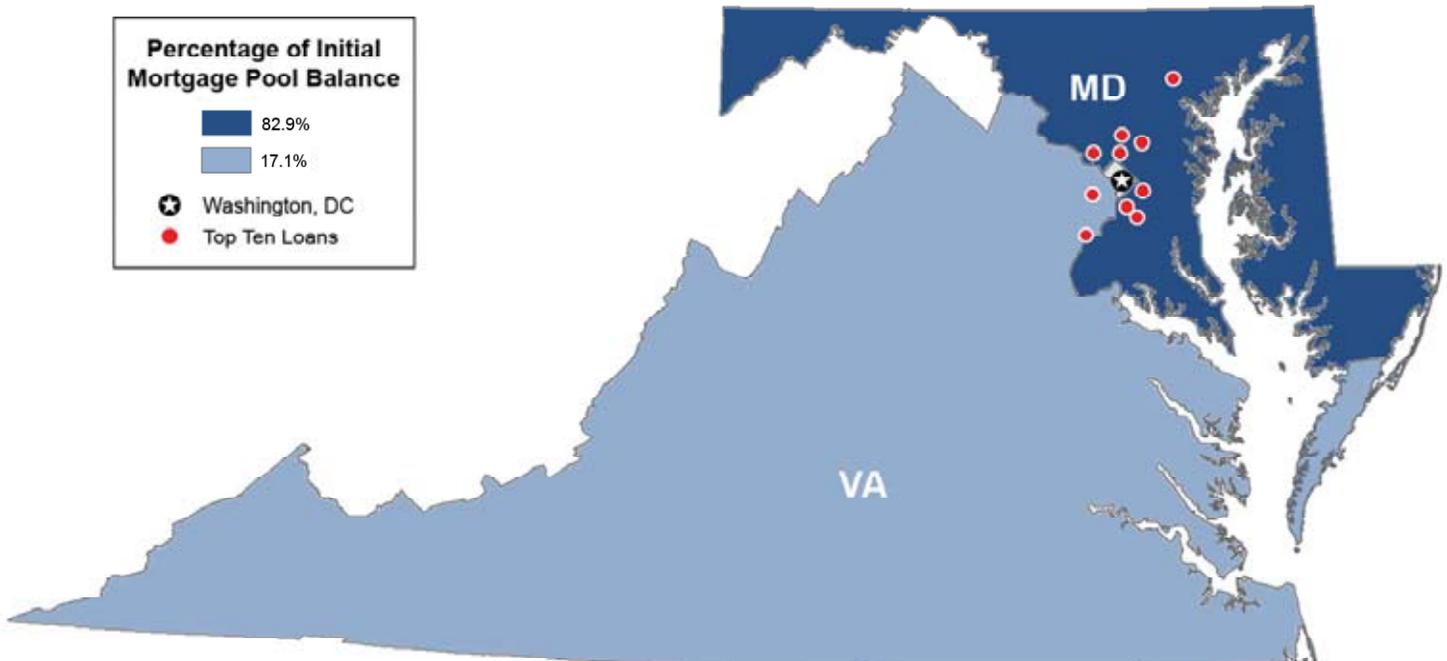
The information contained in footnote (1) above relates to the information included in the tables on pages S-A-8 – S-A-12 herein, where applicable.

Ten Largest Mortgage Loans

Loan Name	Number of Mortgaged Properties	Property Sub-Type	Location	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Underwritten DSCR	Cut-off Date LTV Ratio	Mortgage Rate
Summit Hills Apartments	1	High Rise	Silver Spring, MD	\$135,000,000	9.0%	1.45x	60.8%	3.870%
Parliaments Apartments	1	Mid Rise	Annandale, VA	66,000,000	4.4	1.31x	68.8%	3.870%
Powder Mill Village	1	Garden	Beltsville, MD	48,900,000	3.3	1.59x	52.5%	3.870%
Southview Apartments	1	Garden	Oxon Hill, MD	48,720,000	3.2	1.50x	48.2%	3.870%
Oxon Hill Village	1	Garden	Oxon Hill, MD	43,165,000	2.9	1.43x	52.3%	3.870%
Bayvue Apartments	1	Garden	Woodbridge, VA	41,410,000	2.8	1.41x	65.4%	3.870%
Palisades Of Towson	1	High Rise	Towson, MD	39,250,000	2.6	1.57x	56.1%	3.870%
Carriage Hill Apartments	1	Mid Rise	Suitland, MD	38,930,000	2.6	1.43x	54.9%	3.870%
Chateau Apartments	1	High Rise	Silver Spring, MD	38,316,000	2.6	1.47x	54.7%	3.870%
Triangle Towers	1	High Rise	Bethesda, MD	38,250,000	2.6	1.38x	59.0%	3.870%
Top 10 - Total / Wtd. Average	10			\$537,941,000	35.9%	1.45x	58.2%	3.870%

Mortgage Pool Geographic Distribution

Property Location	Number of Mortgaged Properties	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
Maryland	60	\$1,243,930,000	82.9%	1.46x	57.5%	3.870%
Virginia	9	256,070,000	17.1	1.37x	65.5%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%



Mortgage Pool Cut-off Date Principal Balances

Range of Cut-off Date Balances	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
\$2,546,000 - \$4,999,999	3	\$9,616,000	0.6%	1.37x	63.6%	3.870%
\$5,000,000 - \$9,999,999	16	112,690,000	7.5	1.45x	53.2%	3.870%
\$10,000,000 - \$14,999,999	12	153,208,000	10.2	1.43x	59.8%	3.870%
\$15,000,000 - \$19,999,999	6	102,410,000	6.8	1.43x	60.4%	3.870%
\$20,000,000 - \$24,999,999	12	268,025,000	17.9	1.43x	61.2%	3.870%
\$25,000,000 - \$29,999,999	3	79,150,000	5.3	1.48x	60.2%	3.870%
\$30,000,000 - \$34,999,999	4	127,810,000	8.5	1.47x	59.1%	3.870%
\$35,000,000 - \$39,999,999	7	263,896,000	17.6	1.45x	56.8%	3.870%
\$40,000,000 - \$44,999,999	2	84,575,000	5.6	1.42x	58.7%	3.870%
\$45,000,000 - \$49,999,999	2	97,620,000	6.5	1.55x	50.4%	3.870%
\$50,000,000 - \$69,999,999	1	66,000,000	4.4	1.31x	68.8%	3.870%
\$70,000,000 - \$135,000,000	1	135,000,000	9.0	1.45x	60.8%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Underwritten Debt Service Coverage Ratios

Range of Underwritten DSCRs	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
1.29x - 1.34x	6	\$147,465,000	9.8%	1.31x	65.4%	3.870%
1.35x - 1.39x	12	231,246,000	15.4	1.37x	62.8%	3.870%
1.40x - 1.44x	25	425,385,000	28.4	1.42x	58.4%	3.870%
1.45x - 1.49x	9	299,484,000	20.0	1.46x	59.6%	3.870%
1.50x - 1.54x	10	230,840,000	15.4	1.52x	54.8%	3.870%
1.55x - 1.59x	5	136,660,000	9.1	1.57x	52.7%	3.870%
1.60x - 1.64x	1	5,120,000	0.3	1.62x	42.0%	3.870%
1.65x - 1.67x	1	23,800,000	1.6	1.67x	59.8%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Cut-Off Date Loan-to-Value Ratios

Range of Cut-Off Date LTV Ratios	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
29.3% - 39.9%	1	\$6,150,000	0.4%	1.41x	29.3%	3.870%
40.0% - 44.9%	1	5,120,000	0.3	1.62x	42.0%	3.870%
45.0% - 49.9%	6	118,390,000	7.9	1.50x	48.5%	3.870%
50.0% - 54.9%	15	352,111,000	23.5	1.48x	52.8%	3.870%
55.0% - 59.9%	18	333,595,000	22.2	1.46x	58.0%	3.870%
60.0% - 64.9%	12	300,300,000	20.0	1.45x	61.6%	3.870%
65.0% - 69.9%	14	358,198,000	23.9	1.38x	66.6%	3.870%
70.0% - 74.9%	1	23,590,000	1.6	1.43x	71.5%	3.870%
75.0% - 77.2%	1	2,546,000	0.2	1.38x	77.2%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Maturity Date Loan-to-Value Ratios

Range of Maturity Date LTV Ratios	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Maturity Date LTV Ratio	Weighted Average Mortgage Rate
24.6% - 29.9%	1	\$6,150,000	0.4%	1.41x	24.6%	3.870%
30.0% - 39.9%	2	12,250,000	0.8	1.56x	36.8%	3.870%
40.0% - 49.9%	36	741,826,000	49.5	1.47x	45.3%	3.870%
50.0% - 59.9%	29	737,228,000	49.1	1.42x	53.9%	3.870%
60.0% - 64.8%	1	2,546,000	0.2	1.38x	64.8%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	49.4%	3.870%

Mortgage Pool Mortgage Rates

Range of Mortgage Rates	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
3.870%	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Original Term to Maturity

Original Term to Maturity (months)	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
119	1	\$5,000,000	0.3%	1.36x	49.0%	3.870%
120	68	1,495,000,000	99.7	1.44x	58.9%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Remaining Term to Maturity

Remaining Term to Maturity (months)	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
118	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Original Amortization Term

Original Amortization Term (months)	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
360	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Remaining Amortization Term

Remaining Amortization Term (months)	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
360	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Seasoning

Seasoning (months)	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
1	1	\$5,000,000	0.3%	1.36x	49.0%	3.870%
2	68	1,495,000,000	99.7	1.44x	58.9%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Amortization Type

Amortization Type	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
Partial IO	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Loan Purpose

Loan Purpose	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
Refinance	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Property Sub-Type

Property Sub-Type	Number of Mortgaged Properties	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
Garden	42	\$810,625,000	54.0%	1.47x	58.4%	3.870%
High Rise	16	477,681,000	31.8	1.43x	58.1%	3.870%
Mid Rise	8	192,580,000	12.8	1.38x	62.7%	3.870%
Student	3	19,114,000	1.3	1.45x	56.1%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Year Built / Renovated

Most Recent Year Built / Renovated	Number of Mortgaged Properties	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
1949 - 1959	3	\$67,250,000	4.5%	1.50x	51.9%	3.870%
1960 - 1969	25	692,965,000	46.2	1.45x	58.8%	3.870%
1970 - 1979	4	68,290,000	4.6	1.44x	64.0%	3.870%
1980 - 1989	2	23,871,000	1.6	1.34x	60.9%	3.870%
1990 - 1999	5	70,950,000	4.7	1.51x	61.1%	3.870%
2000 - 2012	30	576,674,000	38.4	1.42x	58.7%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Current Occupancy

Range of Current Occupancy	Number of Mortgaged Properties	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
92.4% - 93.9%	4	\$90,350,000	6.0%	1.50x	58.5%	3.870%
94.0% - 95.9%	9	250,675,000	16.7	1.49x	56.3%	3.870%
96.0% - 97.9%	13	407,014,000	27.1	1.42x	59.7%	3.870%
98.0% - 100.0%	43	751,961,000	50.1	1.44x	59.3%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Prepayment Protection

Prepayment Protection	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
L(26) D(87) O(7)	68	\$1,495,000,000	99.7%	1.44x	58.9%	3.870%
L(25) D(87) O(7)	1	5,000,000	0.3	1.36x	49.0%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

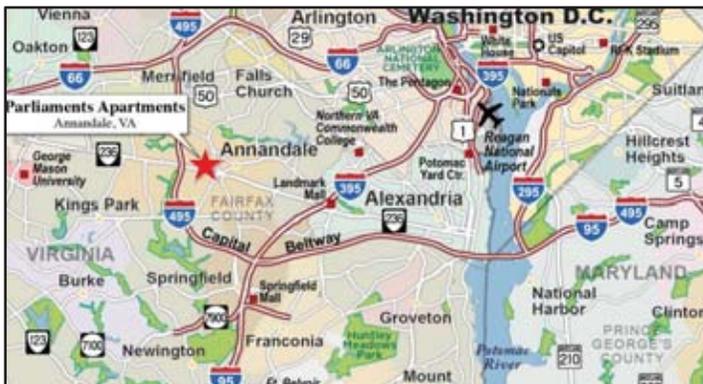
Description of the Top Ten Mortgage Loans

1. Summit Hills Apartments



Original Principal Balance:	\$135,000,000
Cut-off Date Principal Balance:	\$135,000,000
Maturity Date Principal Balance:	\$113,301,425
% of Initial Mortgage Pool Balance:	9.0%
Loan Purpose:	Refinance
Interest Rate:	3.870%
First Payment Date:	February 1, 2013
Maturity Date:	January 1, 2023
Amortization:	IO (24), then amortizing 30-year schedule
Call Protection:	L(26) D(87) O(7)
Cash Management:	Springing
Cut-off Date Principal Balance/Unit:	\$120,428
Maturity Date Principal Balance/Unit:	\$101,072
Cut-off Date LTV:	60.8%
Maturity Date LTV:	51.0%
Underwritten DSCR:	1.45x
# of Units:	1,121
Collateral:	Fee Simple
Location:	Silver Spring, MD
Property Sub-type:	High Rise
Year Built / Renovated:	1960 / N/A
Occupancy:	97.5% (02/01/2013)
Underwritten / Most Recent NCF:	\$11,003,679 / \$11,907,415

2. Parliaments Apartments



Original Principal Balance:	\$66,000,000
Cut-off Date Principal Balance:	\$66,000,000
Maturity Date Principal Balance:	\$55,391,808
% of Initial Mortgage Pool Balance:	4.4%
Loan Purpose:	Refinance
Interest Rate:	3.870%
First Payment Date:	February 1, 2013
Maturity Date:	January 1, 2023
Amortization:	IO (24), then amortizing 30-year schedule
Call Protection:	L(26) D(87) O(7)
Cash Management:	Springing
Cut-off Date Principal Balance/Unit:	\$88,000
Maturity Date Principal Balance/Unit:	\$73,856
Cut-off Date LTV:	68.8%
Maturity Date LTV:	57.7%
Underwritten DSCR:	1.31x
# of Units:	750
Collateral:	Leasehold
Location:	Annandale, VA
Property Sub-type:	Mid Rise
Year Built / Renovated:	1969 / 2010
Occupancy:	96.5% (02/01/2013)
Underwritten / Most Recent NCF:	\$4,878,895 / \$5,159,775

3. Powder Mill Village



Original Principal Balance:	\$48,900,000
Cut-off Date Principal Balance:	\$48,900,000
Maturity Date Principal Balance:	\$41,040,294
% of Initial Mortgage Pool Balance:	3.3%
Loan Purpose:	Refinance
Interest Rate:	3.870%
First Payment Date:	February 1, 2013
Maturity Date:	January 1, 2023
Amortization:	IO (24), then amortizing 30-year schedule
Call Protection:	L(26) D(87) O(7)
Cash Management:	Springing
Cut-off Date Principal Balance/Unit:	\$64,597
Maturity Date Principal Balance/Unit:	\$54,214
Cut-off Date LTV:	52.5%
Maturity Date LTV:	44.1%
Underwritten DSCR:	1.59x
# of Units:	757
Collateral:	Fee Simple
Location:	Beltsville, MD
Property Sub-type:	Garden
Year Built / Renovated:	1965 / N/A
Occupancy:	95.6% (02/01/2013)
Underwritten / Most Recent NCF:	\$4,389,092 / \$3,853,182

4. Southview Apartments



Original Principal Balance:	\$48,720,000
Cut-off Date Principal Balance:	\$48,720,000
Maturity Date Principal Balance:	\$40,889,225
% of Initial Mortgage Pool Balance:	3.2%
Loan Purpose:	Refinance
Interest Rate:	3.870%
First Payment Date:	February 1, 2013
Maturity Date:	January 1, 2023
Amortization:	IO (24), then amortizing 30-year schedule
Call Protection:	L(26) D(87) O(7)
Cash Management:	Springing
Cut-off Date Principal Balance/Unit:	\$34,750
Maturity Date Principal Balance/Unit:	\$29,165
Cut-off Date LTV:	48.2%
Maturity Date LTV:	40.5%
Underwritten DSCR:	1.50x
# of Units:	1,402
Collateral:	Fee Simple
Location:	Oxon Hill, MD
Property Sub-type:	Garden
Year Built / Renovated:	1961 / N/A
Occupancy:	98.3% (02/01/2013)
Underwritten / Most Recent NCF:	\$4,124,879 / \$3,810,508

5. Oxon Hill Village



Original Principal Balance:	\$43,165,000
Cut-off Date Principal Balance:	\$43,165,000
Maturity Date Principal Balance:	\$36,227,082
% of Initial Mortgage Pool Balance:	2.9%
Loan Purpose:	Refinance
Interest Rate:	3.870%
First Payment Date:	February 1, 2013
Maturity Date:	January 1, 2023
Amortization:	IO (24), then amortizing 30-year schedule
Call Protection:	L(26) D(87) O(7)
Cash Management:	Springing
Cut-off Date Principal Balance/Unit:	\$51,143
Maturity Date Principal Balance/Unit:	\$42,923
Cut-off Date LTV:	52.3%
Maturity Date LTV:	43.9%
Underwritten DSCR:	1.43x
# of Units:	844
Collateral:	Fee Simple
Location:	Oxon Hill, MD
Property Sub-type:	Garden
Year Built / Renovated:	1964 / N/A
Occupancy:	95.9% (02/01/2013)
Underwritten / Most Recent NCF:	\$3,479,934 / \$3,061,904

6. Bayvue Apartments



Original Principal Balance:	\$41,410,000
Cut-off Date Principal Balance:	\$41,410,000
Maturity Date Principal Balance:	\$34,754,163
% of Initial Mortgage Pool Balance:	2.8%
Loan Purpose:	Refinance
Interest Rate:	3.870%
First Payment Date:	February 1, 2013
Maturity Date:	January 1, 2023
Amortization:	IO (24), then amortizing 30-year schedule
Call Protection:	L(26) D(87) O(7)
Cash Management:	Springing
Cut-off Date Principal Balance/Unit:	\$61,806
Maturity Date Principal Balance/Unit:	\$51,872
Cut-off Date LTV:	65.4%
Maturity Date LTV:	54.9%
Underwritten DSCR:	1.41x
# of Units:	670
Collateral:	Fee Simple
Location:	Woodbridge, VA
Property Sub-type:	Garden
Year Built / Renovated:	1965 / N/A
Occupancy:	94.5% (02/01/2013)
Underwritten / Most Recent NCF:	\$3,303,022 / \$2,960,570

7. Palisades Of Towson



Original Principal Balance:	\$39,250,000
Cut-off Date Principal Balance:	\$39,250,000
Maturity Date Principal Balance:	\$32,941,340
% of Initial Mortgage Pool Balance:	2.6%
Loan Purpose:	Refinance
Interest Rate:	3.870%
First Payment Date:	February 1, 2013
Maturity Date:	January 1, 2023
Amortization:	IO (24), then amortizing 30-year schedule
Call Protection:	L(26) D(87) O(7)
Cash Management:	Springing
Cut-off Date Principal Balance/Unit:	\$109,944
Maturity Date Principal Balance/Unit:	\$92,273
Cut-off Date LTV:	56.1%
Maturity Date LTV:	47.1%
Underwritten DSCR:	1.57x
# of Units:	357
Collateral:	Fee Simple
Location:	Towson, MD
Property Sub-type:	High Rise
Year Built / Renovated:	2010 / N/A
Occupancy:	93.8% (02/01/2013)
Underwritten / Most Recent NCF:	\$3,484,115 / \$3,604,617

8. Carriage Hill Apartments



Original Principal Balance:	\$38,930,000
Cut-off Date Principal Balance:	\$38,930,000
Maturity Date Principal Balance:	\$32,672,774
% of Initial Mortgage Pool Balance:	2.6%
Loan Purpose:	Refinance
Interest Rate:	3.870%
First Payment Date:	February 1, 2013
Maturity Date:	January 1, 2023
Amortization:	IO (24), then amortizing 30-year schedule
Call Protection:	L(26) D(87) O(7)
Cash Management:	Springing
Cut-off Date Principal Balance/Unit:	\$40,552
Maturity Date Principal Balance/Unit:	\$34,034
Cut-off Date LTV:	54.9%
Maturity Date LTV:	46.1%
Underwritten DSCR:	1.43x
# of Units:	960
Collateral:	Fee Simple
Location:	Suitland, MD
Property Sub-type:	Mid Rise
Year Built / Renovated:	1965 / N/A
Occupancy:	94.9% (02/01/2013)
Underwritten / Most Recent NCF:	\$3,144,791 / \$2,812,538

9. Chateau Apartments



Original Principal Balance:	\$38,316,000
Cut-off Date Principal Balance:	\$38,316,000
Maturity Date Principal Balance:	\$32,157,462
% of Initial Mortgage Pool Balance:	2.6%
Loan Purpose:	Refinance
Interest Rate:	3.870%
First Payment Date:	February 1, 2013
Maturity Date:	January 1, 2023
Amortization:	IO (24), then amortizing 30-year schedule
Call Protection:	L(26) D(87) O(7)
Cash Management:	Springing
Cut-off Date Principal Balance/Unit:	\$95,790
Maturity Date Principal Balance/Unit:	\$80,394
Cut-off Date LTV:	54.7%
Maturity Date LTV:	45.9%
Underwritten DSCR:	1.47x
# of Units:	400
Collateral:	Fee Simple
Location:	Silver Spring, MD
Property Sub-type:	High Rise
Year Built / Renovated:	1968 / 2008
Occupancy:	96.0% (02/01/2013)
Underwritten / Most Recent NCF:	\$3,173,945 / \$3,074,957

10. Triangle Towers



Original Principal Balance:	\$38,250,000
Cut-off Date Principal Balance:	\$38,250,000
Maturity Date Principal Balance:	\$32,102,070
% of Initial Mortgage Pool Balance:	2.6%
Loan Purpose:	Refinance
Interest Rate:	3.870%
First Payment Date:	February 1, 2013
Maturity Date:	January 1, 2023
Amortization:	IO (24), then amortizing 30-year schedule
Call Protection:	L(26) D(87) O(7)
Cash Management:	Springing
Cut-off Date Principal Balance/Unit:	\$147,115
Maturity Date Principal Balance/Unit:	\$123,470
Cut-off Date LTV:	59.0%
Maturity Date LTV:	49.5%
Underwritten DSCR:	1.38x
# of Units:	260
Collateral:	Fee Simple
Location:	Bethesda, MD
Property Sub-type:	High Rise
Year Built / Renovated:	1965 / 2012
Occupancy:	99.6% (02/01/2013)
Underwritten / Most Recent NCF:	\$2,976,211 / \$2,978,740

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Freddie Mac

Giant and Other Pass-Through Certificates

Giant Certificates
Stripped Giant Certificates
Stripped Interest Certificates
Callable Pass-Through Certificates
Structured Pass-Through Certificates

The Pass-Through Certificates

Freddie Mac issues and guarantees several types of Pass-Through Certificates. Pass-Through Certificates are securities that represent interests in pools of assets that are held in trust for investors and are backed by residential mortgages.

Freddie Mac's Guarantee

We guarantee the payment of interest and principal on the Pass-Through Certificates as described in this Offering Circular. **Principal and interest payments on the Pass-Through Certificates are not guaranteed by, and are not debts or obligations of, the United States or any federal agency or instrumentality other than Freddie Mac.** We alone are responsible for making payments on our guarantee.

Freddie Mac Will Provide More Information for Each Offering

This Offering Circular describes the general characteristics of Pass-Through Certificates. For each offering of Pass-Through Certificates, we prepare an offering circular supplement. The supplement will describe more specifically the particular Pass-Through Certificates included in that offering.

Tax Status and Securities Law Exemptions

The Pass-Through Certificates are not tax-exempt. Because of applicable securities law exemptions, we have not registered the Pass-Through Certificates with any federal or state securities commission. No securities commission has reviewed this Offering Circular.

Pass-Through Certificates may not be suitable investments for you. You should not purchase Pass-Through Certificates unless you have carefully considered and are able to bear the associated prepayment, interest rate, yield and market risks of investing in them. The *Risk Factors* section beginning on page 11 highlights some of these risks.

If you intend to purchase Pass-Through Certificates, you should rely on the information in this Offering Circular, in the disclosure documents that we incorporate by reference in this Offering Circular as stated under *Additional Information* and in the related supplement for those Pass-Through Certificates. We have not authorized anyone to provide you with different information.

This Offering Circular, the related supplement and any incorporated documents may not be correct after their dates.

We are not offering the Pass-Through Certificates in any jurisdiction that prohibits their offer.

TABLE OF CONTENTS

<u>Description</u>	<u>Page</u>	<u>Description</u>	<u>Page</u>
Freddie Mac	3	Events of Default	38
General	3	Rights Upon Event of Default	38
Conservatorship	3	Voting Rights	39
Our Initiatives Under the Making Home Affordable Program	4	Voting Under Any PC or REMIC Agreement	39
Additional Information	6	Amendment	40
Summary	8	Governing Law	40
Risk Factors	11	Certain Federal Income Tax	
Prepayment and Yield Factors	11	Consequences	40
Investment Factors	13	General	40
Governance Factors	15	Giant Certificates	42
Application of Proceeds	17	Strips	45
Description of Pass-Through		SPCs	48
Certificates	17	CPCs	48
General	17	Exchange Transactions	51
Giant Certificates	18	Backup Withholding, Foreign Withholding and Information	
Stripped Giant Certificates	18	Reporting	51
Stripped Interest Certificates	19	ERISA Considerations	52
Callable Pass-Through Certificates	19	Accounting Considerations	53
Structured Pass-Through Certificates	20	Legal Investment Considerations	53
Categories of Classes	20	Distribution Arrangements	54
Pass-Through Pool Assets	22	Increase in Size	54
Payments	24	Appendix I — Index of Terms	I-1
Guarantees	28	Appendix II — Exchange Procedures	
Form of Pass-Through Certificates, Holders and Payment Procedures	28	for Stripped Giant Certificates	II-1
Prepayment, Yield and Suitability		Appendix III — Examples of MACS	
Considerations	30	Exchanges	III-1
Prepayments	30	Appendix IV — Redemption and	
Yields	31	Exchange Procedures for CPCs	IV-1
Suitability	33	Appendix V — Frequently Used Giant	
Tabular Information in		Prefixes	V-1
Supplements	34	Appendix VI — Example Giant Pool	
The Pass-Through Trust Agreement	36	Supplement	VI-1
Transfer of Assets to Pass-Through		Appendix VII — Terms Used in Pool	
Pool	36	Supplements	VII-1
Various Matters Regarding			
Freddie Mac	36		

The *Index of Terms* (Appendix I) shows where definitions of capitalized terms appear.

FREDDIE MAC

General

Freddie Mac was chartered by Congress in 1970 under the Federal Home Loan Mortgage Corporation Act (the “**Freddie Mac Act**”) with a public mission to stabilize the nation’s residential mortgage markets and expand opportunities for homeownership and affordable rental housing.

Our statutory mission is to provide liquidity, stability and affordability to the U.S. housing market. We fulfill our mission by purchasing residential mortgages and mortgage-related securities in the secondary mortgage market and securitizing them into mortgage-related securities that can be sold to investors. Our participation in the secondary mortgage market includes providing our credit guarantee for residential mortgages originated by mortgage lenders and investing in mortgage loans and mortgage-related securities. Through our credit guarantee activities, we securitize mortgage loans by issuing PCs to third-party investors. We also resecuritize mortgage-related securities that are issued by us or Ginnie Mae as well as private, or non-agency, entities by issuing structured securities to third-party investors. We guarantee multifamily mortgage loans that support housing revenue bonds issued by third parties and we guarantee other mortgage loans held by third parties.

Although we are chartered by Congress, we alone are responsible for making payments on our securities. Neither the U.S. government nor any agency or instrumentality of the U.S. government, other than Freddie Mac, guarantees our securities and other obligations.

Our statutory mission, as defined in our charter, is:

- To provide stability in the secondary market for residential mortgages;
- To respond appropriately to the private capital market;
- To provide ongoing assistance to the secondary market for residential mortgages (including activities relating to mortgages for low- and moderate-income families, involving a reasonable economic return that may be less than the return earned on other activities); and
- To promote access to mortgage credit throughout the U.S. (including central cities, rural areas and other underserved areas).

Conservatorship

We continue to operate under the conservatorship that commenced on September 6, 2008, conducting our business under the direction of the Federal Housing Finance Agency (“**FHFA**”), our conservator (the “**Conservator**”). FHFA was established under the Federal Housing Finance Regulatory Reform Act of 2008 (the “**Reform Act**”). Prior to the enactment of the Reform Act, the Office of Federal Housing Enterprise Oversight and the U.S. Department of Housing and Urban Development (“**HUD**”), had general regulatory authority over Freddie Mac, including authority over our affordable housing goals and new programs. Under the Reform Act, FHFA now has general regulatory authority over us, though HUD still has authority over Freddie Mac with respect to fair lending.

Upon its appointment, FHFA, as Conservator, immediately succeeded to all rights, titles, powers and privileges of Freddie Mac and of any stockholder, officer or director of Freddie Mac with respect to us and our assets, and succeeded to the title to all books, records and assets of Freddie Mac held by any other legal custodian or third party. During the conservatorship, the Conservator has delegated certain authority to our Board of Directors to oversee, and to management to conduct, day-to-day operations so that

Freddie Mac can continue to operate in the ordinary course of business. There is significant uncertainty as to whether or when we will emerge from conservatorship, as it has no specified termination date, and as to what changes may occur to our business structure during or following our conservatorship, including whether we will continue to exist. While we are not aware of any current plans of our Conservator to significantly change our business structure in the near term, Treasury and HUD, in consultation with other government agencies, are expected to develop legislative recommendations on government-sponsored enterprises Freddie Mac, Fannie Mae and the Federal Home Loan Banks.

To address deficits in our net worth, FHFA, as Conservator, entered into a senior preferred stock purchase agreement (as amended, the **“Purchase Agreement”**) with the U.S. Department of the Treasury (**“Treasury”**), and (in exchange for an initial commitment fee of senior preferred stock and warrants to purchase common stock) Treasury made a commitment to provide funding, under certain conditions. We are dependent upon the continued support of Treasury and FHFA in order to continue operating our business. Our ability to access funds from Treasury under the Purchase Agreement is critical to keeping us solvent and avoiding appointment of a receiver by FHFA under statutory mandatory receivership provisions.

Our Initiatives Under the Making Home Affordable Program

On February 18, 2009, President Obama announced the Homeowner Affordability and Stability Plan, designed to help in the housing recovery, promote liquidity and housing affordability, expand our foreclosure prevention efforts and set market standards. The Obama administration subsequently announced additional details about these initiatives under the Making Home Affordable Program (the **“MHA Program”**).

Under the MHA Program, Freddie Mac is carrying out initiatives to enable eligible homeowners to refinance qualifying mortgages and to encourage modifications of such mortgages for eligible homeowners who are in default and those who are at risk of imminent default, including the following:

- *Home Affordable Refinance initiative.* We call our initiative in this area the **“Relief Refinance Program.”** Under this program, we have set forth the terms and conditions under which we will purchase refinancings of mortgages we own or guarantee. Borrowers under **“Relief Refinance Mortgages”**SM must be current on their original mortgages. Certain eligible borrowers applying for Relief Refinance Mortgages may be subject to streamlined underwriting procedures and, for certain eligible mortgages, the value of eligible properties may be determined using an automated valuation model. The loan to value (**“LTV”**) ratio on fixed rate Relief Refinance Mortgages may be more than 105% and equal to or lower than 125%. A Relief Refinance Mortgage may be without mortgage insurance if the original mortgage did not bear mortgage insurance. Relief Refinance Mortgages must be originated on or before June 30, 2011.
- *Home Affordable Modification initiative.* We call our initiative in this area the **“Home Affordable Modification Program”** or **“HAMP.”** Under this program, our servicers offer eligible borrowers in owner-occupied homes who are delinquent or who are current but at risk of imminent default on their mortgages modifications that reduce their monthly principal and interest payments on their mortgages. HAMP seeks to provide a uniform, consistent regime that servicers can use in modifying mortgages to prevent foreclosures. Under HAMP, servicers that service mortgages are provided incentives to reduce at-risk borrowers’ monthly mortgage payments to a minimum of 31% of gross monthly income, which may be achieved through a variety of methods, including interest rate reductions, term extensions and principal forbearance. Borrowers are subject to a trial

period under which they are required to remit a number of monthly payments that are an estimate of the anticipated modified payment amount. After the borrower successfully meets the requirements of the trial period and provides all required documentation, a borrower's mortgage is modified. We bear the full cost of these modifications and do not receive a reimbursement from Treasury. Servicers are paid incentive fees both when they originally modify a loan, and over time, if the modified loan remains current. Borrowers whose mortgages are modified through this program will also accrue monthly incentive payments that will be applied to reduce their principal as they successfully make timely payments over a period of five years. Freddie Mac, rather than Treasury, will bear the costs of these servicer and borrower incentive fees. Mortgage holders are also entitled to certain subsidies for reducing the monthly payments from 38% to 31% of the borrower's income; however, we will not receive such subsidies on mortgages. HAMP applies to mortgages originated on or before January 1, 2009 and will expire on December 31, 2012.

ADDITIONAL INFORMATION

Our common stock is registered with the Securities and Exchange Commission (the “SEC”) under the Securities Exchange Act of 1934 (“Exchange Act”). As a result, we file annual, quarterly and current reports, proxy statements and other information with the SEC.

As described below, we incorporate certain documents by reference in this Offering Circular, which means that we are disclosing information to you by referring you to those documents rather than by providing you with separate copies. We incorporate by reference in this Offering Circular:

- Our most recent Annual Report on Form 10-K, filed with the SEC.
- All other reports we have filed with the SEC pursuant to Section 13(a) of the Exchange Act since the end of the year covered by that Form 10-K, excluding any information “furnished” to the SEC on Form 8-K.
- All documents that we file with the SEC pursuant to Section 13(a), 13(c) or 14 of the Exchange Act after the date of this Offering Circular and prior to the termination of the offering of the related Certificates, excluding any information we “furnish” to the SEC on Form 8-K.
- The current offering circular for our Mortgage Participation Certificates and any related supplements (together, the “PC Offering Circular”).

These documents are collectively referred to as the “**Incorporated Documents**” and are considered part of this Offering Circular. You should read this Offering Circular and the related supplement, in conjunction with the Incorporated Documents. Information that we incorporate by reference will automatically update information in this Offering Circular. Therefore, you should rely only on the most current information provided or incorporated by reference in this Offering Circular and the related supplement.

You may read and copy any document we file with the SEC at the SEC’s public reference room at 100 F Street, N.E., Washington, D.C. 20549. Please call the SEC at 1-800-SEC-0330 for further information on the public reference room. The SEC also maintains a website at <http://www.sec.gov> that contains reports, proxy and information statements, and other information regarding companies that file electronically with the SEC.

You can obtain, without charge, copies of this Offering Circular, the Incorporated Documents, the Pass-Through Trust Agreement and the related supplement under which Certificates are issued from:

Freddie Mac — Investor Inquiry
1551 Park Run Drive, Mailstop D50
McLean, Virginia 22102-3110
Telephone: 1-800-336-3672
(571-382-4000 within the Washington, D.C. area)
E-mail: Investor_Inquiry@freddiemac.com

We also make these documents available on our internet website at this address:

Internet Website: www.freddiemac.com*

This Offering Circular relates to Pass-Through Certificates issued on and after June 1, 2010. For information about Pass-Through Certificates issued before that date, see the related Offering Circular (available on our internet website) that was in effect at the time of issuance of those Pass-Through Certificates. Under the Pass-Through Trust Agreement described in this Offering Circular, Freddie Mac has agreed to act as Trustee for and to administer all existing Pass-Through Certificates substantially in accordance with the Pass-Through Trust Agreement, as described in this Offering Circular. See *The Pass-Through Trust Agreement*.

* We are providing this and other internet addresses solely for the information of investors. We do not intend these internet addresses to be active links and we are not using references to these addresses to incorporate additional information into this Offering Circular or any supplement, except as specifically stated in this Offering Circular.

SUMMARY

This summary highlights selected information about the Pass-Through Certificates. Before buying Pass-Through Certificates, you should read the remainder of this Offering Circular and the supplement for the particular offering and the Incorporated Documents. You should rely on the information in the supplement if it is different from the information in this Offering Circular.

Trustee, Depositor,

Administrator and

Guarantor Federal Home Loan Mortgage Corporation, or “**Freddie Mac**,” a shareholder-owned government-sponsored enterprise.

On September 6, 2008, the Director of FHFA placed Freddie Mac into conservatorship pursuant to authority granted by the Reform Act. As the Conservator, FHFA immediately succeeded to all rights, titles, powers and privileges of Freddie Mac, and of any stockholder, officer or director of Freddie Mac, with respect to Freddie Mac and the assets of Freddie Mac. For additional information regarding the conservatorship, see *Freddie Mac — Conservatorship and Risk Factors — Governance Factors*.

Pass-Through Certificates As Depositor, we transfer and deposit mortgage-related assets that we have acquired into various trust funds established pursuant to the Pass-Through Trust Agreement. As Trustee for these trust funds, we create and issue under the Pass-Through Trust Agreement “**Pass-Through Certificates**” representing beneficial ownership interests in “**Pass-Through Pools**,” which are pools of assets held by those trust funds.

Assets and Mortgages The assets in each Pass-Through Pool may include Freddie Mac PCs, GNMA Certificates, Pass-Through Certificates, other securities backed by residential mortgages that we have purchased or other mortgage-related assets, all proceeds of those assets, amounts on deposit in a custodial account of collections from those assets and the right to receive payments pursuant to our guarantee. The mortgages underlying the assets (the “**Mortgages**”) may be secured by single-family or multifamily residential properties, and have either a fixed or an adjustable interest rate.

Types of Pass-Through Certificates:

- **Giant Certificates** Giant Certificates are single-class securities that receive principal and interest from their underlying assets. They may have either a fixed or an adjustable interest rate, called a class coupon, depending on the underlying Mortgages.
- **Giant PCs** Giant PCs are Giant Certificates whose underlying assets are Freddie Mac PCs, other Giant PCs or Freddie Mac REMIC securities backed by PCs.
- **Giant Securities** Giant Securities are Giant Certificates whose underlying assets are GNMA Certificates or other Giant Securities.

• **Stripped Giant**

Certificates Stripped Giant Certificates are issued in series consisting of two or more classes that receive principal only, interest only or both principal and interest from their underlying asset. Each series is backed by a single Giant Certificate. If you own proportionate amounts of each of the classes from the same series, you may exchange them for an equivalent amount of the underlying asset, and vice versa.

•• **Modifiable And
Combinable**

Securities (MACS) MACS are Stripped Giant Certificates issued in series consisting of a fixed rate interest only class, a principal only class and multiple fixed rate classes that receive both principal and interest with different class coupons, ranging from deep discount to high premium coupons. A series of MACS also may include multiple floating rate and inverse floating rate classes, some of which receive both principal and interest and some of which are interest only classes. If you own appropriate amounts of MACS classes, you may exchange them for other classes of the same series with different class coupons or interest rate formulas, or for an equivalent amount of the underlying asset, and vice versa.

• **Stripped Interest**

Certificates Stripped Interest Certificates are issued in series consisting of one or more classes that receive interest payments from one or more assets. Each series is backed by a portion of interest payments from Mortgages included in various pools that back Freddie Mac PCs.

• **Callable Pass-Through**

Certificates (CPCs) CPCs are issued in series consisting of pairs of callable and call classes, and are backed by Giant Certificates. The callable class receives principal and interest from the underlying assets. The call class receives no principal or interest, but has the right to call the related callable class for redemption and to receive the underlying securities.

• **Structured Pass-Through**

Certificates (SPCs) SPCs are issued in series consisting of one or more classes. Each class receives payments from one or more assets. The assets usually are REMIC classes issued by Freddie Mac or another party.

Payments As Administrator, Freddie Mac passes through any payment of principal and interest due on a Pass-Through Certificate monthly on the applicable Payment Date. As described in more detail later, Payment Dates fall on or about:

- The 15th of each month, for classes backed by PCs.
- The 17th or 20th of each month, as applicable, for classes backed by GNMA Certificates.

- **Interest** Freddie Mac pays interest on each class of Pass-Through Certificates at its class coupon. Interest payable on a Payment Date accrues during the monthly accrual period specified in this Offering Circular or the applicable supplement.
 - **Principal** Pass-Through Certificates receive principal payments in the same amounts and the same periods as their underlying assets. Holders of a class of Pass-Through Certificates entitled to principal receive principal payments proportionately with each other, based on the principal amounts of their Pass-Through Certificates.
- Trustee** Freddie Mac serves as Trustee for each issue of Pass-Through Certificates pursuant to the terms of the Pass-Through Trust Agreement for that issue.
- Accounting Considerations** Various factors may influence the accounting treatment applicable to various types of Pass-Through Certificates. You should consult your own accountant regarding the appropriate accounting treatment for Pass-Through Certificates or an exchange of Pass-Through Certificates.
- Form of Pass-Through Certificates** Pass-Through Certificates that are backed by PCs or GNMA Certificates in most cases will be issued, held and transferable on the book-entry system of the Federal Reserve Banks (the “**Fed System**”).
- In some cases, Pass-Through Certificates may be issued, held and transferable on the book-entry system (the “**DTC System**”) of The Depository Trust Company or its successor (“**DTC**”).
- Some classes, including call classes, will be issued in registered, certificated form. They will be transferable at our office, in our capacity as registrar, or at the office of any successor registrar we designate (the “**Registrar**”).
- Holders** As an investor in Pass-Through Certificates, you are not necessarily the Holder of those Pass-Through Certificates. You will ordinarily hold your Pass-Through Certificates through one or more financial intermediaries. Your rights as an investor may be exercised only through the Holder of your Pass-Through Certificates, and Freddie Mac may treat the Holder as the absolute owner of your Pass-Through Certificates. The term “**Holder**” means:
- For a class held on the Fed System, any entity that appears on the records of a Federal Reserve Bank as a holder of that class.
 - For a class held on the DTC System, DTC or its nominee.
 - For a certificated class, any entity or individual that appears on the records of the Registrar as a registered holder of that class.

RISK FACTORS

Although we guarantee the payments on Pass-Through Certificates, and so bear the associated credit risk, as an investor you will bear the other risks of owning mortgage securities. This section highlights some of these risks. Investors should carefully consider the risks described below and elsewhere in this Offering Circular, the related supplement and the Incorporated Documents before deciding to purchase Pass-Through Certificates. You should also review the *Risk Factors* section of the PC Offering Circular for discussions of the risks related to PCs and the underlying Mortgages. However, neither this Offering Circular nor those other documents describe all the possible risks of an investment in the Pass-Through Certificates that may result from your particular circumstances, nor do they project how the Pass-Through Certificates will perform under all possible interest rate and economic scenarios.

PREPAYMENT AND YIELD FACTORS:

Principal payment rates are uncertain. Principal payment rates on the Pass-Through Certificates will depend on the rates of principal payments on the underlying Mortgages. Mortgage principal payments include scheduled payments and full and partial prepayments, including prepayments that result from refinancings and other voluntary payments by borrowers and from the repurchase of Mortgages due to defaults or delinquencies, inaccurate representations or warranties or other factors. Mortgage prepayment rates fluctuate continuously and in some market conditions substantially. Therefore, we cannot predict the rate of prepayments on the Assets or the rate of principal payments on the related Pass-Through Certificates.

Substantial repurchases of seriously delinquent Mortgages could materially affect the prepayment rates of the assets backing your Pass-Through Certificates. Starting in March 2010, we began repurchasing seriously delinquent Mortgages from PC pools, and we expect to continue repurchasing most of those Mortgages that become 120 days or more delinquent if we determine that the cost of guarantee payments, including advances of interest, exceeds the cost of holding those nonperforming Mortgages in our retained portfolio, due to our adoption of new accounting standards and changing economics. We will continue to review the economics of repurchasing Mortgages that are 120 days or more delinquent in the future and may reevaluate our delinquent Mortgage repurchase practices and alter them if circumstances warrant.

Increased Mortgage refinance, modification and other loss mitigation programs could materially affect Mortgage prepayment speeds. Working with our Conservator, we have significantly increased our loan modification and foreclosure prevention efforts since we entered into conservatorship, such as foreclosure suspensions and the Relief Refinance and Home Affordable Modification Programs under the MHA Program.

Depending on the level of borrower response to our Relief Refinance and Home Affordable Modification Programs and the number of borrowers who qualify for such refinancings and modifications, the increase in prepayments on certain Mortgages could be material. Generally, refinancings and modifications of Mortgages result in prepayments to investors in an amount equal to the unpaid principal balance of the affected Mortgages. We cannot predict the number of borrowers who will qualify for these programs or the rate of prepayments on the related Pass-Through Certificates.

Mortgage prepayments are affected by many factors and are unpredictable. The rates of prepayments of Mortgages, and therefore the rates of principal payments on the assets backing a series of Pass-Through Certificates, are influenced by a variety of economic, social and other factors, including local and regional economic conditions, homeowner mobility and the availability of, and costs associated with, alternative financing.

Such factors include but are not limited to prevailing mortgage interest rates, Mortgage characteristics, such as the geographic location of the mortgaged properties, loan size, LTV ratios or year of origination, borrower characteristics (such as credit scores) and equity positions in their houses, availability and convenience of refinancing and prevailing servicing fee rates. In addition, the rate of defaults and resulting repurchases of the Mortgages and repurchases due to breaches of representations and warranties by Mortgage sellers (presently, we have a substantial backlog of such repurchase requests to Mortgage sellers), or due to modification (such as may occur upon a borrower's successful completion of a trial period under our Home Affordable Modification Program) or refinancing as a result of default or imminent default, could affect prepayment rates and adversely affect the yield on your Pass-Through Certificates.

Prepayments can reduce your yield. Your yield on a class of Pass-Through Certificates will depend on its price, the rate of prepayments on its underlying assets and the other characteristics of the Mortgages. The Mortgages may be prepaid at any time, in most cases without penalty.

- If you purchase your class at a discount to its principal amount and the rate of principal payments is slower than you expect, you will receive payments over a longer period than you expect, so the yield on your investment will be lower than you expect.
- If you purchase your class at a premium over its principal amount and the rate of principal payments is faster than you expect, you will receive payments over a shorter period than you expect, so the yield on your investment will be lower than you expect.
- If you purchase an interest only class (including a class of Stripped Interest Certificates) or any other class at a significant premium and prepayments are very fast, you may not even recover your investment.
- In general, the rate of prepayments early in your investment has the greatest effect on your yield to maturity. A negative effect on your yield produced by principal prepayments at a higher (or lower) rate than you expect in the period immediately following your purchase of your class is not likely to be fully offset by an equivalent reduction (or increase) in that rate in later periods.

Callable classes are subject to redemption risks. If you own a callable class, a redemption will be similar in its principal payment effect to a full prepayment of all the related Mortgages. After a callable class becomes redeemable, its value is not likely to exceed, and may be lower than, its redemption price.

Index levels can reduce your yield if you own a floating rate or inverse floating rate class. The yield on your class could be lower than you expect:

- If you own a floating rate class and the levels of the applicable index are lower than you expect.
- If you own an inverse floating rate class and the levels of the applicable index are higher than you expect.

If you buy an interest only floating rate class, you may not even recover your investment if the level of the applicable index is low or prepayments are fast. If you buy an interest only inverse floating rate class, you may not even recover your investment if the level of the applicable index is high or prepayments are fast.

Reinvestment of principal payments may produce lower yields; expected principal payments may not be available for reinvestment. Mortgages tend to prepay fastest when current interest rates are low. When you receive principal payments in a low interest rate environment, you may not be able to reinvest them in comparable securities with as high a yield as your Pass-Through Certificates. When

current interest rates are high, Mortgages tend to prepay more slowly and your ability to reinvest principal payments could be delayed. If the yield on comparable investments is higher than the yield of your Pass-Through Certificates at that time, you could be disadvantaged by not receiving principal for reinvestment as quickly as you expected.

Weak economic conditions persist and could adversely affect your Pass-Through Certificates.

Weak economic conditions persist in the United States and the residential housing market continues to experience serious difficulties. House prices have declined nationwide and that decline has been larger in certain states, including California, Florida, Arizona and Nevada, and in certain geographical regions, including the Midwest. A substantial number of borrowers are “underwater,” or owe more on their Mortgages than their homes are currently worth. National home prices may continue to decrease. Unemployment has increased substantially and the credit markets, including the residential mortgage market, have been volatile and have contracted considerably. Certain large lenders have failed, and some of our largest servicers have experienced ratings downgrades and liquidity constraints. At the same time, the rate and number of mortgage payment delinquencies, particularly with respect to mortgages originated in recent years, have increased significantly and the prevailing adverse condition of the economy and the housing market have made it difficult or impossible for many borrowers to sell their homes or refinance their mortgages.

These circumstances may persist and could worsen and accelerate if the United States economy, the housing market and consumer confidence do not recover or if foreign economies continue to experience difficulties. Payment defaults on Mortgages could result in accelerated prepayments of your Pass-Through Certificates as a result of Mortgage modifications, refinancings, foreclosures or workouts.

The rate of such refinancings and modifications could also substantially increase as a result of our Relief Refinance and Home Affordable Modification Programs. These developments could adversely affect the liquidity, pricing and yield of your Pass-Through Certificates. Payment and recovery of principal on the Pass-Through Certificates could depend on our ability to honor our guarantee obligations. See *Increased Mortgage refinance, modification and other loss mitigation programs could materially affect Mortgage prepayment speeds.*

INVESTMENT FACTORS:

The Pass-Through Certificates may not be suitable investments for you. The Pass-Through Certificates are complex securities. You, alone or together with your financial advisor, need to understand the risks of your investment. You need to be able to analyze the information in the related offering documents and the Incorporated Documents, as well as the economic, interest rate and other factors that may affect your investment. You also need to understand the terms of the Pass-Through Certificates and any investment restrictions that may apply to you. Because each investor has different investment needs and different risk tolerances, you should consult your own financial, legal, accounting and tax advisors to determine if the Pass-Through Certificates are suitable investments for you. If you require a definite payment stream, or a single payment on a specific date, the Pass-Through Certificates are not suitable investments for you. If you purchase Pass-Through Certificates, you need to have enough financial resources to bear all of the risks related to your investment.

The Pass-Through Certificates are subject to liquidity risk. Illiquidity can have a severely negative impact on the prices of the Pass-Through Certificates, especially those that are particularly sensitive to prepayment or interest rate risk. The Pass-Through Certificates are not traded on any exchange and the market price of a particular issuance of Pass-Through Certificates or a benchmark price

may not be readily available. A secondary market for some types of Pass-Through Certificates may not develop. Even if a market develops, it may not continue. As a result, you may not be able to sell your Pass-Through Certificates easily or at prices that will allow you to realize your desired yield. The secondary markets for some Pass-Through Certificates have experienced periods of illiquidity in the past, and can be expected to do so again in the future. Our financial condition, the conservatorship, uncertainty concerning our future structure and organization, including whether we will continue to exist, the level of governmental support for Freddie Mac and market perceptions or speculation concerning such factors could materially affect the liquidity and pricing of your Pass-Through Certificates. Moreover, adverse national or global financial developments may materially affect the liquidity and pricing of your Pass-Through Certificates. These include, among others: the disruption of international and domestic credit markets, recessionary or weak economic conditions in the U.S. and in foreign countries (including those countries that own and trade our Pass-Through Certificates and other mortgage-backed securities), severe contraction in the residential mortgage credit market and the demise and consolidation of several major securities broker-dealers and financial institutions (including substantial mortgage originators). See *Prepayment and Yield Factors: Weak economic conditions persist and could adversely affect your Pass-Through Certificates*.

Reductions in our mortgage portfolio may affect the liquidity of your Pass-Through Certificates. Under the Purchase Agreement, the size of our mortgage-related investments portfolio was capped at \$900 billion as of December 31, 2009 and, beginning in 2010, will decrease at the rate of 10% per year until it reaches \$250 billion. The Purchase Agreement also limits the amount of indebtedness we can incur. Historically, our portfolio assets have included a substantial amount of our Pass-Through Certificates and we have been an active purchaser of our Pass-Through Certificates for a variety of reasons, including to provide liquidity for our Pass-Through Certificates. The limitation on our indebtedness, the proceeds of which have been used in the past to purchase assets for our portfolio, and the requirement to shrink our portfolio beginning in 2010 may adversely affect the liquidity and pricing of your Pass-Through Certificates.

The Pass-Through Certificates are subject to market risk. The market value of your Pass-Through Certificates will vary over time, primarily in response to changes in prevailing interest rates. Financial, regulatory and legislative developments concerning Freddie Mac generally, including whether we are in conservatorship or receivership, could affect prices for your Pass-Through Certificates. In addition, any adverse change in the market perception of our level of governmental support or credit standing could reduce the market price of the Pass-Through Certificates. If you sell your Pass-Through Certificates when their market values are low, you may experience significant losses.

The value of each call class will depend primarily on the market value of the assets to which the related call right applies (which will depend on prevailing interest rates and other market and economic conditions), market expectations about its future value, and the costs associated with any exercise of the call right. If you own a call class, you should consider the risk that you may lose all of your initial investment.

Index levels will affect yields of your adjustable rate Pass-Through Certificates. If your Pass-Through Certificates are backed by adjustable rate Mortgages, and the index level used to adjust the interest rates on those Mortgages is lower than you expect, the yield on your investment could be lower than you expect, especially if prepayments are slow. Even if the index level is high but prepayments are fast, your yield could be lower than you expect.

Your ability to exchange classes of MACS may be limited. You must own the right classes in the right proportions to enter into an exchange involving MACS. If you do not own the right classes, you may not be able to obtain them because:

- The owner of a class that you need for an exchange may refuse or be unable to sell that class to you at a reasonable price or at any price.
- Some classes may be unavailable because they have been placed into other financial structures, such as a REMIC.
- Principal payments and prepayments over time will decrease the amounts available for exchange.

You may not be allowed to buy Pass-Through Certificates. If you are subject to investment laws and regulations or to review by regulatory authorities, you may not be allowed to invest in some types of Pass-Through Certificates. If you purchase Pass-Through Certificates in violation of such laws or regulations, you may be compelled to divest such Pass-Through Certificates. See *Legal Investment Considerations*.

GOVERNANCE FACTORS:

The Conservator may repudiate our contracts, including our guarantee. As Conservator, FHFA may disaffirm or repudiate contracts (subject to certain limitations for qualified financial contracts) that we entered into prior to its appointment as Conservator if it determines, in its sole discretion, that performance of the contract is burdensome and that disaffirmation or repudiation of the contract promotes the orderly administration of our affairs. The Reform Act requires FHFA to exercise its right to disaffirm or repudiate most contracts within a reasonable period of time after its appointment as Conservator.

The Conservator has advised us that it has no intention of repudiating any guarantee obligation relating to Freddie Mac's mortgage-related securities, including the Pass-Through Certificates, because it views repudiation as incompatible with the goals of the conservatorship. In addition, the Reform Act provides that mortgage loans and mortgage-related assets that have been transferred to a Freddie Mac securitization trust must be held for the beneficial owners of the related Freddie Mac mortgage-related securities, including the Pass-Through Certificates, and cannot be used to satisfy our general creditors.

If our guarantee obligations were repudiated, payments of principal and/or interest to Holders would be reduced in the event of any borrowers' late payments or failure to pay or a servicer's failure to remit borrower payments to the trust. In that case, trust administration and servicing fees could be paid from payments on the Assets prior to distributions to Holders. Any actual direct compensatory damages owed due to the repudiation of our guarantee obligations may not be sufficient to offset any shortfalls experienced by Holders.

The Conservator also has the right to transfer or sell any asset or liability of Freddie Mac, including our guarantee obligation, without any approval, assignment or consent. If the Conservator were to transfer our guarantee obligation to another party, Holders would have to rely on that party for satisfaction of the guarantee obligation and would be exposed to the credit risk of that party.

FHFA could terminate the conservatorship by placing us into receivership, which could adversely affect our guarantee, and restrict or eliminate certain rights of Holders. Under the Reform Act, FHFA must place us into receivership if the Director of FHFA makes a determination in

writing that our assets are, and for a period of 60 days have been, less than our obligations. FHFA has notified us that the measurement period for any mandatory receivership determination with respect to our assets and obligations would commence no earlier than the SEC public filing deadline for our quarterly or annual financial statements and would continue for 60 calendar days after that date. FHFA has also advised us that, if, during that 60-day period, we receive funds from Treasury in an amount at least equal to the deficiency amount under the Purchase Agreement, the Director of FHFA will not make a mandatory receivership determination.

In addition, we could be put into receivership at the discretion of the Director of FHFA at any time for other reasons, including conditions that FHFA has already asserted existed at the time the then Director of FHFA placed us into conservatorship. These include: a substantial dissipation of assets or earnings due to unsafe or unsound practices; the existence of an unsafe or unsound condition to transact business; an inability to meet our obligations in the ordinary course of business; a weakening of our condition due to unsafe or unsound practices or conditions; critical undercapitalization; the likelihood of losses that will deplete substantially all of our capital; or by consent. A receivership would terminate the current conservatorship.

If FHFA were to become our receiver, it could exercise certain powers that could adversely affect Holders. As receiver, FHFA could repudiate any contract entered into by us prior to its appointment as receiver if FHFA determines, in its sole discretion, that performance of the contract is burdensome and that repudiation of the contract promotes the orderly administration of our affairs. The Reform Act requires that any exercise by FHFA of its right to repudiate any contract occur within a reasonable period following its appointment as receiver.

If FHFA, as receiver, were to repudiate our guarantee obligations, the receivership estate would be liable for actual direct compensatory damages as of the date of receivership under the Reform Act. Any such liability could be satisfied only to the extent our assets were available for that purpose. Moreover, if our guarantee obligations were repudiated, payments of principal and/or interest to Holders would be reduced in the event of any borrowers' late payments or failure to pay or a servicer's failure to remit borrower payments to the trust. In that case, trust administration and servicing fees could be paid from payments on the assets prior to distributions to Holders of Pass-Through Certificates. Any actual direct compensatory damages owed due to the repudiation of our guarantee obligations may not be sufficient to offset any shortfalls experienced by Holders.

In its capacity as receiver, FHFA would have the right to transfer or sell any asset or liability of Freddie Mac, including our guarantee obligation, without any approval, assignment or consent of any party. If FHFA, as receiver, were to transfer our guarantee obligation to another party, Holders would have to rely on that party for satisfaction of the guarantee obligation and would be exposed to the credit risk of that party.

During a receivership, certain rights of Holders of Pass-Through Certificates under the Pass-Through Trust Agreement may not be enforceable against FHFA, or enforcement of such rights may be delayed. The Pass-Through Trust Agreement provides that upon the occurrence of a Guarantor event of default, which includes the appointment of a receiver, Holders have the right to replace Freddie Mac as Trustee and Administrator if the requisite percentage of Holders consent. Pursuant to the Reform Act, FHFA, as receiver, may prevent Holders from enforcing their rights to replace Freddie Mac as Trustee and Administrator if the event of default arises solely because a receiver has been appointed.

The Reform Act also provides that no person may exercise any right or power to terminate, accelerate or declare an event of default under certain contracts to which Freddie Mac is a party, or obtain possession of or exercise control over any property of Freddie Mac, or affect any contractual rights of Freddie Mac, without the approval of FHFA as receiver, for a period of 90 days following the appointment of FHFA as receiver.

If we are placed into receivership and do not or cannot fulfill our guarantee obligation to Holders of Pass-Through Certificates, Holders could become unsecured creditors of Freddie Mac with respect to claims made under our guarantee. For a description of certain rights of Holders to proceed against the Treasury if we fail to pay under our guarantee, see *The Pass-Through Trust Agreement — Rights Upon Event of Default*.

APPLICATION OF PROCEEDS

Most Pass-Through Certificates are issued in exchange for the underlying assets, in which case we do not receive cash proceeds. In some instances, we issue Pass-Through Certificates backed by assets that we already own. In those transactions, we use the net proceeds received from the sale of the Pass-Through Certificates to the related dealers for cash to provide funds for general corporate purposes, including the purchase and financing of additional Mortgages and mortgage securities.

DESCRIPTION OF PASS-THROUGH CERTIFICATES

GENERAL

As Depositor, we transfer and deposit mortgage-related securities and other mortgage-related assets into Pass-Through Pools within the related trust funds. As Trustee, we create and issue Pass-Through Certificates under the related Pass-Through Trust Agreement representing interests in those pools. Each Pass-Through Pool has its own identification number assigned by us, as Administrator. The securities in the Pass-Through Pools are backed by Mortgages that we have purchased.

A Pass-Through Pool usually includes a single type of asset. These assets are typically:

- Freddie Mac PCs or Giant PCs.
- GNMA Certificates or Freddie Mac Giant Securities.
- Securities that represent “regular interests” in a real estate mortgage investment conduit (“REMIC”).
- Other Pass-Through Certificates offered under this Offering Circular.
- Other mortgage-related assets identified in the related supplement.
- Other securities identified as assets in the related supplement.

As Trustee, we hold legal title to the assets, directly or through our agent, in each Pass-Through Pool and related trust fund for the benefit of the investors in the related Pass-Through Certificates. Below we describe more specifically the types of Pass-Through Certificates and the characteristics of their underlying assets. In addition, if we issue any other type of Pass-Through Certificates, we will describe them in the related supplement.

GIANT CERTIFICATES

“**Giant Certificates**” are single-class securities entitled to payments of both principal and interest received on the related assets. When we issue Giant Certificates, we form a Pass-Through Pool that typically consists of PCs (including Freddie Mac REMIC securities backed by PCs) or GNMA Certificates. If the assets are PCs (including Freddie Mac REMIC securities backed by PCs), the Giant Certificates we issue are “**Giant PCs.**” If the assets are GNMA Certificates, the Giant Certificates we issue are “**Giant Securities.**” A Pass-Through Pool for Giant Certificates also may include other Giant Certificates of the same type.

Giant Certificates may bear interest at a fixed rate or an adjustable rate. The assets underlying fixed-rate Giant Certificates usually have the same fixed interest rate as the related Giant Certificates. However, we sometimes issue fixed rate Giant Certificates with an interest rate that is higher or lower than the rate payable on the related assets by retaining a portion of the principal or interest payments on the assets.

The interest rate of an adjustable rate Giant Certificate adjusts each month based on the weighted average of the interest rates of the related assets. The interest rates on all of the adjustable rate Mortgages (“**ARMs**”) backing an adjustable rate Giant Certificate adjust based on the same index and using the same means of adjustment, but do not necessarily adjust on the same date.

The minimum original principal balance of a Pass-Through Pool backing Giant Certificates is \$1 million.

STRIPPED GIANT CERTIFICATES

“**Stripped Giant Certificates**” are issued in series, each consisting of two or more classes. These classes receive unequal proportions of the principal and interest paid on a single underlying asset. When the underlying asset is a Giant PC, the Stripped Giant Certificates we issue are “**Stripped Giant PCs.**” When the underlying asset is a Giant Security, the Stripped Giant Certificates we issue are “**Stripped Giant Securities.**”

Stripped Giant Certificates include interest only classes (“**Interest Only Classes**” or “**IO Classes**”), principal only classes (“**Principal Only Classes**” or “**PO Classes**”) and interest/principal classes (“**IP Classes**”). IO Classes receive all or a portion of the interest payments from the underlying asset and no principal. PO Classes receive all or a portion of the principal payments from the underlying asset and no interest. IP Classes receive a portion of both the principal and interest payments from the underlying asset.

IO and IP Classes may bear interest at a fixed, adjustable, floating or inverse floating rate.

In order to calculate the interest due each month, a notional principal amount is assigned to each IO Class. The original notional principal amount will equal the original principal amount of the underlying asset, and will decline proportionately with the principal amount of that asset.

The minimum original principal balance of a Pass-Through Pool backing Stripped Giant Certificates is \$1 million.

Stripped Giant Certificates include a feature that permits you to exchange them for their underlying asset. To exchange your Stripped Giant Certificates for an equivalent amount of the underlying Giant Certificate, you must own proportionate interests in the principal and notional principal amounts of all classes of the same series. Similarly, if you own a Giant Certificate that has been reconstituted by an

exchange, you may exchange it for equivalent interests in the related Stripped Giant Certificates. Stripped Giant Certificates may be recombined and restripped in this manner repeatedly.

We may charge you a fee for an exchange. We have described the procedures for exchanging Stripped Giant Certificates in *Appendix II*.

“Modifiable And Combinable Securities” or **“MACS”** are Stripped Giant Certificates that are issued in a range of possible class coupons or class coupon formulas and that are exchangeable for other classes of the same series having different class coupons or class coupon formulas. Each series of MACS is backed by a single fixed rate Giant PC or Giant Security.

A series of MACS typically includes a fixed rate IO Class, a PO Class and multiple fixed rate IP Classes with class coupons ranging in 50 basis point increments from 0.5% to as high as 24.0%. We designate the IP classes of each series by their class coupons, calling a class with a class coupon of 0.5% the “0.5 Class,” a class with a class coupon of 24.0% the “24.0 Class” and so forth. A series of MACS also may include multiple floating rate and inverse floating rate classes, some of which are IP Classes and some of which are IO Classes.

We offer MACS classes in *maximum* original principal or notional principal amounts. The maximum amount for each class is considered individually for that class and without regard to the amounts of the other classes. It represents the largest amount of the class that the underlying asset could support.

You can exchange classes of MACS for one or more different classes of the same series. You can also exchange one or more classes of MACS for a portion of the underlying Giant Certificate, and vice versa. To make any of these exchanges, follow the procedures in *Appendix II*. *Appendix III* shows examples of exchanges involving MACS.

The classes of a series of MACS that are outstanding at any given time will depend upon which classes were issued initially and upon any exchanges that have occurred. The aggregate outstanding principal amount of all classes, not including the notional principal amounts of IO Classes, will equal the remaining principal amount of the underlying asset at all times. Similarly, the outstanding classes will receive interest payments, in the aggregate, equal to the interest payments made on the underlying asset.

STRIPPED INTEREST CERTIFICATES

“Stripped Interest Certificates” or **“SCs”** are issued in series, each consisting of one or more classes. These classes receive interest paid on their underlying assets. The underlying assets may consist of certain interest amounts payable on Mortgages that have been included in Freddie Mac PCs.

SCs consist of IO Classes that receive a portion of the interest payments from the related Mortgages and no principal. IO Classes may bear interest at a fixed rate, an adjustable rate or a weighted average rate.

In order to calculate the interest due each month, a notional principal amount is assigned to each IO Class. The original notional principal amount will equal or be derived from the original principal amount of the underlying asset, and will decline proportionately with the principal amount of that asset or as otherwise described in the related supplement.

CALLABLE PASS-THROUGH CERTIFICATES

“Callable Pass-Through Certificates” or **“CPCs”** represent interests in a Pass-Through Pool that contains a single Giant PC or a Giant Security as its primary asset. Classes of CPCs are issued in pairs of

“Callable Classes” and **“Call Classes.”** If you own a Callable Class, you will receive all of the interest and principal payments made on the asset. If you own a Call Class, you will not receive any payments of principal or interest because the Call Class does not represent an ownership interest in the underlying asset.

There can be only one Holder at a time of a Call Class. If you are the Holder of a Call Class, you will have the right (the **“Call Right”**):

1. To direct Freddie Mac, as Administrator, to redeem the related Callable Class on any Payment Date during the period specified in the applicable supplement.
2. To exchange your Call Class for the related Callable Assets.

The **“Callable Assets”** will be:

- If the related Pass-Through Pool contains a Giant PC, that Giant PC.
- If the related Pass-Through Pool contains a Giant Security, the GNMA Certificates (and any Giant Securities) underlying that Giant Security.

You must pay a Call Fee and a Call Payment to exercise the Call Right. *Appendix IV* describes the procedures for exercising the Call Right.

STRUCTURED PASS-THROUGH CERTIFICATES

“Structured Pass-Through Certificates” or **“SPCs”** represent interests in Pass-Through Pools that contain one or more of the following:

- REMIC classes issued by Freddie Mac or a third party.
- Pass-Through Certificates.
- Freddie Mac debt instruments.
- Other securities described in the related supplement.

The Pass-Through Pools typically contain, and the related SPCs represent interests in, separate classes or types of assets. The supplement for each series of SPCs will provide information on the assets for that series. A series of SPCs typically contains two or more classes, and each class of SPCs is backed by its own Pass-Through Pool.

CATEGORIES OF CLASSES

For purposes of principal and interest payments, classes of Pass-Through Certificates are categorized as shown below.

The following chart identifies and generally defines most categories of classes. The first column of the chart shows our standard abbreviation for each category. Each supplement may identify the categories of classes of the related series by means of one or more of these abbreviations.

Principal Types

<u>Freddie Mac Standard Abbreviation</u>	<u>Category of Class</u>	<u>Definition</u>
NTL	Notional	Classes having only a notional principal amount. A notional principal amount is the amount used as a reference to calculate the amount of interest due on an Interest Only Class. We indicate parenthetically the type of class with which a Notional Class will reduce.
PT	Pass-Through	Classes that receive all or a specified portion of the principal payments on the underlying Giant PC or other Pass-Through Pool assets.

Interest Types

<u>Freddie Mac Standard Abbreviation</u>	<u>Category of Class</u>	<u>Definition</u>
FIX	Fixed Rate	Classes with class coupons that are fixed throughout the life of the class.
FLT	Floating Rate	Classes with class coupons that are reset periodically based on an index and that vary directly with changes in the index.
INV	Inverse Floating Rate	Classes with class coupons that are reset periodically based on an index and that vary inversely with changes in the index.
IO	Interest Only	Classes that receive some or all of the interest payments made on the underlying Giant PC or other Pass-Through Pool assets and no principal. Interest Only Classes have a notional principal amount.
PO	Principal Only	Classes that do not receive any interest.
S	Structured Formula	Floating Rate and Inverse Floating Rate Classes with class coupons that are periodically reset using a formula other than an index (without any multiplier) plus a constant, in the case of Floating Rate Classes, or a constant minus an index (without any multiplier), in the case of Inverse Floating Rate Classes, and which are not designated as Toggle Classes.
T	Toggle	Floating Rate, Inverse Floating Rate and Weighted Average Coupon Classes with Class Coupons that change significantly as a result of very small changes in the applicable index. The change in Class Coupon may not be a continuous function of changes in the index; rather, a change in the index may result in a “shift” from a predetermined rate or formula to a different predetermined rate or formula.
W	WAC (or Weighted Average Coupon)	Classes whose class coupons represent a blended interest rate that may change from period to period. WAC Classes may consist of components with different interest rates or may be backed by assets with different interest rates.

PASS-THROUGH POOL ASSETS

General

Each Pass-Through Pool will contain one or more assets. This section describes the general characteristics of PCs and GNMA Certificates, which directly or indirectly back most of our Pass-Through Certificates. Pass-Through Pools can also contain Giant Certificates, REMIC classes, other Pass-Through Certificates or any other securities or mortgage-related assets that are purchased by Freddie Mac and identified as assets in the related supplement.

PCs

Freddie Mac Mortgage Participation Certificates, or “**PCs**,” are single-class securities, guaranteed by Freddie Mac, that represent undivided interests in pools of residential Mortgages. Nearly all Mortgages that back PCs are conventional mortgages, which means that neither the United States nor any federal agency or instrumentality guarantees or insures them.

If the underlying Mortgages have a fixed rate of interest, the PCs may be either “**Gold PCs**” or “**Original PCs**.” If the underlying Mortgages are ARMs, the related PCs are called “**ARM PCs**.”

For Gold PCs, there is a delay of approximately 45 days between the time interest begins to accrue and the time the PC investor receives his interest payment. This time period is a “**Payment Delay**.” For ARM PCs and Original PCs there is a Payment Delay of approximately 75 days.

Giant PCs have names — “**Gold Giant PCs**,” “**Original Giant PCs**” and “**ARM Giant PCs**” — that identify their underlying assets. Thus, if you invest in a Giant PC, the name of the Giant PC will identify for you the type of underlying PC and the applicable Payment Delay.

Some PCs represent interests in special types of Mortgages, such as relocation Mortgages, cooperative share Mortgages or extended buydown Mortgages. These types of Mortgages may prepay differently than standard Mortgages. If any one of these types of PCs represents more than 10%, or if any combination of them represents more than 15%, of the original principal balance of a Pass-Through Pool, the applicable supplement will disclose this.

Some PCs represent interests in other special types of Mortgages, such as initial interest Mortgages (which we intend to cease purchasing on or about September 1, 2010), reduced servicing fee Mortgages, biweekly Mortgages, assumable Mortgages, super-conforming Mortgages, jumbo-conforming Mortgages, high LTV Mortgages or prepayment penalty Mortgages. Jumbo-conforming and super-conforming ARM Mortgages, and in some cases, super-conforming fixed rate Mortgages, may be combined and included in a single PC pool. If any of these types of PCs are included in a Pass-Through Pool, the applicable supplement will disclose this.

See the PC Offering Circular and our internet website for information on how PC pool numbers and prefixes indicate the general type of Mortgages backing a PC.

We may issue Giant PCs backed by Gold PCs issued under our cash and multilender swap programs. In forming such Giant PCs, we, as Depositor, will deposit Mortgages purchased under those programs into PC pools and contribute the resulting Gold PCs to the Giant Pass-Through Pool.

Under our cash program, we purchase Mortgages for cash and contribute them to PC pools. Under our multilender swap program, a mortgage seller can sell Mortgages to us in exchange for the same

principal amount of Gold PCs backed by the Mortgages transferred by that mortgage seller and/or by other mortgage sellers.

Our PC Offering Circular describes the characteristics of the various types of PCs. Supplements for Pass-Through Certificates backed by PCs will incorporate by reference the current PC Offering Circular.

GNMA Certificates

“GNMA Certificates” are mortgage-backed securities that the Government National Mortgage Association (**“GNMA”**) guarantees. GNMA is a corporate instrumentality of the United States within HUD. GNMA guarantees the timely payment of principal and interest on certificates that are backed by pools of mortgages insured or guaranteed by the Federal Housing Administration, the U.S. Department of Veterans Affairs, the U.S. Department of Agriculture Rural Development (formerly the Rural Housing Service) or HUD.

Investors in GNMA Certificates receive monthly payments of interest and scheduled principal, even if the borrowers on the underlying mortgages have not made their monthly payments. GNMA’s guarantee obligations, unlike Freddie Mac’s, are backed by the full faith and credit of the United States.

Mortgage banking companies and other financial concerns approved by GNMA issue and service GNMA Certificates. GNMA guarantees securities under its GNMA I program (**“GNMA I Certificates”**) and GNMA II program (**“GNMA II Certificates”**). Holders of GNMA I Certificates and GNMA II Certificates have substantially similar rights, although a few differences do exist.

Under the GNMA I program, a single GNMA issuer assembles a pool of mortgages and issues and markets GNMA I Certificates that are backed by that pool. The origination date of mortgages in the pool must be within two years of the date that the related GNMA I Certificates are issued. All mortgages underlying a particular GNMA I Certificate must be of the same type (for example, all single-family, level payment mortgages) and have the same fixed interest rate. The pass-through rate on each GNMA I Certificate is 50 basis points less than the interest rate on the mortgages included in the pool. Holders of GNMA I Certificates receive payments on or about the 15th of each month. GNMA I Certificates have a Payment Delay of approximately 45 days.

Under the GNMA II program, a pool may consist of mortgages submitted by more than one GNMA issuer. The resulting pool backs a single issue of GNMA II Certificates, which each participating issuer markets to the extent that it contributed mortgages to the pool. Each GNMA II Certificate issued from a multiple issuer pool, however, represents an interest in the entire pool, not just in mortgages contributed to the pool by a particular GNMA issuer. GNMA II Certificates also may be backed by a custom pool of fixed rate mortgages formed by a single issuer. Holders of GNMA II Certificates receive payments on or about the 20th of each month. GNMA II Certificates have a Payment Delay of approximately 50 days.

Each GNMA II Certificate pool consists entirely of fixed rate mortgages or entirely of ARMs. Fixed rate mortgages underlying any particular GNMA II Certificate must be of the same type, but may have annual interest rates that vary from each other by up to 100 basis points. The pass-through rate on each fixed rate GNMA II Certificate will be 50 to 150 basis points per annum, in the case of GNMA II Certificates issued prior to July 1, 2003, and 25 to 75 basis points per annum, in the case of GNMA II Certificates issued on or after July 1, 2003, less than the highest per annum interest rate on any mortgage included in the pool.

ARMs underlying any particular GNMA II Certificate will have interest rates that adjust annually based on the one-year Treasury index. GNMA pooling specifications require that all ARMs in a given

pool have an identical first adjustment date, annual interest adjustment date, first payment adjustment date, index reference date and means of adjustment. All of the ARMs underlying a particular GNMA II Certificate issued prior to July 1, 2003 must have interest rates that are 50 to 150 basis points per annum above the interest rate of the GNMA II Certificate. In addition, the mortgage margin for those ARMs must be 50 to 150 basis points per annum greater than the margin for the related GNMA II Certificate. All of the ARMs underlying a particular GNMA II Certificate issued on or after July 1, 2003 must have interest rates that are 25 to 75 basis points per annum above the interest rate of the related GNMA II Certificate. In addition, the mortgage margin with respect to those ARMs must be 25 to 75 basis points per annum greater than the margin for the related GNMA II Certificate. The ARMs and GNMA II Certificates have an annual adjustment cap of $\pm 1\%$ and lifetime cap of $\pm 5\%$ above or below the initial interest rate; provided however, that with respect to GNMA II Certificates issued on or after October 1, 2003 and backed by 7-year and 10-year hybrid ARMs, these GNMA II Certificates and the related mortgage loans will be subject to an annual adjustment cap of $\pm 2\%$ and a lifetime cap of $\pm 6\%$ above or below the initial interest rate. Thirty days after each annual interest adjustment date, the payment amount of an ARM resets so that its remaining principal balance would fully amortize in equal monthly payments over its remaining term to maturity, assuming its interest rate were to remain constant at the new rate.

Under its “Platinum” program, GNMA guarantees certificates that represent ownership interests in pools of GNMA I Certificates or GNMA II Certificates. The terms “GNMA I Certificates” and “GNMA II Certificates” include certificates guaranteed under the Platinum program.

PAYMENTS

Class Factors

General

As Administrator, we calculate and make available each month (including on our internet website) the Class Factor for each class of Pass-Through Certificates having a principal or notional principal amount.

The “**Class Factor**” for any class having a principal amount for any month is a truncated eight-digit decimal which, when multiplied by the original principal amount of a Pass-Through Certificate of that class, will equal its remaining principal amount. The Class Factor for any month reflects payments of principal to be made on the Payment Date:

- In the same month, for classes backed by Gold PCs or GNMA Certificates.
- In the following month, for classes backed by Original PCs or ARM PCs.

Class Factors will be available on or about:

- The fifth Business Day (as defined below) of each month, for classes backed by Gold PCs, ARM PCs or Original PCs.
- The tenth Business Day of each month, for classes backed by GNMA Certificates.

A Class Factor for a class that has a notional principal amount will reflect the remaining notional principal amount of a Pass-Through Certificate of that class in the same manner.

Each class of Stripped Giant Certificates has the same Class Factor as its underlying Giant Certificate. The Class Factor for a class of Stripped Giant Certificates may not reflect the outstanding amount of the class as a whole, because that amount may decrease or increase due to exchanges.

The Class Factor for each class for the month of issuance is 1.0000000.

Class Factors for GNMA Certificates

We calculate Class Factors for classes backed by GNMA Certificates by using GNMA Certificate factors reported each month. Currently, the reported factors that we use are preliminary and subject to revision. In addition, there may not be reported factors for some GNMA Certificates. If a factor has not been reported, we will estimate it on the basis of assumed mortgage amortization schedules. Our estimate will reflect payment factor information previously reported and estimated subsequent scheduled amortization (but not prepayments) on the related mortgages.

Because GNMA Certificate factors may be preliminary, and we must estimate factors when reported factors are not available, there may be variances between the principal payments we receive on the GNMA Certificates in any month and the amounts we pay on the related Pass-Through Certificates, as reflected by their Class Factors for that month. However, the Class Factor for any month will reconcile any variances that occurred in the preceding month. Our determination of the Class Factors in the manner described above will be final.

Payment Dates

As Administrator, we will make payments to the Holders of Pass-Through Certificates on each applicable Payment Date. The **“Payment Date”** will be:

- For classes backed by PCs, the 15th of each month or, if the 15th is not a Business Day, the next Business Day.
- For classes backed entirely by GNMA I Certificates, the 17th of each month or, if the 17th is not a Business Day, the next Business Day.
- For classes backed entirely or partly by GNMA II Certificates, the 20th of each month or, if the 20th is not a Business Day, the next Business Day after the 20th.

For this purpose, **“Business Day”** means a day other than:

- A Saturday or Sunday.
- A day when Freddie Mac is closed.
- For Pass-Through Certificates on the Fed System, a day when the Federal Reserve Bank of New York (or other agent acting as Freddie Mac’s fiscal agent) is closed or, as to any Holder, a day when the Federal Reserve Bank that maintains the Holder’s account is closed.
- For any Pass-Through Certificates on the DTC System, a day when DTC is closed.

Payments of Principal

On each Payment Date, we will pay principal to the Holders of each class on which principal is then due. The Holders of Pass-Through Certificates of any class will receive principal payments on a pro rata basis.

Holders of IO Classes and Call Classes of CPCs will not receive principal payments.

For any Payment Date, you can calculate the amount of principal to be paid on a Pass-Through Certificate by multiplying its original principal amount by:

- The difference between its Class Factors for the preceding and current months, for a class backed by Gold PCs or GNMA Certificates.
- The difference between its Class Factors for the two preceding months, for a class backed by Original PCs or ARM PCs.

Payments of Interest

Interest will accrue on each Pass-Through Certificate during each Accrual Period at the class coupon described in the related supplement. In the case of a fixed rate Pass-Through Certificate, the class coupon is set at the time of issuance and does not change. In the case of an adjustable rate Pass-Through Certificate, the class coupon adjusts monthly based on the interest rate, or the weighted average of the interest rates, of the assets or as otherwise described in the applicable supplement. Generally, we compute interest on the basis of a 360-day year of twelve 30-day months.

Floating Rate and Inverse Floating Rate Classes bear interest using interest formulas shown in the applicable supplements. Unless otherwise provided, their class coupons are based on LIBOR. **“LIBOR”** is the arithmetic mean of the London interbank offered quotations for Eurodollar deposits with a maturity of one month.

As Administrator, we calculate the class coupons of LIBOR-based Floating Rate and Inverse Floating Rate Classes for each Accrual Period (after the first) on the second business day before the Accrual Period begins (an **“Adjustment Date”**). For this purpose, a “business day” is a day on which banks are open for dealing in foreign currency and exchange in London, New York City and Washington, D.C. We determine LIBOR by using the “Interest Settlement Rate” for one-month U.S. dollar deposits set by the British Bankers’ Association (the **“BBA”**) as of 11:00 a.m. (London time) on the Adjustment Date.

The BBA’s Interest Settlement Rates are currently displayed on Reuters page 3750. That page, or any other page that may replace page 3750 on that service or any other service the BBA nominates as the information vendor to display the BBA’s Interest Settlement Rates for deposits in U.S. dollars, is a **“Designated Reuters Page.”** Reuters Monitor Money Rates Service page “LIBOR01” and Bloomberg L.P. page “BBAM” also currently display the BBA’s Interest Settlement Rates. The BBA’s Interest Settlement Rates currently are rounded to five decimal places.

If the BBA’s Interest Settlement Rate does not appear on the Designated Reuters Page as of 11:00 a.m. (London time) on an Adjustment Date, or if the Designated Reuters Page is not then available, we will obtain the Interest Settlement Rate from Reuters’ page “LIBOR01” or Bloomberg’s page. If neither of those two pages publishes the Interest Settlement Rate for the Adjustment Date, LIBOR for that date will be the most recently published Interest Settlement Rate. If the BBA no longer sets an Interest Settlement Rate, we will designate an alternative index that has performed, or that we expect to perform, in a manner substantially similar to the BBA’s Interest Settlement Rate. We will select an alternative index only if tax counsel advises us that the alternative index will not cause the related Pass-Through Pool to lose its classification as a grantor trust.

Absent clear error, our determination of the applicable LIBOR levels and our calculation of the class coupons for the Floating Rate and Inverse Floating Rate Classes for each Accrual Period will be final and binding. You can get the class coupons for the current and all preceding Accrual Periods from our internet

website or from our Investor Inquiry Department. Our method for determining LIBOR is subject to modification as necessary to reflect technological and market changes.

Holders of PO Classes and Call Classes of CPCs will not receive interest payments.

Interest will accrue on the principal or notional principal amount of a Pass-Through Certificate as determined by its Class Factor for:

- The month preceding the Payment Date, for a class backed by Gold PCs or GNMA Certificates.
- The second month preceding the Payment Date, for a class backed by Original PCs or ARM PCs.

Unless otherwise provided in the applicable supplement, the “**Accrual Period**” relating to any Payment Date will be one of:

- The calendar month preceding the month of the Payment Date, for a Fixed Rate Class backed by Gold PCs or GNMA Certificates.
- The 15th of the preceding month to the 15th of the month of that Payment Date, for a Floating Rate or Inverse Floating Rate Class.
- The second calendar month preceding the month of the related Payment Date, for a class backed by Original PCs or ARM PCs.

The class coupon for Pass-Through Certificates backed by ARMs adjusts as of the first day of each Accrual Period and will equal the weighted average of the interest rates of the assets as of the same date, truncated at the third decimal place. Investors can obtain the class coupons for the current Accrual Period on our internet website or by contacting our Investor Inquiry Department.

Record Dates

As Administrator, we pass through payments on each Payment Date to Holders as of the related Record Date. The “**Record Date**” for any Payment Date is the close of business on the last day of:

- The preceding month, for a class backed by Gold PCs or GNMA Certificates.
- The second preceding month, for a class backed by Original PCs or ARM PCs.

Final Payment Date

The “**Final Payment Date**” for each class of Pass-Through Certificates usually reflects the latest final payment date of the underlying PCs, GNMA Certificates or other assets. The final payment dates of the assets are determined by various methods depending upon their type and date of issuance, as described in the applicable offering materials. The actual final payment on any class of Pass-Through Certificates could occur significantly earlier than its Final Payment Date.

You will receive the final payment on your Pass-Through Certificates on or before the Payment Date that falls (a) in the same month as the applicable Final Payment Date, for Gold Pass-Through PCs and Pass-Through Securities, and (b) in the month after the applicable Final Payment Date, for Original Pass-Through PCs and ARM Pass-Through PCs.

GUARANTEES

With respect to each Pass-Through Pool, as Guarantor, we guarantee to the Trustee and to each Holder of a Pass-Through Certificate:

- The timely payment of interest at its class coupon.
- The payment of principal as principal payments are made on the underlying assets.
- The final payment of its entire principal amount by the Payment Date that falls (a) in the month of its Final Payment Date, for Gold Pass-Through PCs and Pass-Through Securities, and (b) in the month after its Final Payment Date, for Original Pass-Through PCs and ARM Pass-Through PCs.
- In the case of the Holder of a Call Class of CPCs, all proceeds due to the Holder upon exercise of its Call Right.

We also guarantee:

- For all PCs, the timely payment of interest and the full and final payment of principal on the underlying Mortgages.
- For Gold PCs only, the timely payment of scheduled principal on the underlying Mortgages, calculated as described in the applicable PC Offering Circular.
- For other assets issued by Freddie Mac, the payment of interest and principal as described in the applicable offering materials.

Principal and interest payments on the Pass-Through Certificates are not guaranteed by, and are not debts or obligations of, the United States or any federal agency or instrumentality other than Freddie Mac.

FORM OF PASS-THROUGH CERTIFICATES, HOLDERS AND PAYMENT PROCEDURES

Form and Denominations

Fed System. Investors who own Pass-Through Certificates held on the Fed System typically are not the Holders of those Pass-Through Certificates. Only banks and other entities eligible to maintain book-entry accounts with a Federal Reserve Bank (“**Fed Participants**”) may be Holders of Pass-Through Certificates held on the Fed System.

Pass-Through Certificates held on the Fed System are subject to the HUD regulations governing Freddie Mac’s book-entry securities (24 C.F.R. Part 81, Subpart H) and any procedures that Freddie Mac and a Federal Reserve Bank may agree to. These regulations and procedures relate to the issuance and recordation of, and transfers of interests (including security interests) in, all of Freddie Mac’s book-entry securities held on the Fed System, regardless of when the securities were issued. Fed Participants’ individual accounts are governed by operating circulars and letters of the Federal Reserve Banks.

DTC System. DTC is a New York-chartered limited purpose trust company that performs services for its participants (“**DTC Participants**”), mostly brokerage firms and other financial institutions. Pass-Through Certificates held on the DTC System are registered in the name of the DTC or its nominee. Therefore, DTC or its nominee is the Holder of Pass-Through Certificates held on the DTC System.

Certificated Classes. Certificated classes will be transferable only at the office of the Registrar. A Holder may have to pay a service charge to the Registrar for any registration of transfer of a certificated

class, and will have to pay any transfer taxes or other governmental charges. Each Call Class will be issued as a single certificate in an original notional principal amount equal to the original principal amount of its related Callable Class and will be held and transferable only as a single certificate.

CUSIP Number. Each class of Pass-Through Certificates will have a unique nine-character designation, known as a “**CUSIP Number**,” used to identify that class.

Denominations. Holders on the Fed System or the DTC System must hold and transfer their Pass-Through Certificates in minimum original principal or notional principal amounts of \$100,000 (for IO, PO, Inverse Floating Rate, Structured Formula and Toggle Classes) or \$1,000 (for other Classes) and additional increments of \$1. A Holder may not transfer a Pass-Through Certificate if, as a result of the transfer, the Holder would have remaining in its account Pass-Through Certificates of any class having an original principal or notional principal amount of less than \$100,000 or \$1,000, as applicable. A Holder of Pass-Through Certificates on the Fed System will also have to comply with any Federal Reserve Bank minimum wire transfer requirements.

Holders

A Holder of a Pass-Through Certificate is not necessarily its beneficial owner. Beneficial owners ordinarily will hold classes through one or more financial intermediaries, such as banks, brokerage firms and securities clearing organizations. For example, as an investor, you may hold a class through a brokerage firm which, in turn, holds through a Fed Participant. In that case, you would be the beneficial owner and the participant would be the Holder.

If your class is held on the DTC System, your ownership will be recorded on the records of the brokerage firm, bank or other financial intermediary where you maintain an account for that purpose. In turn, the financial intermediary’s interest in the class will be recorded on the records of DTC (or of a DTC Participant that acts as agent for the financial intermediary, if the intermediary is not itself a DTC Participant).

A Holder that is not also the beneficial owner of a Pass-Through Certificate, and each other financial intermediary in the chain between the Holder and the beneficial owner, will be responsible for establishing and maintaining accounts for their customers. Freddie Mac and any Federal Reserve Bank will not have a direct obligation to a beneficial owner of a Pass-Through Certificate that is not also the Holder. A Federal Reserve Bank or DTC will act only upon the instructions of the Fed Participant or DTC Participant, as applicable, in recording transfers of a class.

Freddie Mac, the Registrar, the Federal Reserve Banks and DTC may treat the Holder as the absolute owner of a Pass-Through Certificate for the purpose of receiving payments and for all other purposes, regardless of any notice to the contrary. Your rights as a beneficial owner of a Pass-Through Certificate may be exercised only through the Holder.

Payment Procedures

Federal Reserve Banks will credit payments on classes held on the Fed System to the appropriate Fed Participants.

We or, in some cases, the Registrar will make payments on classes held on the DTC System in immediately available funds to DTC. DTC will be responsible for crediting the payment to the accounts of the appropriate DTC Participants in accordance with its normal procedures.

The Registrar will make payments on a certificated class by check mailed to the addresses of the Holders shown on the Registrar's records or, if the related supplement provides, by wire transfer to the Holders. However, a Holder will receive the final payment on a certificated class only upon presentation and surrender of the Holder's certificate to the Registrar.

Each Holder and each other financial intermediary will be responsible for remitting payments to the beneficial owners of a class that it represents.

If a principal or interest payment error occurs, we may correct it by adjusting payments to be made on future Payment Dates or in any other manner we consider appropriate.

PREPAYMENT, YIELD AND SUITABILITY CONSIDERATIONS

PREPAYMENTS

The rates of principal payments on the assets and the Pass-Through Certificates will depend on the rates of principal payments on the related Mortgages. Mortgage principal payments may be in the form of scheduled amortization or partial or full prepayments. Prepayments include:

- Voluntary prepayments by the borrower, as well as prepayments due to refinancings and modifications (including under our Relief Refinance and Home Affordable Modification Programs).
- Prepayments resulting from the repurchase or liquidation of Mortgages due to default, delinquency, inaccurate representations and warranties made by sellers or other factors.
- Liquidations resulting from casualty or condemnation.
- Payments made by Freddie Mac, as Guarantor, or GNMA under their guarantees of principal (other than payments of scheduled principal).

Mortgages may be voluntarily prepaid in full or in part at any time, in most cases without payment of a penalty. We cannot make any representation regarding the likely prepayment experience of the Mortgages underlying any pass-through pool.

Mortgage prepayment rates are likely to fluctuate significantly over time. Prepayment rates are influenced by a variety of economic, social and other factors, including local and regional economic conditions, homeowner mobility and the availability of, and costs associated with, alternative financing.

Such factors, which may be affected by the Relief Refinance and Home Affordable Modification Programs, include but are not limited to prevailing mortgage interest rates, Mortgage characteristics, such as the geographic location of the mortgaged properties, loan size, LTV ratios or year of origination, borrower characteristics (such as credit scores) and equity positions in their houses, availability and convenience of refinancing and prevailing servicing fee rates. In addition, the rate of defaults and resulting repurchases of the Mortgages, and repurchases due to breaches of representations and warranties by Mortgage sellers (presently, we have a substantial backlog of such repurchase requests to Mortgage sellers), or due to modification (such as may occur upon a borrower's successful completion of a trial period under our Home Affordable Modification Program) or refinancing as a result of default or imminent default could also affect prepayment rates and adversely affect the yield on the Pass-Through Certificates.

The characteristics of particular Mortgages may also influence their principal payment rates. For example, ARMs tend to have higher default rates than fixed rate Mortgages. In addition, the rate of principal payments on Pass-Through Certificates backed by ARMs may be affected by changes in scheduled amortization resulting from adjustments in the interest rates and monthly payment amounts of the underlying ARMs.

Transfers of mortgaged properties also influence prepayment rates. The Mortgages underlying fixed rate PCs generally include “due-on-transfer” clauses which provide that the holder of the Mortgage may demand full payment of the Mortgage upon the transfer of the mortgaged property. Freddie Mac, in most cases, requires mortgage servicers to enforce these clauses where permitted by applicable law. The PC Offering Circular discusses this further. ARMs and Mortgages underlying GNMA Certificates generally do not include due-on-transfer clauses.

If you are purchasing a Pass-Through Certificate backed by PCs, you should review the discussion of prepayments and yields in the PC Offering Circular.

YIELDS

General

In general, your yield on any class of Pass-Through Certificates will depend on several variables, including:

- The price you paid for that class.
- The rate of principal prepayments on the underlying Mortgages.
- The actual characteristics of the underlying Mortgages.
- In the case of adjustable rate Pass-Through Certificates, the levels of the interest rates on the underlying ARMS, as adjusted from time to time.

You should carefully consider the yield risks associated with Pass-Through Certificates, including these:

- If you purchase a class at a discount to its principal amount and the rate of principal payments on the underlying Mortgages is slower than you expect, you will receive payments over a longer period than you expect, so the yield on your investment will be lower than you expect. This is especially true for a PO Class.
- If you purchase a class at a premium over its principal amount and the rate of principal payments on the underlying Mortgages is faster than you expect, you will receive payments over a shorter period than you expect, so the yield on your investment will be lower than you expect.
- If you purchase an IO Class or any other class at a significant premium over its principal amount and there are fast principal payments on the underlying Mortgages, you may not even recover your investment in that class.
- In general, the rate of Mortgage prepayments early in your investment has the greatest effect on your yield to maturity. As a result, a negative effect on your yield produced by principal prepayments at a higher (or lower) rate than you expect in the period immediately following

your purchase of a Pass-Through Certificate is not likely to be offset by an equivalent reduction (or increase) in that rate in later periods.

- Mortgages tend to prepay fastest when prevailing interest rates are low. When this happens, you may not be able to reinvest your principal payments in comparable securities at as high a yield.

Yields of Floating Rate and Inverse Floating Rate Classes

If you invest in a Floating Rate or Inverse Floating Rate Class, you should consider the following additional risks:

- If you own a Floating Rate Class, index levels lower than you expect could result in yields lower than you expected, especially if the class coupon varies based on a multiple of the index. Also, the class coupon of your class can never be higher than its stated maximum rate, regardless of the level of the index. If you own an Interest Only Floating Rate Class, you may not even recover your investment if the level of the applicable index is low or Mortgage prepayments are fast.
- If you own an Inverse Floating Rate Class, index levels higher than you expect could result in yields lower than you expected, especially if the class coupon varies based on a multiple of the index. The class coupons of most Inverse Floating Rate Classes can fall as low as 0%. If you own an Interest Only Inverse Floating Rate Class, you may not even recover your investment if the level of the applicable index is high or Mortgage prepayment rates are fast.
- When mortgage interest rates are generally low, which usually results in faster prepayments, the applicable index value may be high. On the other hand, when mortgage interest rates are generally high, which usually results in slower prepayments, the applicable index value could be low. Either of these scenarios could result in a lower than expected yield on your Pass-Through Certificates.
- No index will remain constant at any value. Even if the average value of an index is consistent with what you expect, the timing of any changes in that value may affect your actual yield. In general, the earlier a change in the value of the applicable index, the greater the effect on your yield. As a result, a negative effect on your yield produced by an index value that is higher (or lower) than you expect early in your investment is not likely to be offset by an equivalent reduction (or increase) in that value in later periods.

Yields of ARM Pass-Through Certificates

If you invest in adjustable rate Pass-Through Certificates, you should consider the following additional risks:

- If the index levels used to adjust the underlying ARMs are lower than you expect, the yield on your investment could be lower than you expect.
- The interest rates on ARMs are subject to limits on the amount they can adjust on each adjustment date. The total amount that an ARM can adjust may also be limited by lifetime ceilings and, in some cases, lifetime floors.
- Class coupons for adjustable rate Pass-Through Certificates generally adjust monthly, based on a weighted average of the interest rates on the underlying ARMs. The interest rates on the

underlying ARMs may adjust monthly, semi-annually, annually or at other intervals. Moreover, there is a gap of several months from the publication of an applicable index value until the interest rate of an ARM reflects that value. As a result, the class coupon of your Pass-Through Certificates may not fully reflect current interest rates.

- Disproportionate principal payments, including prepayments, on ARMs that have relatively low and high interest rates compared to the other ARMs in the same pool will affect the level of the class coupons for the related Pass-Through Certificates, even if the interest rates on those ARMs remain unchanged.
- When mortgage interest rates are generally low, which usually results in faster prepayments, the index value may be high. On the other hand, when mortgage interest rates are generally high, which usually results in slower prepayments, the index value could be low. Either of these scenarios could result in a lower than expected yield on adjustable rate Pass-Through Certificates.
- No index will remain constant at any value. Even if the average value of an index is consistent with what you expect, the timing of any changes in that value may affect your actual yield. In general, the earlier a change in the value of the applicable index, the greater the effect on your yield. As a result, a negative effect on your yield produced by an index value that is higher (or lower) than you expect early in your investment is not likely to be offset by an equivalent reduction (or increase) in that value in later periods.

Payment Delay

The effective yield on any interest-bearing Pass-Through Certificate with a Payment Delay will be less than the yield that its class coupon and purchase price would otherwise produce, because:

- On its first Payment Date, 30 days' interest will be payable on the Pass-Through Certificate even though interest began to accrue approximately 45 to 75 days earlier, depending on its Payment Delay.
- On each Payment Date after the first, the interest payable on the Pass-Through Certificate will accrue during its Accrual Period, which will end approximately 15 to 45 days before that Payment Date, depending on its Payment Delay.

SUITABILITY

Pass-Through Certificates may not be suitable investments for you. You should consider the following before you invest in Pass-Through Certificates.

- Pass-Through Certificates are not appropriate investments if you require a single lump sum payment on a date certain, or if you require an otherwise definite payment stream.
- A market may not develop for the sale of some types of Pass-Through Certificates after their initial issuance. Even if a market develops, it may not continue. As a result, you may not be able to sell your Pass-Through Certificates easily or at prices that will allow you to realize your desired yield.
- The market values of your Pass-Through Certificates are likely to fluctuate, primarily in response to changes in prevailing interest rates. Such fluctuations may result in significant losses to you.

- The secondary markets for mortgage-related securities have experienced periods of illiquidity in the past, and can be expected to do so in the future. Illiquidity can have a severely negative effect on the prices of Pass-Through Certificates, especially those that are particularly sensitive to prepayment, redemption or interest rate risk or that have been structured to meet the investment needs of limited categories of investors. In addition, illiquidity could result from our financial condition, the conservatorship, uncertainty concerning our future structure, organization, or level of government support and market perceptions or speculation.
- The Pass-Through Certificates of some classes may not be eligible to back Freddie Mac REMIC classes or other Freddie Mac structured transactions. This may impair the liquidity of those classes.
- Pass-Through Certificates are complex securities. Before investing in a Pass-Through Certificate, you should be able, either alone or with a financial advisor, to evaluate the information contained and incorporated in this Offering Circular and in the related supplement. You should evaluate the information in the context of your personal financial situation and your views on possible and likely interest rate and economic scenarios.

This Offering Circular does not describe all the possible risks of an investment in Pass-Through Certificates that may result from your particular circumstances, nor does it project how Pass-Through Certificates will perform under all possible interest rate and economic scenarios. You should purchase Pass-Through Certificates only if you understand and can bear the prepayment, redemption, yield, liquidity and market risks associated with your investment under a variety of interest rate and economic scenarios. If you purchase Pass-Through Certificates, you need to have enough financial resources to bear all the risks related to your Pass-Through Certificates.

TABULAR INFORMATION IN SUPPLEMENTS

In order to illustrate the effect of prepayments on classes of Pass-Through Certificates, the related supplements may include tables that show the following information, in each case under various prepayment and/or index scenarios:

- Pre-tax yields to maturity.
- Weighted average lives.
- Cash flows.
- Declining principal balances.

All of the tables shown in a supplement will be based on assumptions about the underlying Mortgages. Because the Mortgages will have characteristics that differ from those assumed in preparing any table, the actual weighted average lives, pre-tax yields, cash flows and declining principal balances are likely to differ from those shown, even in the unlikely event that all the underlying Mortgages were to prepay at the assumed rates.

Yield Calculations

We calculate pre-tax yields by:

1. Determining the monthly discount rates (whether positive or negative) that, when applied to the assumed stream of cash flows to be paid on a class, would cause the discounted present value of those cash flows to equal the assumed purchase price of the class.
2. Converting the monthly rates to corporate bond equivalent (semiannual payment) rates.

These yield calculations do not take into account any variations in the interest rates at which you might reinvest payments that you receive. Consequently, they will not reflect the return on any investment when those reinvestment rates are considered.

Weighted Average Lives

The weighted average life of a security refers to the average amount of time that will elapse from the date of its issuance until each dollar of principal has been repaid to the investor. The weighted average lives of the classes of Pass-Through Certificates will depend primarily on the rate at which principal is paid on the Mortgages. We calculate weighted average lives by:

1. Multiplying the assumed reduction, if any, in the principal balance on each Payment Date by the number of years from the date of issuance to that Payment Date.
2. Summing the results.
3. Dividing the sum by the aggregate amount of the assumed reductions in principal balance.

Prepayment Models

Prepayments on pools of Mortgages can be measured based on a variety of prepayment models. The models typically used in supplements for Pass-Through Certificates will be The Securities Industry and Financial Markets Association's standard prepayment (or "PSA") model and the constant prepayment rate (or "CPR") model.

The PSA model assumes that:

- Mortgages will prepay at an annual rate of 0.2% in the first month after origination.
- The prepayment rate will increase by an annual rate of 0.2% per month up to the 30th month after origination.
- The monthly prepayment rate will be constant at 6% per annum in the 30th and later months.

This assumption is called "100% PSA." For example, at 100% PSA, mortgages with a loan age of three months (mortgages in their fourth month after origination) are assumed to prepay at an annual rate of 0.8%. "0% PSA" assumes no prepayments; "50% PSA" assumes prepayment rates equal to 0.50 times 100% PSA; "200% PSA" assumes prepayment rates equal to 2.00 times 100% PSA; and so forth.

The CPR model assumes an annual constant mortgage prepayment rate each month relative to the then outstanding principal balance of a pool of mortgages for the life of that pool. For example, at 6% CPR, the CPR model assumes that the monthly prepayment rate will be constant at 6% per annum. (For mortgages in their 30th and later months, 6% CPR corresponds to 100% PSA.)

Neither the PSA nor the CPR model describes historical prepayment experience or can predict the prepayment rate of any actual mortgage pool.

Even though the tables in a supplement will use assumed Mortgage prepayment rates, the underlying Mortgages will not prepay at a constant rate until maturity, nor will all of those Mortgages prepay at the same rate. You must make an independent decision regarding the appropriate principal prepayment scenarios to use in deciding whether to purchase Pass-Through Certificates.

THE PASS-THROUGH TRUST AGREEMENT

Under the Pass-Through Certificates Master Trust Agreement dated the same date as this Offering Circular, as Depositor, we transfer and deposit assets that we have acquired into various Pass-Through Pools. As Trustee, we create and issue Pass-Through Certificates under the Pass-Through Certificates Master Trust Agreement and the related “**Terms Supplement**” for each offering of Pass-Through Certificates. For any particular offering, the Pass-Through Certificates Master Trust Agreement and the applicable Terms Supplement together constitute the “**Pass-Through Trust Agreement.**”

The following summary describes various provisions of the Pass-Through Trust Agreement. This summary is not complete. You should refer to the Pass-Through Trust Agreement if you would like further information about its provisions. You can obtain copies of the Pass-Through Trust Agreement, including any Terms Supplements, from our Investor Inquiry Department as shown under *Additional Information*. Your receipt and acceptance of a Pass-Through Trust Certificate constitutes your unconditional acceptance of all the terms of the Pass-Through Trust Agreement.

TRANSFER OF ASSETS TO PASS-THROUGH POOL

The assets deposited in each Pass-Through Pool will be identified to that Pass-Through Pool in our corporate records. As Trustee, we will hold legal title to the assets, directly or through our agent, for the benefit of each Pass-Through Pool and the Holders of the related Pass-Through Certificates.

VARIOUS MATTERS REGARDING FREDDIE MAC

Freddie Mac in its Corporate Capacity

Freddie Mac, in its corporate capacity, and its directors, officers, employees and agents will not be liable to Holders for any action taken or omitted in good faith or for errors in judgment. However, they will not be protected against any liability that results from their willful misfeasance, bad faith, gross negligence or reckless disregard of their obligations.

The Pass-Through Trust Agreement requires Freddie Mac, as Administrator, to administer Pass-Through Pool assets using the same standards as for similar assets that it owns. Holders will not be able to direct or control Freddie Mac’s actions under the Pass-Through Trust Agreement, unless an Event of Default occurs.

Except with regard to its guarantee obligations or other payment obligations, Freddie Mac will not be liable for any Holder’s direct damages unless Freddie Mac has failed to exercise the same degree of ordinary care that it exercises in the conduct of its own affairs. Freddie Mac will not be liable for any Holder’s consequential damages.

In addition, Freddie Mac need not appear in any legal action that is not incidental to its responsibilities under the Pass-Through Trust Agreement and that we believe may result in any expense or

liability. However, Freddie Mac may undertake any legal action that we believe is necessary or desirable in the interests of the Holders. Freddie Mac will bear the legal costs of any such action.

Freddie Mac may acquire all or part of the Pass-Through Certificates of any class. Except as described under *Rights Upon Event of Default* and *Voting Rights* below, Pass-Through Certificates we hold will be treated the same as Pass-Through Certificates of the same class held by other Holders.

The Pass-Through Trust Agreement will be binding upon any successor to Freddie Mac.

Custodial Account

We are responsible as the Administrator under the Pass-Through Trust Agreement for certain duties.

As Administrator, we hold funds that are received from the assets and used to pay Holders in an account or accounts separate from our own corporate funds. Such separate account(s), collectively, are called the custodial account and funds held in the custodial account are held in trust for the benefit of Holders of Pass-Through Certificates. The custodial account is the account from which Holders are paid. Amounts on deposit in the custodial account may be commingled with funds for all Pass-Through Pools and for other Freddie Mac mortgage securities (and temporarily with other collections on Mortgages) and are not separated on a Pass-Through Pool by Pass-Through Pool basis. As Administrator, we are entitled to investment earnings on funds on deposit in the custodial account and we are responsible for any losses. Holders are not entitled to any investment earnings from the custodial account. We may invest funds in the custodial account in eligible investments set forth in the Pass-Through Trust Agreement prior to distribution to Holders.

Certain Matters Regarding Our Duties as Trustee

We serve as Trustee under each Pass-Through Trust Agreement. We may resign from our duties as Trustee under the Pass-Through Trust Agreement upon providing 90 days' advance written notice. Our resignation would not become effective until a successor has assumed our duties. Even if our duties as Trustee under the Pass-Through Trust Agreement terminate, we still would be obligated under our guarantee.

Under the Pass-Through Trust Agreement, the Trustee may consult with and rely on the advice of counsel, accountants and other advisors, and the Trustee will not be responsible for errors in judgment or for anything it does or does not do in good faith if it so relies. This standard of care also applies to our directors, officers, employees and agents. We are not required, in our capacity as Trustee, to risk our funds or incur any liability if we do not believe those funds are recoverable or we do not believe adequate indemnity exists against a particular risk. This does not affect our obligations as Guarantor.

We are indemnified by each Pass-Through Pool for actions we take in our capacity as Trustee in connection with the administration of that Pass-Through Pool. Officers, directors, employees and agents of the Trustee are also indemnified by each Pass-Through Pool with respect to that Pass-Through Pool. Nevertheless, neither we nor they will be protected against any liability if it results from willful misfeasance, bad faith or gross negligence or as a result of reckless disregard of our duties. The Trustee is not liable for consequential damages.

The Pass-Through Trust Agreement provides that the Trustee may, but is not obligated to, undertake any legal action that it deems necessary or desirable in the interests of Holders. We may be reimbursed for the legal expenses and costs of the action from the assets of the Pass-Through Pool. Any such reimbursement will not affect our guarantee obligations.

EVENTS OF DEFAULT

“**Events of Default**” under the Pass-Through Trust Agreement are:

- Any failure by Freddie Mac, as Guarantor or Administrator, to pay principal or interest that lasts for 30 days.
- Any failure by Freddie Mac, as Guarantor or Administrator, to perform in any material way any other obligation under the Pass-Through Trust Agreement, if the failure lasts for 60 days after Freddie Mac receives written notice from the Holders of at least 60% of the outstanding principal or notional principal amount of an affected class.
- Specified events of bankruptcy, insolvency or similar proceedings involving Freddie Mac, including the appointment of a receiver, liquidator, assignee, custodian or sequestrator or similar official for Freddie Mac (but not including the appointment of a conservator or similar official for Freddie Mac).

RIGHTS UPON EVENT OF DEFAULT

If an Event of Default under a Pass-Through Trust Agreement is not remedied, the Holders of at least 50% of the outstanding principal or notional principal amount of any affected class of Pass-Through Certificates may remove Freddie Mac as Administrator and nominate a successor as to that Pass-Through Pool. That nominee will replace Freddie Mac as Administrator unless Freddie Mac objects within ten days after the nomination. In that event, either Freddie Mac or anyone who has been a bona fide Holder of an affected class for at least six months may ask a court to appoint a successor. The court may then appoint a successor Administrator. Any such removal will not affect Freddie Mac’s guarantee obligations.

In addition, Freddie Mac may be removed as Trustee if an Event of Default has occurred with respect to a Pass-Through Pool. In that case, we can be removed and replaced by a successor trustee as to an affected Pass-Through Pool by Holders owning not less than 50% of the outstanding principal or notional principal amount of any affected Class of Pass-Through Certificates.

For these purposes Pass-Through Certificates held by Freddie Mac will be disregarded.

The rights provided to Holders of Pass-Through Certificates under the Pass-Through Trust Agreement as described above may not be enforced against FHFA, or enforcement of such rights may be delayed, if we are placed into receivership. The Pass-Through Trust Agreement provides that upon the occurrence of an Event of Default, which includes the appointment of a receiver, Holders have the right to replace Freddie Mac as Trustee and Administrator if the requisite percentage of Holders of an affected class of Pass-Through Certificates consent. The Reform Act prevents Holders from enforcing their rights to replace Freddie Mac as Trustee and Administrator if the Event of Default arises solely because a receiver has been appointed. The Reform Act also provides that no person may exercise any right or power to terminate, accelerate or declare an event of default under certain contracts to which Freddie Mac is a party, or obtain possession of or exercise control over any property of Freddie Mac, or affect any contractual rights of Freddie Mac, without the approval of FHFA, as receiver, for a period of 90 days following the appointment of FHFA as receiver.

Under the Purchase Agreement between Treasury and us, Holders of Pass-Through Certificates are given certain limited rights against Treasury under the following circumstances: (i) we default on our guarantee payments, (ii) Treasury fails to perform its obligations under its funding commitment, and

(iii) we and/or the Conservator are not diligently pursuing remedies in respect of that failure. In that case, the Holders of an affected class of Pass-Through Certificates may file a claim in the U.S. Court of Federal Claims for relief requiring Treasury to fund to us up to the lesser of (1) the amount necessary to cure the payment default and (2) the lesser of (a) the amount by which our total liabilities exceed our total assets, as reflected on our balance sheet prepared in accordance with generally accepted accounting principles, and (b) the maximum amount of Treasury's funding commitment under the Purchase Agreement less the aggregate amount of funding previously provided under this commitment. The enforceability of such rights has been confirmed by the Office of Legal Counsel of the U.S. Department of Justice in an opinion dated September 26, 2008.

VOTING RIGHTS

Except in limited circumstances following an Event of Default, no Holder of a Pass-Through Certificate has any right to vote or to otherwise control in any manner the management and operation of any Pass-Through Pool. In addition, Holders may institute legal actions and proceedings with respect to the Trust Agreement or the Pass-Through Certificates only in limited circumstances, and no Holder has the right to prejudice the rights of any other Holder under the Trust Agreement or to seek preference or priority over any other Holder.

VOTING UNDER ANY PC OR REMIC AGREEMENT

Holders of PCs and Freddie Mac REMIC classes have various rights under the agreements governing their securities. If a default occurs under one of these agreements, holders of a specified percentage of the affected PCs or REMIC classes may seek to remove Freddie Mac under that agreement. As Trustee, we will hold the PCs and REMIC classes that back Pass-Through Certificates. However, the Pass-Through Trust Agreement generally allows the Holders of the Pass-Through Certificates, rather than Freddie Mac, to act if an event of default occurs under the related PC or REMIC agreement. For this purpose, the Holders of Pass-Through Certificates will be treated as the holders of the affected PC or REMIC class in proportion to the outstanding principal amounts of their Pass-Through Certificates.

The rights provided to holders of PCs and REMIC classes under the agreements governing those securities and the rights of Holders of the Pass-Through Certificates under the underlying agreements are also subject to the limitations of the Reform Act, as described above.

Holders of PCs and Freddie Mac REMIC classes also have the right to consent to certain amendments to their governing agreements. The Pass-Through Trust Agreement provides that, as the holder of a PC or REMIC class that backs Pass-Through Certificates, Freddie Mac, as Trustee, may consent to such an amendment. However, if the amendment would adversely affect in any material way the interests of the Holders of Pass-Through Certificates, Freddie Mac may not agree to it unless Holders of at least 50% of the outstanding principal or notional principal amount of each affected class consent in writing. Despite this rule, Freddie Mac may amend an agreement governing Mortgage Participation Certificates, without the consent of Holders, if the amendment changes Freddie Mac's procedures for calculating payments or passing through prepayments on Mortgage Participation Certificates that back Pass-Through Pools formed after September 1, 1995. See the PC Offering Circular for information about payments on Mortgage Participation Certificates.

AMENDMENT

Freddie Mac and the Trustee may amend the Pass-Through Trust Agreement without the consent of any Holder or Holders to:

- Cure any ambiguity or to correct or add to any provision in the Pass-Through Trust Agreement, if the amendment does not adversely affect Holders in any material way.
- Maintain the qualification of any Pass-Through Pool as a grantor trust under the Internal Revenue Code of 1986 (the “Code”).
- Avoid the imposition of any state or federal tax on a Pass-Through Pool.

With the written consent of the Holders of at least 50% of the then outstanding principal or notional principal amount of any affected class, Freddie Mac and the Trustee also may amend the Pass-Through Trust Agreement in any other way. However, unless each affected Holder consents, Freddie Mac and the Trustee may not amend the Pass-Through Trust Agreement to impair the rights of Holders to receive payments (including guarantee payments) when due or to sue for any payment that is overdue.

To the extent that any provisions of the Pass-Through Trust Agreement differ from the provisions of any of our previous agreements governing Pass-Through Certificates, the Pass-Through Trust Agreement will be deemed to amend those prior agreements if such change would not require the consent of Holders under the terms of those prior agreements.

GOVERNING LAW

The Pass-Through Trust Agreement is to be interpreted in accordance with federal law. If there is no applicable federal precedent and if the application of New York law would not frustrate the purposes of the Freddie Mac Act, the Pass-Through Trust Agreement or any Pass-Through Certificate transaction, then New York law will be deemed to reflect federal law.

CERTAIN FEDERAL INCOME TAX CONSEQUENCES

GENERAL

Any discussion of tax matters in this Offering Circular and any applicable supplement was not intended or written to be used, and cannot be used, by any person for the purpose of avoiding tax penalties that may be imposed on such person. Such discussion was written to support the promotion and marketing of the Pass-Through Certificates. Investors should consult their own independent tax advisors regarding the Pass-Through Certificates and each investor’s particular circumstances.

The following is a general discussion of the material federal income tax consequences relating to the purchase, ownership and transfer of Pass-Through Certificates. It does not address all the federal income tax consequences that may apply to particular categories of investors. Some investors may be subject to special rules. **The tax laws and other authorities for this discussion are subject to change or differing interpretations, and any change or interpretation may apply retroactively. You should consult your own tax advisors to determine the federal, state, local and any other tax consequences that may be relevant to you.**

Although Freddie Mac is a government-sponsored enterprise, neither the Pass-Through Certificates nor the income received from them is exempt from federal income, estate or gift taxes under the Code.

Further, neither the Code nor the Freddie Mac Act exempts the Pass-Through Certificates or income on them from taxation by any state, any United States possession or any local taxing authority.

If you exchange assets for Pass-Through Certificates (or for Pass-Through Certificates and cash) you may be required to recognize gain or loss on the exchange. If you enter into such an exchange, you should consult your own tax advisors about this matter.

We will report income on the Pass-Through Certificates to the Internal Revenue Service (the “**Service**”) and to Holders of Pass-Through Certificates based, in part, on the final Treasury Regulations under Sections 1271-1275 of the Code (the “**OID Regulations**”).

The federal income tax treatment of some classes of Pass-Through Certificates depends on the treatment of those classes under the “stripped bond” rules of Section 1286 of the Code. Debt instruments can be characterized in various ways under the stripped bond rules, including the possible application of the regulations governing contingent payment obligations. Because of this uncertainty and the relationship between the stripped bond rules and the contingent payment obligation rules, you should consult your own tax advisors regarding the proper tax treatment of these Pass-Through Certificates. The tax information we will provide for Pass-Through Certificates will assume that the contingent payment obligation rules are not applicable.

We will treat Stripped Giant Certificates and Stripped Interest Certificates (each, for tax purposes, a “**Strip**”) according to the rules discussed below under *Strips*. Also, if a class of Strips backs a Pass-Through Certificate, the same rules may apply indirectly to that Pass-Through Certificate. We will describe this in the applicable supplement.

The arrangements under which Giant Certificates, Strips, SPCs and CPCs are created and sold and the related Pass-Through Pools are administered will be classified as grantor trusts under subpart E, part I of subchapter J of the Code and not as associations taxable as corporations.

If you own a Giant Certificate or a SPC, you will be treated for federal income tax purposes as the owner of a pro rata undivided interest in each of the assets of the related Pass-Through Pool, subject to the discussion below under *Giant Certificates — Application of the Stripped Bond Rules*.

If you own a Strip, you will be treated for federal income tax purposes as the owner of the right to receive payments of principal and/or interest, as applicable, on the assets in the related Pass-Through Pool.

Tax Status

Giant Certificates generally will be considered to represent “loans . . . secured by an interest in real property” within the meaning of Section 7701(a)(19)(C)(v) of the Code and “real estate assets” within the meaning of Section 856(c)(5)(B) of the Code. Interest income from the Giant Certificates generally will be considered to represent “interest on obligations secured by mortgages on real property” within the meaning of Section 856(c)(3)(B) of the Code. In the event that any Mortgage has an LTV in excess of 100 percent (that is, the amount of any Mortgage exceeds the fair market value of the real property securing the Mortgage), it is not certain whether or to what extent such Mortgages would qualify as loans secured by an interest in real property for purposes of Section 7701(a)(19)(C)(v) of the Code. Even if the property securing the Mortgage does not meet this test, the Giant Certificates will be treated as “obligations of a corporation which is an instrumentality of the United States” within the meaning of Section 7701(a)(19)(C)(ii) of the Code. Thus, the Giant Certificates will be a qualifying asset for a domestic building and loan association. Additionally, if any Mortgage has a LTV in excess of 100 percent,

interest income on the excess portion of the Mortgage will not be “interest on obligations secured by mortgages on real property” within the meaning of Section 856(c)(3)(B) of the Code and such excess portion of the Mortgage will not be a “real estate asset” within the meaning of Section 856(c)(5)(B) of the Code. The excess portion will represent a “Government security” within the meaning of Section 856(c)(4)(A) of the Code. If a Giant Certificate contains a Mortgage with an LTV in excess of 100 percent, a holder that is a real estate investment trust should consult its tax advisor concerning the appropriate tax treatment of such excess portion.

Although there is no specific precedent and the characterization of the Strips is not entirely free from doubt, the Strips generally should be considered to represent “loans . . . secured by an interest in real property” within the meaning of Section 7701(a)(19)(C)(v) of the Code and “real estate assets” within the meaning of Section 856(c)(5)(B) of the Code, and original issue discount and interest from the Strips generally should be considered to represent “interest on obligations secured by mortgages on real property” within the meaning of Section 856(c)(3)(B) of the Code. In the event that some portion of a Strip is backed by a Mortgage with an LTV in excess of 100 percent, it is not certain whether or to what extent such Mortgages would qualify as loans secured by an interest in real property for purposes of Section 7701(a)(19)(C)(v) of the Code. Even if the property securing the Mortgage does not meet this test, the Strips should be treated as “obligations of a corporation which is an instrumentality of the United States” within the meaning of Section 7701(a)(19)(C)(ii) of the Code. Thus, the Strips should be a qualifying asset for a domestic building and loan association. Additionally, if any Mortgage has a LTV in excess of 100 percent, a portion of the interest income on the Strip that is attributable to that Mortgage will not be “interest on obligations secured by mortgages on real property” within the meaning of Section 856(c)(3)(B) of the Code and a portion of the Strip that is attributable to that Mortgage will not be a “real estate asset” within the meaning of Section 856(c)(5)(B) of the Code. The portion of a Strip that does not qualify as a “real estate asset” within the meaning of Section 856(c)(5)(B) of the Code should represent a “Government security” within the meaning of Section 856(c)(4)(A) of the Code. If a Strip is backed by a Mortgage with an LTV in excess of 100 percent, a holder that is a real estate investment trust should consult its tax advisor concerning the appropriate tax treatment of such excess portion.

GIANT CERTIFICATES

General

If you own Giant Certificates, you generally must report on your federal income tax return your pro rata share of the entire income from the Mortgages underlying the assets in the related Pass-Through Pool, in accordance with your method of accounting. Income generally will include gross interest income at the interest rates on the Mortgages and incidental fees, if any. If you own a Giant PC backed by Freddie Mac REMIC securities, you should review the related supplement to this Offering Circular for a description of the underlying Freddie Mac REMIC securities, and the offering documents related to such Freddie Mac REMIC securities for a description of the federal income tax consequences of owning such securities.

You generally will be able to deduct, under Section 162 or 212 of the Code, your pro rata share of servicers’ fees or any Freddie Mac or GNMA guarantee fees, including incidental fees paid by the borrowers and retained by the servicers, Freddie Mac or GNMA, and all administrative and other expenses of the Pass-Through Pool in accordance with your method of accounting. The Code limits the deductions for these miscellaneous itemized deductions for some investors.

Discount and Premium

If you purchase a Giant Certificate, you will be treated as purchasing an interest in each of the underlying Mortgages at a price determined by allocating the purchase price paid for that Giant Certificate among the Mortgages in proportion to their fair market values at the time of purchase. To the extent that the portion of the purchase price allocated to a Mortgage is less than or greater than the portion of the principal balance of the Mortgage allocated to the Giant Certificate, the interest in the Mortgage will be deemed to have been acquired with discount or premium, respectively. The treatment of any discount will depend on whether the discount represents original issue discount or market discount.

You should consult your own tax advisors to determine whether Section 1272(a)(6) of the Code, as expanded by the Taxpayer Reform Act of 1997, could affect the accrual of discount or amortization of premium on your Giant Certificates or otherwise affect the tax accounting for your Giant Certificates.

If you recognize gain or loss attributable to discount or premium that is not characterized as original issue discount, market discount or amortizable bond premium (described below), your gain or loss will be treated as capital gain or loss if the Giant Certificate is held as a capital asset.

Original Issue Discount. You will be required to report as ordinary income your pro rata share of any original issue discount related to the Mortgages underlying the Giant Certificate pursuant to Sections 1271-1273 and 1275 of the Code. Original issue discount may arise as a result of initial incentive or “teaser” interest rates on ARMs or points charged at origination. You will be required to accrue original issue discount into current income only if it exceeds a *de minimis* amount. The Mortgages also would be subject to the original issue discount rules if, as discussed below, the “stripped bond” provisions of the Code were determined to be applicable.

Freddie Mac intends to treat any negative amortization on an ARM underlying a Giant Certificate as original issue discount. You will be required to include any resulting deferred interest in income in the period in which it accrues.

Market Discount. The market discount rules of Sections 1276-1278 of the Code will apply to treat market discount in excess of a *de minimis* amount as ordinary income. You must recognize accrued market discount to the extent of gain realized on disposition or to the extent of principal payments that you receive. The market discount rules provide that:

- Market discount will be considered to accrue under a straight-line method unless you elect to calculate it under a constant interest method.
- Interest that you paid or that accrues on indebtedness that you incurred or continued to purchase or carry Mortgages acquired at a market discount will be allowed as a deduction only to the extent that such interest, reduced by the interest on the Mortgages includible in income, including original issue discount, is greater than the market discount that accrued but was not taken into account during the taxable year such interest was paid or accrued. Any such interest expense that is deferred will, in general, be allowed as a deduction when the related market discount income is recognized.
- Alternatively, you may elect to include market discount in income currently, under either a straight-line method or a constant interest method, on all market discount obligations you hold except those acquired in taxable years before the year of the election. An election to include market discount as income currently can be revoked only with the Service’s consent.

In this event, the rules about ordinary income on disposition and interest deferral discussed above will not apply.

The exact application of the market discount rules is not clear.

Premium. If you have purchased your interest in any Mortgage at a premium, the premium may be amortizable under a constant interest method at your election under Section 171 of the Code. The premium is treated as an offset to interest income includable with respect to the Mortgage. An election to amortize premium will apply to all debt instruments you hold at the beginning of the tax year for which you make the election and to all such instruments acquired after the election. An election to amortize premium can be revoked only with the Service's consent.

Constant Yield Method. You may elect to include in gross income all interest that accrues on a Mortgage by using the constant yield method. For purposes of this election, interest would include stated interest, *de minimis* original issue discount, original issue discount, *de minimis* market discount and market discount, as adjusted by any premium. You should consider the relationship between this election and the elections described above under *Market Discount* and *Premium*.

Sale or Exchange of a Giant Certificate

If you sell a Giant Certificate, you will recognize gain or loss equal to the difference between your adjusted tax basis in the Giant Certificate and the amount you realized in the sale (not including amounts attributable to accrued and unpaid interest, which will be treated as ordinary interest income).

In general, your adjusted tax basis in the Giant Certificate will equal what you paid for the Giant Certificate, plus the amount of any discount income you previously reported on the Giant Certificate, less the amount of any premium you previously offset against interest income on the Giant Certificate and the amount of any principal payments you received on it.

You must report accrued but unrecognized market discount as ordinary income, but your gain or loss otherwise will be a capital gain or loss if you held the Giant Certificate as a capital asset. The capital gain or loss will be long-term or short-term, depending on whether you owned the Giant Certificate for the long-term capital gain holding period (currently more than one year).

Application of the Stripped Bond Rules

When we issue a class of Giant Certificates, Revenue Ruling 71-399, 1971-2 C.B. 433, issued to us by the Service, indicates that any difference between interest payable at the mortgage interest rate and the sum of (a) interest payable at the class coupon plus (b) fees applicable to the Mortgages (servicers' fees or any Freddie Mac or GNMA guarantee fees) should be accounted for as discount income or premium expense. If such sum exceeds the mortgage interest rate, the difference is characterized as "discount" and considered additional gross income. If such sum is less than the mortgage interest rate, the net difference is characterized as "premium expense."

In Revenue Ruling 71-399, the Service ruled that discount income is to be included as ordinary income in accordance with the beneficial owner's method of accounting, and that premium expense may be deductible in accordance with applicable rules. The Service, however, may contend that by reason of enactment of the stripped bond rules of Section 1286 of the Code (or its predecessor, Section 1232B), Revenue Ruling 71-399 is no longer applicable in characterizing such difference.

The Service has issued guidance taking the position that, when mortgages are sold and the servicer is entitled to receive amounts that exceed reasonable compensation for the mortgage servicing to be performed, the Mortgages are treated as stripped bonds within the meaning of Section 1286 of the Code. If this treatment applies, you would not be treated as having a pro rata undivided interest in the underlying Mortgages, but rather you would be treated as owning “stripped bonds” to the extent of your share of principal payments and “stripped coupons” to the extent of the class coupon plus reasonable servicing fees and guarantee fees. The consequences of this characterization are described below under *Strips*.

The Service has also issued guidance providing that a purchaser of a mortgage that is a stripped bond must treat it as a market discount bond if the amount of original issue discount on the stripped bond is considered to be zero after application of the *de minimis* rule of Section 1273(a)(3) of the Code or if the annual stated rate of interest payable on the stripped bond is 100 basis points or less below the annual stated rate of interest payable on the mortgage. These conditions apparently are based on the premise that the interest payments which remain associated with the stripped bond are treated, for purposes of the original issue and market discount provisions of the Code, as stated interest payable with respect to the stripped bond. If these conditions are met, you would be required to account for any market discount in accordance with the rules for market discount as described above under *Discount and Premium*.

It is unclear whether the position taken by the Service in the guidance would be upheld if challenged.

STRIPS

General

Under Section 1286 of the Code, “stripped bonds” are created as a result of the separation of the ownership of the right to receive some or all interest payments on an obligation from the right to receive some or all of the principal payments. If you own a Strip, you will be considered to own the following:

- Stripped bonds, to the extent of your share of principal payments on the underlying assets.
- Stripped coupons, to the extent of your share of interest payments on the underlying assets.

Section 1286 treats a stripped bond or a stripped coupon, for purposes of applying the original issue discount rules, as a debt instrument issued with original issue discount on the date that you purchase the stripped interest. While it is unclear whether the original issue discount calculations described below should be done separately for each principal and/or interest payment on a Strip, or by treating all such payments as if they were made on a single debt instrument, we intend to treat a Strip as a single debt instrument for purposes of information reporting.

Determination of Income on Strips

You must include original issue discount on each Strip in your ordinary income for federal income tax purposes as it accrues, which may be prior to receipt of the cash attributable to such income. You must include this in accordance with a constant interest method that takes into account the compounding of interest. Although not free from doubt (see *Possible Alternative Characterizations*), the amount of original issue discount you are required to include in your income in any taxable year likely will be computed as described below. This computation will:

- Use the prepayment rate assumed in pricing the transaction as stated in the applicable supplement (the “**Pricing Speed**”).

- With respect to certain Strips that are Floating Rate or Inverse Floating Rate Classes, project a level of future payments by assuming that the variable rate is a fixed rate equal to the value of the variable rate as of the date of the applicable supplement. The supplement will identify those Strips as to which this assumption applies. In the case of other Strips that include rights to variable interest payments, however, these rules will apply by assuming that the variable rate is a fixed rate that reflects the overall yield that is reasonably expected for the relevant Strip (which in many instances will also equal the value of the variable rate as of the date of the applicable supplement).
- Require periodic adjustments to take into account actual prepayment experience.

Generally, if you own a Strip, you must include in your gross income the sum of the “daily portions,” as defined below, of the original issue discount on the Strip for each day that you own it, including the date you purchased it, but not including the date you dispose of it.

You can determine the daily portions of original issue discount as follows:

1. Calculate the original issue discount that accrues during each month or, if applicable, the shorter period from the date of purchase to the end of the first month. For each period, you do this by:
 - Adding:
 - the present values at the end of the month of any payments to be received in future months, using the Pricing Speed (by using as a discount rate the yield to maturity of the Strip, as described below), and
 - any payments included in the stated redemption price of the Strip received during such month.
 - Subtracting from the above sum the “adjusted issue price” of the Strip at the beginning of the month.
 - The adjusted issue price of a Strip at the beginning of the first month, or shorter period, is its issue price.
 - The adjusted issue price of a Strip at the beginning of a month following the first month or shorter period is the adjusted issue price at the beginning of the immediately preceding month *plus* the amount of original issue discount allocable to that preceding month and *minus* the amount of any payment included in the stated redemption price made at the end of or during that preceding month and the amount of any loss recognized at the end of that preceding month.
2. Divide the original issue discount accruing during that month, or shorter period, by the number of days in the period.

The yield used in making these calculations should be the monthly rate (assuming monthly compounding) determined as of the date of purchase that, if used in discounting the remaining payments on the portion of the underlying Mortgages allocable to the Strip, would cause the present value of those payments to equal your purchase price of the Strip.

It is not clear whether the Pricing Speed would be determined at the time you purchase the Strip or at the time the Strips are created and first sold. The Pricing Speed that we will use for purposes of

information reporting will be the same for each class of Strips backed by the same pass-through pool, and will be determined based upon conditions at the time of the initial creation and sale of the related Strips.

Under the method for calculating the accrual of original issue discount described above, the rate at which you recognize original issue discount on a Strip and, in the case of an IO Class, the amount of such original issue discount depend on the actual rate of prepayment of the underlying Mortgages and the relative amount of principal and interest on each Mortgage represented by the Strip.

If the method for computing income for any particular month results in a negative amount, you may be entitled to deduct such amount as a loss only against future income from the Strip. However, you should be entitled to deduct a loss to the extent that your remaining basis would otherwise exceed the maximum amount of future payments which you are entitled to receive (determined by assuming that no future prepayments will occur on the underlying Mortgages).

Treatment of Servicing Fee for Federal Income Tax Purposes

For purposes of tax reporting, either of the following amounts will be allocated to related classes of Strips, based on relative amounts of original issue discount accrued during each accrual period on each class:

- The excess of the interest paid on the Mortgages over the aggregate interest payable on the related Strips.
- The portion of that excess that represents reasonable servicing fees, as described above under *Giant Certificates — Application of the Stripped Bond Rules*.

If you own a Strip, you will be entitled to deduct each year, in accordance with your method of accounting, the amount of the servicing fee allocated to you to the same extent as if you paid the amount of the servicing fee directly. The Code limits the deductions for such servicing fees for some investors.

Sale of a Strip

If you sell a Strip, you will recognize a gain or loss equal to the difference, if any, between the amount realized and your adjusted basis in the Strip. The gain or loss will be a capital gain or loss if you held the Strip as a capital asset. The capital gain or loss will be long-term or short-term, depending on whether you owned the Strip for the long-term capital gain holding period (currently more than one year). In general, your adjusted basis in the Strip will equal the amount you paid for the Strip, plus the amount of original issue discount you previously reported on the Strip, minus the amount of any payments included in the stated redemption price of the Strip received by you and the amount of any losses previously recognized by you with respect to the Strip.

Possible Alternative Characterizations

The Service could assert that you must use a method other than the one described above to determine the accrual of original issue discount on a Strip. For example, the Service might require that original issue discount for a month be calculated under the method described above except that both the yield and the remaining payments should be determined by assuming no further prepayments of the Mortgages.

Further, the characterizations of Strips discussed above are not the only possible interpretations of the applicable Code provisions. For example, if you own a Strip, you may be treated as the owner of:

- One installment obligation consisting of the Strip's pro rata share of the payments attributable to principal on each Mortgage and a second installment obligation consisting of the Strip's pro rata share of the payments attributable to interest on each Mortgage.
- As many stripped bonds or stripped coupons as there are scheduled payments of principal and/or interest on each Mortgage.
- A separate installment obligation for each Mortgage, representing the Strip's pro rata share of payments of principal and/or interest to be made on that Mortgage.

Alternatively, if you own Strips, you may be treated as owning (a) a pro rata fractional undivided interest in each Mortgage to the extent that the Strip represents the same pro rata portion of principal and interest on each Mortgage and (b) a stripped bond or stripped coupon, as applicable, to the extent of any disproportionate principal or interest.

In addition, the Service might assert that the contingent payment rules mentioned above under *General* should apply to certain Strips.

Purchase of More Than One Class of Strips

Although the matter is not free from doubt, if you purchase more than one class of Strips issued from the same Pass-Through Pool at the same time or in the same series of transactions, you should be treated for federal income tax purposes as having made a single purchase. If you purchase more than one class of Strips issued from the same Pass-Through Pool in different transactions, it is unclear whether the federal income tax treatment of the Strips should be determined by treating each class separately or as described in the previous sentence.

SPCs

If you own an SPC, you should review the applicable supplement for a description of the related assets, and the offering documents applicable to the assets for a description of the federal income tax consequences of owning the assets.

CPCs

Status of the CPC Classes

The Callable Class. If you own a Callable Class, you will be treated as:

1. Owning an undivided interest in the underlying Callable Assets; and
2. Having written a call option on your interest in the underlying Callable Assets. The call option is represented by a proportionate part of the Call Right. You will be treated as having written the call option in exchange for an option premium equal to an amount computed under the rules described below.

Special considerations may apply to thrifts, REMICs, real estate investment trusts and regulated investment companies investing in a Callable Class.

The Call Class. If you own a Call Class, you will be treated as having purchased a call option on all the Callable Assets underlying the related Callable Class for an option premium equal to the price you paid for the Call Class.

If you own a Call Class and acquire an interest in the related Callable Class, the call option probably would be extinguished, to the extent of that interest, for at least as long as you held such interest, and you would be treated as holding a proportionate share of the underlying Callable Assets.

Taxation of the CPC Classes

The Callable Class

Allocations. If you own a Callable Class, you will be required, for federal income tax purposes, to account separately for the underlying Callable Assets and the call option you are deemed to have written. You must allocate your purchase price for the Callable Class between the Callable Assets and the call option based on the relative fair market values of each on the date of purchase. The (positive) amount that you allocate to the Callable Assets is your basis in the Callable Assets and the (negative) amount that you allocate to the call option is the option premium you are deemed to have received for writing the call option. Accordingly, your basis in the underlying Callable Assets will be *greater* than the amount you paid for the Callable Class.

Upon the sale, exchange or other disposition of the Callable Class, you must again allocate amounts between the underlying Callable Assets and the call option you were deemed to have written. This allocation is based on the relative fair market values of the Callable Assets and the call option on the date of sale. The (positive) amount that you allocate to the underlying Callable Assets is your amount realized with respect to the Callable Assets and the (negative) amount you allocate to the call option is the amount you are deemed to have paid to be relieved from your obligations under the call option. The amount realized with respect to the underlying Callable Assets will be *greater* than the amount actually received.

Taxation of Underlying Callable Assets. Except as described below under *Application of the Straddle Rules*, the anticipated material federal income tax consequences to you of purchasing, owning and disposing of your interest in the underlying Callable Assets will be as described in the offering materials for the Callable Assets.

Taxation of Call Option Premium. If you own a Callable Class, you will not be required to immediately include in your income the option premium that you were deemed to have received when you purchased the Callable Class. Rather, you need to take such premium into account only when the Call Right lapses, is exercised, or is otherwise terminated. As described above, an amount equal to that option premium is included in your basis in the Callable Assets. Your recovery of such basis will not occur at the same rate as the option premium is included in your income.

As the owner of a Callable Class, you will include the option premium in income as short-term capital gain when the Call Right lapses. Typically, the principal amount of the Callable Assets subject to the Call Right will be reduced over time due to principal payments. It is not entirely clear whether the Call Right would thus be deemed to lapse as the Callable Assets are paid down, and if so, at what rate. However, Freddie Mac intends to assume that the Call Right lapses, and you would recognize the related premium, proportionately as principal is paid on the Callable Assets (whether as scheduled principal payments or prepayments) after the first date on which the Call Right may be exercised. The Service may or may not agree with this method of determining income from the lapse of the Call Right.

If you own a Callable Class and the Call Right is exercised, you will add an amount equal to the unamortized portion of the option premium to the amount realized from the sale of the underlying Callable Assets. If you transfer your interest in a Callable Class, the transfer will be treated as a “closing transaction” with respect to the option you were deemed to have written. Accordingly, you will recognize a short-term capital gain or loss equal to the difference between the unamortized amount of option premium and the amount you are deemed to pay, under the rules discussed above, to be relieved from such your obligation under the option.

Taxation of Income from GIFC. If a Callable Class is redeemed, the amount received by the Pass-Through Pool from the Call Class Holder and not immediately payable to the Holders of the Callable Class will be invested by Freddie Mac in a Guaranteed Investment and Fee Contract (“**GIFC**”). The GIFC allows Freddie Mac to invest these amounts for the period from the date received to the date paid to Holders, and it provides for payment of a fee to Freddie Mac. If you own a redeemed Callable Class, you should treat your proportionate share of any accrued interest for the month of redemption as income earned under the GIFC for that period.

The Call Class

Since the purchase price paid by the investor in a Call Class will be treated as an option premium for the Call Right, it will be:

1. Added to the purchase price of the Callable Assets (in addition to any fee for the exchange) if the Callable Assets are purchased upon exercise of the Call Right.
2. Treated as a loss as the Call Right lapses.

For a discussion of when the Call Right may be deemed to lapse, see *The Callable Class — Taxation of Call Option Premium* above. Assuming that the underlying Callable Assets, if acquired, would be capital assets, then loss recognized on such lapse will be treated as a capital loss.

Application of the Straddle Rules

If you own a Callable Class, the Service might take the position that your interest in the underlying Callable Assets and the call option constitute positions in a straddle. If this were correct, the straddle rules of Section 1092 of the Code would apply, with the following consequences:

- If you sell your Callable Class, you will be treated as selling your interest in the underlying Callable Assets at a gain or loss, which would be short-term because your holding period would be tolled. As discussed above, your gain or loss with respect to the option premium always will be short-term under the option rules, regardless of the application of the straddle rules.
- The straddle rules might require you to capitalize, rather than deduct, a portion of any interest and carrying charges allocable to your interest in a Callable Class.
- If the Service were to take the position that your interest in the underlying Callable Assets and the call option constitute a “conversion transaction” as well as a straddle, then a portion of the gain with respect to the underlying Callable Assets or the call option might be characterized as ordinary income.

Tax-Exempt Organizations

In general, income or gain from the CPC classes will not be subject to the tax on unrelated business taxable income for a tax-exempt organization, if the CPC classes do not constitute “debt-financed property.”

EXCHANGE TRANSACTIONS

If you surrender classes of Strips in return for an equivalent principal amount of the underlying Giant Certificate, or vice versa, you will not recognize gain or loss as a result. After the exchange, you will be treated as continuing to own the interests that you owned immediately prior to the exchange.

If you surrender MACS for other MACS or for an interest in the underlying assets, or vice versa, you will not recognize gain or loss as a result. After the exchange, you will be treated as continuing to own the interests that you owned immediately prior to the exchange.

BACKUP WITHHOLDING, FOREIGN WITHHOLDING AND INFORMATION REPORTING

If you are a U.S. Person, you may be subject to federal backup withholding tax under Section 3406 of the Code on payments on your Pass-Through Certificate, unless you comply with applicable information reporting procedures or are an exempt recipient. Any such amounts withheld would be allowed as a credit against your federal income tax liability.

Payments made to an investor who is an individual, a corporation, an estate or a trust that is not a U.S. Person, or to a Holder on behalf of such an investor, generally will not be subject to federal income or withholding tax if:

- The Mortgages underlying the investor’s Pass-Through Certificates all were originated after July 18, 1984;
- The Pass-Through Certificate is not held by the investor in connection with a trade or business in the United States (or if an income tax treaty applies, is not attributable to a U.S. permanent establishment);
- The investor is not with respect to the United States a corporation that accumulates earnings in order to avoid United States federal income tax;
- The investor is not a U.S. expatriate or former U.S. resident who is taxable in the manner provided in Section 877(b) of the Code; and
- The investor provides a statement (on Internal Revenue Service Form W-8BEN or a similar substitute form) signed under penalties of perjury that includes its name and address and certifies that it is not a U.S. Person in accordance with applicable requirements.

Payments to an investor who is not a U.S. Person that represent interest on Mortgages originated before July 19, 1984 may be subject to federal withholding tax at the rate of 30 percent or any lower rate provided by an applicable tax treaty.

Regardless of the date of origination of the Mortgages, federal backup withholding tax will not apply to payments on a Pass-Through Certificate made to an investor who is not a U.S. Person if the investor furnishes an appropriate statement of non-U.S. status.

In general, an investor in a CPC will not be subject to federal withholding tax on amounts received or deemed received with respect to the option associated with the CPC.

Investors who are individuals, corporations, estates or trusts that are not U.S. Persons should be aware of recent legislation that, beginning on January 1, 2013, would impose a 30 percent United States withholding tax on certain payments (which could include payments in respect of Pass-Through Certificates and gross proceeds from the sale or other disposition of Pass-Through Certificates) made to a non-U.S. entity that fails to disclose the identity of its direct or indirect “substantial U.S. owners” or to certify that it has no such owners. Various exceptions are provided under the legislation and additional exceptions may be provided in future guidance. Such investors should consult their own tax advisors regarding the potential application and impact of this legislation based upon their particular circumstances.

We will make available to each Holder of a Pass-Through Certificate, within a reasonable time after the end of each calendar year, information to assist Holders and investors in preparing their federal income tax returns. The information made available to you may not be correct for your particular circumstances.

For these purposes, the term “**U.S. Person**” means one of the following:

- An individual who, for federal income tax purposes, is a citizen or resident of the United States.
- A corporation (or other business entity treated as a corporation for federal income tax purposes) created or organized under the laws of the United States, any state thereof or the District of Columbia.
- An estate whose income is subject to federal income tax, regardless of its source.
- A trust if a court within the United States is able to exercise primary supervision over the administration of the trust and one or more U.S. Persons have the authority to control all substantial decisions of the trust.
- To the extent provided in Treasury regulations, certain trusts in existence on August 20, 1996, and treated as U.S. Persons prior to such date, that elect to be treated as U.S. Persons.

If a partnership (or other entity treated as a partnership for federal income tax purposes) holds Pass-Through Certificates, the treatment of a partner will generally depend upon the status of the particular partner and the activities of the partnership. If you are a partner in such a partnership, you should consult your own tax advisors.

ERISA CONSIDERATIONS

A Department of Labor regulation provides that if an employee benefit plan subject to the Employee Retirement Income Security Act of 1974 (“**ERISA**”) acquires a “guaranteed governmental mortgage pool certificate,” then, for purposes of the fiduciary responsibility and prohibited transaction provisions of ERISA and the Code, the plan’s assets include the certificate and all of its rights in the certificate, but do not, solely by reason of the plan’s holding of the certificate, include any of the mortgages underlying the certificate. Under this regulation, the term “guaranteed governmental mortgage pool certificate” includes a certificate “backed by, or evidencing an interest in, specified mortgages or participation interests therein” if Freddie Mac guarantees the interest and principal payable on the certificate.

The regulation makes it clear that Freddie Mac and other persons, in providing services for the assets in the pool, would not be subject to the fiduciary responsibility provisions of Title I of ERISA, or the

prohibited transaction provisions of Section 406 of ERISA or Code Section 4975, merely by reason of the plan's investment in a certificate.

Unless otherwise stated in the applicable supplement, the Pass-Through Certificates should qualify as "guaranteed governmental mortgage pool certificates."

Governmental plans and certain church plans, while not subject to the fiduciary responsibility provisions of ERISA or the prohibited transaction provisions of ERISA and the Code, may nevertheless be subject to local, state or other federal laws that are substantially similar to provisions of ERISA and the Code. Fiduciaries of any such plans should consult with their own legal advisors before purchasing Pass-Through Certificates.

All employee benefit plan investors should consult with their legal advisors to determine whether the purchase, holding or resale of a Pass-Through Certificate could give rise to a transaction that is prohibited or is not otherwise permissible under either ERISA or the Code.

In addition, special considerations apply to Callable Classes of CPCs. The acquisition of the Call Right by the beneficial owner of the related Call Class of CPCs, as well as the consequences of the exercise of the Call Right by such a beneficial owner, might be treated under ERISA as principal transactions between the beneficial owners of the related Callable Class and the beneficial owner of that Call Class. Thus, in theory, the acquisition or exercise of the Call Right could be characterized under certain circumstances as an ERISA prohibited transaction between a plan and a "party in interest" (assuming that the plan owns a Callable Class and the "party in interest" owns the related Call Class, or vice versa), unless an ERISA prohibited transaction exemption, such as PTE 84-14 (for Transactions by Independent Qualified Professional Asset Managers), is applicable. A Call Class may be deemed to be an option to acquire a guaranteed governmental mortgage pool certificate rather than such a certificate. ERISA plan fiduciaries should consult with their counsel concerning these issues.

ACCOUNTING CONSIDERATIONS

Various factors may influence the accounting treatment applicable to an investor's acquisition and holding of mortgage-related securities. Accounting standards, and the application and interpretation of such standards, are subject to change from time to time. Before making an investment in the Pass-Through Certificates or exchanging the Pass-Through Certificates, investors are encouraged to consult their own accountant for advice on the appropriate accounting treatment for their series of Pass-Through Certificates.

LEGAL INVESTMENT CONSIDERATIONS

You should consult your own legal advisors to determine whether Pass-Through Certificates are legal investments for you and whether you can use Pass-Through Certificates as collateral for borrowings. In addition, financial institutions should consult their legal advisors or regulators to determine the appropriate treatment of Pass-Through Certificates under risk-based capital and similar rules.

If you are subject to legal investment laws and regulations or to review by regulatory authorities, you may be subject to restrictions on investing in some types of Pass-Through Certificates or in Pass-Through Certificates generally. Institutions regulated by the Comptroller of the Currency, the Board of Governors of the Federal Reserve System, the Federal Deposit Insurance Corporation, the Office of Thrift Supervision, the National Credit Union Administration, the Treasury or any other federal or state

agency with similar authority should review applicable regulations, policy statements and guidelines before purchasing or pledging Pass-Through Certificates.

DISTRIBUTION ARRANGEMENTS

Freddie Mac generally purchases assets from dealers (each, a “**Dealer**”) and other customers and, as Depositor, deposits those assets in a Pass-Through Pool. As Trustee, Freddie Mac creates and issues Pass-Through Certificates representing interests in those same assets and sells the related Pass-Through Certificates through the same Dealers or customers. Dealers and their affiliates may enter into other transactions with and provide other services to Freddie Mac in the ordinary course of business. Freddie Mac, the Dealers or other parties may receive compensation, trading gain or other benefits in connection with transactions in Pass-Through Certificates. We typically receive a fee from the Dealers and other customers for each offering.

Each offering may be made and the Pass-Through Certificates may be offered or sold only where it is legal to do so. This Offering Circular and any applicable supplement do not constitute an offer to sell or buy or a solicitation of an offer to buy or sell any securities other than the Pass-Through Certificates or an offer to sell or buy or a solicitation of an offer to buy or sell Pass-Through Certificates in any jurisdiction or in any other circumstance in which such an offer or solicitation is unlawful or not authorized.

Freddie Mac may retain or repurchase Pass-Through Certificates for its own portfolio, and may offer or re-offer such Pass-Through Certificates from time to time. These transactions may affect the market prices of Pass-Through Certificates.

Certain Dealers may buy, sell and make a market in Pass-Through Certificates. The secondary market for Pass-Through Certificates may be limited. If a Dealer sells a Pass-Through Certificate, the Dealer is required to confirm the sale, notify the purchaser of the settlement date, purchase price, concessions and fees and deliver a copy of this Offering Circular and the applicable supplement to the purchaser.

INCREASE IN SIZE

Before the settlement date for any offering of Pass-Through Certificates, Freddie Mac and any Dealers or other customers may agree to increase the size of the offering. In that event, the Pass-Through Certificates will have the same characteristics as described in the applicable supplement, except that the original principal or notional principal amount of each class receiving payment from the same Pass-Through Pool will increase by the same proportion.

Appendix I

INDEX OF TERMS

The following is a list of defined terms used in this Offering Circular and the pages where their definitions appear.

	<u>Page</u>		<u>Page</u>
Accrual Period	27	IO Classes	18
Adjustment Date	26	Initial Call Payment	IV-1
Administrator	8	Interest Only Classes	18
Annual Interest Amount	III-1	Inverse Floating Rate Class	21
ARMs	18	IP Classes	18
ARM Giant PCs	22	LIBOR	26
ARM PCs	22	LTV	4
BBA	26	MACS	19
Business Day	25	MHA Program	4
Call Classes	20	Modifiable And Combinable Securities	19
Call Fee	IV-1	Mortgages	8
Call Payment	IV-1	Negative Amortization Factors	VI-3
Call Right	20	New MACS	III-1
Callable Assets	20	Notional Class	21
Callable Classes	20	Offering Circular	VI-1
Callable Pass-Through Certificates	19	OID Regulations	41
Certificates	VI-1	Old MACS	III-1
Class Factor	24	Original Giant PCs	22
Code	40	Original PCs	22
Conservator	3	Pass-Through Class	21
CPCs	19	Pass-Through Pools	8
CPR	35	Pass-Through Trust Agreement	36
CUSIP Number	29	Pass-Through Certificates	8
Dealer	54	Payment Date	25
Depositor	8	Payment Delay	22
Designated Reuters Page	26	PC Offering Circular	6
DTC	10	PCs	22
DTC Participants	28	PO Classes	18
DTC System	10	Pricing Speed	45
ERISA	52	Principal Only Classes	18
Events of Default	38	PSA	35
Exchange Act	6	Purchase Agreement	4
Exchange Date	IV-2	Record Date	27
Fed Participants	28	Redemption Date	IV-1
Fed System	10	Redemption Price	IV-1
FHFA	3	Reform Act	3
Final Call Payment	IV-1	Registrar	10
Final Payment Date	27	Relief Refinance Mortgages	4
Fixed Rate Class	21	Relief Refinance Program	4
Floating Rate Class	21	REMIC	17
Freddie Mac	8	SCs	19
Freddie Mac Act	3	SEC	6
Giant Certificates	18	Service	41
Giant PCs	18	SPCs	20
Giant Securities	18	Strip	41
GIFC	50	Stripped Giant Certificates	18
GNMA	23	Stripped Giant PCs	18
GNMA Certificates	23	Stripped Giant Securities	18
GNMA I Certificates	23	Stripped Interest Certificates	19
GNMA II Certificates	23	Structured Formula Class	21
Gold Giant PCs	22	Structured Pass-Through Certificates	20
Gold PCs	22	Terms Supplement	36
Guarantor	8	Toggle Class	21
HAMP	4	Treasury	4
Holder	10	Trustee	8
Home Affordable Modification Program	4	U.S. Person	52
HUD	3	WAC Class	21
Incorporated Documents	6		

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Appendix II

EXCHANGE PROCEDURES FOR STRIPPED GIANT CERTIFICATES

Information About Securities Eligible for Exchange

You can obtain the balances of classes of Pass-Through Certificates that are subject to exchange either from Freddie Mac's internet website or the Investor Inquiry Department at Freddie Mac.

Notice

- If you want to enter into an exchange involving Stripped Giant Certificates (including MACS), you must notify Freddie Mac's Mortgage Funding and Investor Relations Department through a Dealer that belongs to Freddie Mac's REMIC dealer group. The Dealer must notify Freddie Mac by telephone (571-382-3767 or 866-903-2767) or by fax (571-382-4277).
- The notice must be received at least one business day before the proposed exchange date, and must include:
 - The outstanding principal or notional principal amounts of the securities to be exchanged and received.
 - The proposed exchange date, which is subject to Freddie Mac's approval.
- Your notice becomes irrevocable on the business day before the proposed exchange date.

Exchange Fee

- We may charge an exchange fee. If so, it will be calculated as described in the applicable supplement.
- Promptly after receiving your notice, Freddie Mac will call the Dealer to give instructions for delivering the collateral. Freddie Mac will collect any exchange fee on a delivery versus payment basis.

Payments Following an Exchange

- Freddie Mac will make the first payment on the securities issued in an exchange in either the first or second month after their issuance, as determined by their Payment Delay.
- Freddie Mac will make the last payment on the securities surrendered in an exchange in either the month of the exchange or the following month, as determined by their Payment Delay.

Limitations on Ability to Exchange Classes

- You must own the right classes in the right proportions in order to enter into an exchange. The principal amount of the securities received in an exchange must equal the principal amount of the securities exchanged, and interest must be payable on the securities received in the same amount as would have been payable on the securities exchanged.
- If you do not own the right classes, you may not be able to obtain them because:
 - The owner of a class that you need for an exchange may refuse or be unable to sell that class to you at a reasonable price or at any price.
 - Some classes may be unavailable because they have been placed into other financial structures, such as a REMIC.
 - Principal payments and prepayments over time will decrease the amounts available for exchange.

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Appendix III

EXAMPLES OF MACS EXCHANGES

You may exchange one or more classes of a series of MACS (the “**Old MACS**”) for one or more different classes of MACS of the same series (the “**New MACS**”).

Freddie Mac will allow any exchange of MACS, so long as:

- The aggregate outstanding principal amount of the New MACS (rounded to whole dollars) immediately after the exchange equals that of the Old MACS immediately before the exchange. In this calculation, the outstanding principal amount of the IO Class always equals \$0.
- The aggregate Annual Interest Amount of the New MACS (rounded to whole dollars) equals that of the Old MACS. The “**Annual Interest Amount**” for any class equals its outstanding principal or notional principal amount times its class coupon. If an exchange includes one or more Floating Rate or Inverse Floating Rate Classes, the Annual Interest Amount for the classes received and the classes surrendered must be equal at all levels of the applicable index.
- If Floating Rate and/or Inverse Floating Rate Classes are being exchanged for other Floating Rate and/or Inverse Floating Rate Classes, the Classes being surrendered are first exchanged for corresponding amounts of the IO and/or PO Classes.

Exchanges that include both Floating Rate or Inverse Floating Rate Classes and Fixed Rate or Principal Only Classes are permitted only from the 15th through the last day of a month. Exchanges involving only Fixed Rate and Principal Only Classes and exchanges involving only Floating Rate and Inverse Floating Rate Classes are permitted at any time.

The following examples illustrate some of the possible exchanges of Old MACS for New MACS involving Fixed Rate and PO Classes. Assume that your Old MACS have the following characteristics. Also assume that the class coupon of the underlying Giant Certificate, and therefore that of the IO Class, is 8.5%.

Old MACS

<u>Outstanding Principal Amount</u>	<u>Class</u>	<u>Class Coupon</u>	<u>Annual Interest Amount</u>
\$10,000,000	4.0	4.0%	\$ 400,000
10,000,000	8.0	8.0	800,000
<u>10,000,000</u>	18.0	18.0	<u>1,800,000</u>
<u>\$30,000,000</u>			<u>\$3,000,000</u>

New MACS

Example 1: You can receive New MACS consisting entirely of the 10.0 Class:

<u>Outstanding Principal Amount</u>	<u>Class</u>	<u>Class Coupon</u>	<u>Annual Interest Amount</u>
<u>\$30,000,000</u>	10.0	10.0%	<u>\$3,000,000</u>

Example 2: You can receive New MACS consisting of the PO and IO Classes:

<u>Outstanding Principal Amount</u>	<u>Class</u>	<u>Class Coupon</u>	<u>Annual Interest Amount</u>
\$30,000,000	PO	0.0%	\$ 0
<u>35,294,118(notional)</u>	IO	8.5	<u>3,000,000</u>
<u>\$30,000,000</u>			<u>\$3,000,000</u>

Example 3: You can receive New MACS consisting of the 6.0, 9.0 and IO Classes:

<u>Outstanding Principal Amount</u>	<u>Class</u>	<u>Class Coupon</u>	<u>Annual Interest Amount</u>
\$20,000,000	6.0	6.0%	\$1,200,000
10,000,000	9.0	9.0	900,000
<u>10,588,236(notional)</u>	IO	8.5	<u>900,000</u>
<u>\$30,000,000</u>			<u>\$3,000,000</u>

Example 4: You can receive New MACS consisting of the PO, 6.0, 9.0, and 20.0 Classes:

<u>Outstanding Principal Amount</u>	<u>Class</u>	<u>Class Coupon</u>	<u>Annual Interest Amount</u>
\$ 500,000	PO	0.0%	\$ 0
5,000,000	6.0	6.0	300,000
20,000,000	9.0	9.0	1,800,000
<u>4,500,000</u>	20.0	20.0	<u>900,000</u>
<u>\$30,000,000</u>			<u>\$3,000,000</u>

You also may exchange your Old MACS for an equivalent part of the underlying Giant Certificate. Continuing with the above examples, you could exchange \$10,000,000 of the 4.0 Class, \$10,000,000 of the 8.0 Class and \$5,263,158 of the 18.0 Class for \$25,263,158 of the underlying Giant Certificate, and vice versa. Such exchanges may occur repeatedly.

Other possible exchanges of MACS may involve Floating Rate and Inverse Floating Rate Classes. The applicable supplement will describe MACS exchanges of this type and may include additional examples.

Appendix IV

REDEMPTION AND EXCHANGE PROCEDURES FOR CPCs

Notice

- If you own a Call Class and want to call the related Callable Class on any permitted Payment Date (the “**Redemption Date**”), you must notify Freddie Mac at least five business days (if the underlying asset is a Giant PC) or three business days (if the underlying asset is a Giant Security) before the related Record Date.
- You must notify Freddie Mac through a Dealer that belongs to Freddie Mac’s REMIC dealer group. The Dealer must notify Freddie Mac by telephone (571-382-3767 or 866-903-2767), followed by written confirmation on the same day in a form specified by Freddie Mac.

Related Fees and Payments

- The “**Initial Call Payment**” will equal 5% of the principal amount of the Callable Class being redeemed, based on its Class Factor for the month preceding the Redemption Date.
- The “**Final Call Payment**” will equal 95% of the principal amount of the Callable Class being redeemed, based on its Class Factor for the month preceding the Redemption Date.
- The “**Call Payment**” will equal the Initial Call Payment plus the Final Call Payment.
- The “**Redemption Price**” of a Callable Class will equal:
 1. 100% of the outstanding principal amount of the Callable Class, based on its Class Factor for the month preceding the Redemption Date, plus
 2. accrued interest at its class coupon for the related Accrual Period on its outstanding principal amount
- The “**Call Fee**” equals $\frac{1}{32}$ of 1% of the outstanding principal amount of the Callable Class being redeemed (but not less than \$10,000).

Deposit of Initial Call Payment; Pledge

- You must deposit the Initial Call Payment with Freddie Mac at the time that you notify Freddie Mac that you want to redeem the Callable Class.
- At the same time, you must pledge all of your interest in the underlying Giant Certificate to Freddie Mac as security for your obligation to pay the Final Call Payment and Call Fee. You must sign a pledge agreement prepared by Freddie Mac for this purpose.

Effect of Notice

- Your notice of redemption and your pledge will become irrevocable when you deposit the Initial Call Payment.
- By the Record Date relating to the Redemption Date, Freddie Mac will post a notice on either the Fed or DTCC System stating that the Callable Class will be redeemed.
- In the month of redemption, Freddie Mac will reduce the Class Factors of both the Callable Class and the Call Class to zero to reflect the redemption that will occur in that month.

Exchange of Callable Assets

- On the first Business Day of the month of redemption (the “**Exchange Date**”), Freddie Mac will transfer the related Callable Assets to you in exchange for:
 - The Call Class.
 - The Call Fee.
 - The Final Call Payment.
- Freddie Mac will give you instructions for delivery of the Call Class, Call Fee and Final Call Payment.
- Principal and interest on the Callable Assets received in the exchange will first become payable to you in the month following the exchange.

Redemption of Callable Class

- On the Redemption Date, Freddie Mac will redeem the Callable Class by paying its Holders, on a pro rata basis, the Redemption Price.
- Freddie Mac will not make any other payment on the Callable Class.
- Once redeemed, a Callable Class and its related Call Class will not be reissued.

Payment to Call Class Holder

On the Redemption Date, Freddie Mac will pay to you the excess of (a) the Call Payment plus payments received on the underlying Callable Assets in the month of redemption over (b) the Redemption Price.

Defaulting Call Class Holder

If you fail to deliver the Call Class, Final Call Payment and Call Fee on the Exchange Date, then:

- On the next Business Day, Freddie Mac will liquidate the related Giant Certificate, in accordance with your pledge, in a commercially reasonable manner.
- Freddie Mac will apply the net proceeds of the liquidation and the Initial Call Payment, as necessary, to redeem the Callable Class.
- Freddie Mac will charge you a liquidation fee in an amount equal 1% of the Call Payment.
- On the Redemption Date, Freddie Mac will pay to you the excess, if any, of:
 1. the Initial Call Payment, plus
 2. payments received on the underlying Callable Assets in the month of redemption, plus
 3. net proceeds to Freddie Mac from the liquidation of the Giant Certificate

over

 1. the Redemption Price for the related Callable Class, plus
 2. the liquidation fee.
- You will have no further right to or interest in the Call Class or the related Callable Asset.

Limitations

Freddie Mac will permit the redemption of a Callable Class only if the underlying Giant Certificate has at least the market value specified in the related supplement.

- Freddie Mac will determine market value upon request of the Dealer providing the redemption notice. The Dealer must make the request at the same time as it gives the redemption notice by telephone.
- Freddie Mac will determine the market value based on bid quotations available at the time of the request.
- Freddie Mac's determination of the market value will be final and binding.

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Appendix V

FREQUENTLY USED GIANT PREFIXES

Prefixes are subject to change (including modification, discontinuance or the addition of new ones) at any time. You should refer to our internet website for the most current list of frequently used prefixes.

Fixed-rate Giant PCs

<u>Product Type</u>	<u>Giant PC Prefix</u>	<u>Collateral Prefix</u>
30-year	G0	A0-A9, B2-B3, C0-C9, D0-D9, F8-F9, G0, G3, Q0-Q9, Z4
15-year	G1	B0-B1, B4-B5, E0-E9, G1, J0-J9, Z5
20-year	G3	C9, D9, F8-F9, G3, Z6
7-year Balloon	G4	L6, L8, M8, N8, N9, G4
5-year Balloon	G5	L5, L7, L9, M0, M1, M9, G5
40-year	K3	K3, K5

PCs with Special Mortgage Characteristics

<u>Product Type</u>	<u>Giant PC Prefix</u>	<u>Collateral Prefix</u>
30-year FHA/VA	G2	B6-B9, G2
15-year FHA/VA	G7	F6, F7
10/20 Initial Interest SM Fixed-rate (30-year)	H0	H0
15/15 Initial Interest Fixed-rate (30-year)	H1	H1
10/10 Initial Interest Fixed-rate (20-year)	H2	H2
10/20 Initial Interest (30-year) SafeSteps	H3	H3
Jumbo Conforming 10/20 Initial Interest, Fixed-rate	H4	H4
10/5 Initial Interest Fixed-rate (15-year)	H5	H5
10/5 Initial Interest Fixed-rate Various PPM	H6	H6
10/10 Initial Interest Fixed-rate Various PPM	H7	H7
10/20 Various PPM	H8	H8
30-year, Fixed-rate, Reduced minimum servicing less than 12.5 bps	K0	K0
15-year, Fixed-rate, Reduced minimum servicing less than 12.5 bps	K1	K1
20-year, Fixed-rate, Reduced minimum servicing less than 12.5 bps	K2	K2
40-year, Fixed-rate, Reduced minimum servicing less than 25 bps	K8	K8
30-year, Fixed-rate, Reduced minimum servicing 12.5 bps	L0	L0
20-year, Fixed-rate, Reduced minimum servicing 12.5 bps	L2	L2
15-year, Fixed-rate, Reduced minimum servicing 12.5 bps	L4	L4
30-year Relocation	N3	N2, N3
15-year Relocation	M3	M2, M3
30-year Cooperative Share	N7	N6, N7
15-year Cooperative Share	M7	M6, M7
30-year Biweekly Convertible	N5	N5
15-year Biweekly Convertible	M5	M5
30-year Prepayment Penalty Mortgages, 3-year/2%	P0	P0
15-year Prepayment Penalty Mortgages, 3-year/2%	P1	P1
30-year Prepayment Penalty Mortgages, 5-year/6-month	P2	P2
15-year Prepayment Penalty Mortgages, 5-year/6-month	P3	P3
40-year, Various Prepayment Penalties	P4	P4
30-year, Various Prepayment Penalties	P5	P5
15-year, Various Prepayment Penalties	P6	P6
Jumbo Conforming 15-year, Fixed-rate	T4	T4
Jumbo Conforming 20-year, Fixed-rate	T5	T5
Jumbo Conforming 30-year, Fixed-rate	T6	T5, T6
Jumbo Conforming 40-year, Fixed-rate	T9	T9
15-year, High LTV, >105%	U4	U4
20-year, High LTV, >105%	U5	U5
30-year, High LTV, >105%	U6	U5, U6
5/25 Initial Interest Fixed-rate (30-year)	V2	V2
5/25 Initial Interest Fixed-rate Various PPM	V3	V3
5/10 Initial Interest Fixed-rate (15-year)	V4	V4
5/10 Initial Interest Fixed-rate Various PPM	V5	V5
30-year Reverse REMIC	Z4	Z4
15-year Reverse REMIC	Z5	Z5
20-year Reverse REMIC	Z6	Z6

GNMA-backed Giant Securities

<u>Product Type</u>	<u>Giant PC Prefix</u>	<u>Collateral Prefix</u>
GNMA 30-year	G8	Single-family I and II
GNMA 15-year	G9	Single-family I and II

ARM Giant PCs

<u>Product Type</u>	<u>Giant PC Prefix</u>	<u>Collateral Prefix</u>	
Rate-Capped ARM PCs			
Annual, 1-year Treasury, 2% Periodic Cap	84	<i>Non-convertible</i> 35, 60, 61, 84	<i>Convertible</i> 40, 41, 71, 84
Annual, 1-year Treasury, 1% Periodic Cap	84	37, 64, 84	63, 72, 84
Annual, 1-year, (3/1, 5/1, 7/1, 10/1), Various Caps	84	78, 1L, 84	78, 1L, 84
5-year Treasury, Various Caps	84	76, 84	76, 84
3-year Treasury, Various Caps	84	86, 84	86, 84
Semiannual, 6-month LIBOR, Various Caps	84	870001-874999, 84	870001-874999, 84
Semiannual, 6-month LIBOR, (3/1, 5/1, 7/1, 10/1), Various Caps	84	1A, 84	NA
Annual, 1-year LIBOR, 2% Periodic Cap	84	1C, 84	1E, 84
Annual, 1-year LIBOR, 3% Periodic Cap	84	1D, 84	1F, 84
Annual, 1-year LIBOR, (3/1, 5/1, 7/1, 10/1), Various Caps	84	1B, 2B, 84	1B, 2B, 84
Annual, 1-year LIBOR, Initial Interest Hybrid ARMs, Various Caps	1Q	1G, 1Q	N/A
Annual, 1-year Treasury, Initial Interest Hybrid ARMs, Various Caps	1Q	1H, 1Q	N/A
Annual, 1-year LIBOR, 1-year Initial Interest Hybrid ARMs, Various Caps	1Q	1U, 1Q	N/A
Annual, 1-year LIBOR, 10-year Initial Interest Hybrid ARMs, Various Caps	1Q	1J, 1Q	N/A
Annual, 1-year Treasury, 10-year Initial Interest Hybrid ARMs, Various Caps	1Q	1K, 1Q	N/A
Annual, 1-year LIBOR, Non-Standard Initial Interest Hybrid ARMs, Various Caps	1Q	1V, 1Q	N/A
Semiannual, 6-month LIBOR, Initial Interest Hybrid ARMs, Various Caps	1Q	1M, 1Q	N/A
Semiannual, 6-month LIBOR, 10-year Initial Interest Hybrid ARMs, Various Caps	1Q	1N, 1Q	N/A
Semiannual, 6-month LIBOR, 10-year Initial Interest ARMs, Various Caps	1Q	1P, 1Q	N/A
Pay-capped ARM PCs			
Monthly 11th COFI	1R	39, 42, 1R	N/A
Federal Costs of Funds	1R	5A, 1R	N/A
Various Treasury	1R	94, 1R	N/A
Various LIBOR	1R	96, 1R	N/A

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Appendix VI

EXAMPLE GIANT POOL SUPPLEMENT

This example Offering Circular Supplement illustrates the form and content of the Offering Circular Supplement we post on our internet website for each Pass-Through Pool whose assets are PCs and/or Giant PCs or Freddie Mac REMIC securities.

Pass-Through Pool XXXXXX

Offering Circular Supplement
(To Offering Circular Dated June 1, 2010)



FREDDIE MAC **Pass-Through Certificates** **Initial Interest Adjustable-rate Mortgages**

The Pass-Through Certificates that we are offering in this Offering Circular Supplement (the “**Certificates**”) consist of interests in a pass-through pool whose assets are PCs and/or Giant PCs or Freddie Mac REMIC securities.

Capitalized terms used in this Offering Circular Supplement (other than capitalized terms that are defined in this document) have the same meanings as in the Giant and Other Pass-Through Certificates Offering Circular dated June 1, 2010 as it may be amended or supplemented from time to time (the “**Offering Circular**”).

We prepare pool supplements that contain additional information about the assets underlying this pass-through pool. You can obtain these pool supplements by contacting our Investor Inquiry Department, as described on page 7 of the Offering Circular, or by accessing Freddie Mac’s website at www.freddiemac.com.

This Offering Circular Supplement incorporates by reference the Offering Circular and Freddie Mac’s Mortgage Participation Certificates Offering Circular dated March 11, 2010, as it may be amended or supplemented from time to time (the “**PC Offering Circular**”). This Offering Circular Supplement supplements the Pass-Through Certificates Master Trust Agreement dated as of June 1, 2010 and constitutes the Terms Supplement within the meaning of that Trust Agreement for the pass-through pool described herein.

The Certificates may not be suitable investments for you. You should not purchase the Certificates unless you have carefully considered and are able to bear the associated prepayment, interest rate, yield and market risks of investing in the Certificates, as described in the Offering Circular. The PCs and/or Giant PCs or Freddie Mac REMIC securities, which constitute the assets of this pass-through pool, are backed by Initial Interest ARMs as defined in the PC Offering Circular. For an initial period of time, we will pass-through scheduled installments of interest at the PC Coupon rate. After this initial period, we will pass-through scheduled installments of principal together with interest at the PC Coupon rate.

You should purchase the Certificates only if you have read and understood this Pool Supplement, the Offering Circular and any documents that we have incorporated by reference in the Offering Circular.

Offering Circular Supplement dated _____

Principal and interest payments on the Certificates are not guaranteed by and are not debts or obligations of the United States or any federal agency or instrumentality other than Freddie Mac. The Certificates are not tax-exempt securities. Because of applicable securities law exemptions, Freddie Mac has not registered the Certificates with any federal or state securities commission. No securities commission has reviewed this Offering Circular Supplement.

Offering Circular Supplement dated _____

Pass-Through Pool XXXXXX

DESCRIPTION OF ARM PASS-THROUGH POOL

Pass-Through Type	INITIAL INTEREST ARM GIANT
Pass-Through Pool Number	XXXXXX
CUSIP Number	XXXXXXXXXX
Pass-Through Coupon (*)	5.422%
Original Principal Amount	\$10,356,362.00
Date of Pass-Through Pool Formation	04/01/2010
First Payment Date	06/15/2010
Final Payment Date	08/15/2038

* Calculated as a weighted average of the applicable weighted average component information of the ARM PCs in the pass-through pool in effect for the month of settlement, as of the first day of that month, rounded down to the nearest .001%. "Components" are groups of mortgages having the same adjustment date (net of gross fees).

GENERAL

The ARM PCs underlying the Certificates are either all Rate Capped ARM PCs (as defined in the PC Offering Circular) or all Payment Capped ARM PCs (as defined in the PC Offering Circular). If the underlying ARM PCs are Payment Capped ARM PCs, we will add any deferred interest (resulting from negative amortization) to the principal amount of such ARM PCs. We also will add a like amount of deferred interest to the principal amount of the Certificates rather than making current payments of such deferred interest to Holders. We make available "**Negative Amortization Factors**" for Payment Capped ARM PCs that reflect the amount of deferred interest to be added to the principal balance of the underlying mortgages in the preceding month as a result of negative amortization. See "*Payments on the PCs-Negative Amortization Factors*" in the PC Offering Circular.

On each Payment Date, Holders of the Certificates will receive interest (before giving effect to any deferral, as described above) equal to 30 days' interest on the principal amount of the Certificates. You can determine the principal amount, as reduced on any Payment Date, by using the applicable Class Factor published in the preceding month, as described under "*Description of Pass-Through Certificates — Payments — Class Factors*" in the Offering Circular.

The class coupon of the Certificates for any Payment Date will equal the weighted average of the interest rates of the underlying ARM PCs for the same Payment Date rounded down to the next .001%.

This Offering Circular Supplement constitutes the Terms Supplement for the Certificates. Holders and anyone having a beneficial interest in the Certificates should refer to Freddie Mac's current Pass-Through Certificates Master Trust Agreement for a complete description of their rights and obligations and the rights and obligations of Freddie Mac. Holders and beneficial owners of the Certificates will acquire their Certificates subject to all terms and conditions of the Pass-Through Master Trust Agreement, including this Terms Supplement. The Pass-Through Master Trust Agreement is available from our Investor Inquiry Department or by accessing Freddie Mac's website at www.freddiemac.com.

Pass-Through Pool XXXXXX

SELECTED INFORMATION ABOUT THE ASSETS

The following tables contain selected information about the underlying PCs and/or Giant PCs in the pass-through pool identified above. The tables below reflect aggregated PC Pool level data on the PCs and/or Giant PCs comprising the Giant PC Pool, and do not necessarily reflect (and therefore may differ from) data derived from each of the underlying mortgages in each PC and/or Giant PC in the Giant PC Pool.

PASS-THROUGH INFORMATION

Seller	FREDDIE MAC GIANT
WAC (estimated)	5.960%
AOLS	\$294,974
WAOLS	\$304,540
WALA	XXX
WAOLT	XXX
WARM	323
WAOCS	735
WAOLTV	70
WAOCLTV	74
WAODTI	41
WAMTAM	83.94
Initial Interest Period	10
Third Party Origination	32.420%
Legend	

**UNKNOWN ORIGINAL CREDIT SCORE, ORIGINAL LTV, ORIGINAL CLTV,
AND ORIGINAL DTI**

	% of UPB	# of Loans	% of Loans
Unknown Credit Score	0.00%	0	0.00%
Unknown LTV	0.00%	0	0.00%
Unknown CLTV	0.00%	0	0.00%
Unknown DTI	0.00%	0	0.00%

Pass-Through Pool XXXXXX

ARM SPECIFIC INFORMATION

Initial Fixed Rate Period	7
Adjustment Period	12
Index	1 YR LIBOR — WSJ
Lookback Period	45
Next Adjustment Date	12/01/2012
Weighted Average Months to Adjust (WAMTA)	46.940
Initial Cap (Increase)	5.000%
Initial Cap (Decrease)	5.000%
Periodic Cap	2.000%
Convertible	N
PC Margin	1.711%
Weighted Average Margin	2.250%
PC Lifetime Ceiling	10.422%
Weighted Average Lifetime Ceiling	10.961%
PC Lifetime Floor	0.000%
Weighted Average Lifetime Floor	0.000%
Prepayment Penalty Mortgages	N
Reduced Minimum Servicing	N

INITIAL INTEREST FIRST P&I PAYMENT DATE

Initial Interest First P&I Payment Date	Aggregate UPB	% of UPB	# of Loans	% of Loans
01/01/2016	\$ 686,235.47	6.63%	2	0.53%
02/01/2016	2,742,793.06	26.48%	13	3.44%
09/01/2016	456,041.92	4.40%	2	0.53%
10/01/2016	278,151.67	2.69%	2	0.53%
11/01/2016	515,315.11	4.98%	2	0.53%
12/01/2016	335,530.00	3.24%	1	0.26%
01/01/2017	1,233,597.95	11.91%	4	1.06%
02/01/2017	268,000.00	2.59%	1	0.26%
06/01/2017	9,960.61	0.10%	11	2.91%
07/01/2017	98,942.75	0.96%	146	38.62%
08/01/2017	49,406.93	0.48%	71	18.78%
05/01/2018	19,129.42	0.18%	1	0.26%
06/01/2018	85,538.00	0.83%	3	0.79%
07/01/2018	271,169.69	2.62%	8	2.12%
08/01/2018	1,139,337.63	11.00%	38	10.05%
09/01/2018	2,167,212.19	20.93%	73	19.31%

Pass-Through Pool XXXXXX

Initial Interest First P&I Date Payment Date (continued)	WAC	Note Rate Low-High	WARM	Remaining Maturity Low-High	WALA	Loan Age Low-High
01/01/2016.....	5.928%	5.750 - 6.125%	308	308-308	52	52-052
02/01/2016.....	5.843%	5.250 - 6.500%	309	309-309	51	51-052
09/01/2016.....	6.875%	6.875 - 6.875%	316	316-316	44	44-044
10/01/2016.....	6.639%	6.500 - 6.750%	317	317-317	43	43-043
11/01/2016.....	6.716%	6.625 - 6.750%	318	318-318	42	42-042
12/01/2016.....	6.375%	6.375 - 6.375%	319	319-319	41	41-041
01/01/2017.....	6.325%	6.000 - 6.875%	320	320-320	40	39-040
02/01/2017.....	6.500%	6.500 - 6.500%	321	321-321	39	39-039
06/01/2017.....	6.484%	5.250 - 7.125%	325	325-325	35	34-035
07/01/2017.....	6.126%	5.125 - 7.875%	326	326-326	34	33-035
08/01/2017.....	6.096%	5.125 - 7.750%	327	327-327	33	33-034
05/01/2018.....	4.750%	4.750 - 4.750%	336	336-336	24	24-024
06/01/2018.....	5.895%	5.125 - 6.625%	337	337-337	23	23-023
07/01/2018.....	5.272%	4.625 - 5.875%	338	338-338	22	22-022
08/01/2018.....	5.573%	4.750 - 6.250%	339	339-339	21	20-021
09/01/2018.....	5.614%	4.750 - 6.500%	340	340-340	20	19-021

HIGH AND LOW MORTGAGE DATA

Remaining Maturity Low-High	Note Rate Low-High	Margin Low-High	Lifetime Ceiling Low-High	Lifetime Floor Low-High
308-340	4.608% - 7.877%	2.250% - 2.250%	9.625% - 12.875%	0.000% - 0.000%

Pass-Through Pool XXXXXX

ARM PC COMPONENT LEVEL DATA

Component Coupon Adjustment Date	Component Initial Interest First P&I Payment Date	Component UPB	Number of Loans	Component Coupon	Component Coupon Low-High
12/01/2012		\$ 686,235.47	2	5.552%	5.374% - 5.749%
	01/01/2016	686,235.47	2	5.552%	5.374% - 5.749%
01/01/2013		2,742,793.06	13	5.467%	4.874% - 6.124%
	02/01/2016	2,742,793.06	13	5.467%	4.874% - 6.124%
08/01/2013		456,041.92	2	5.950%	5.950% - 5.950%
	09/01/2016	456,041.92	2	5.950%	5.950% - 5.950%
09/01/2013		278,151.67	2	5.714%	5.575% - 5.825%
	10/01/2016	278,151.67	2	5.714%	5.575% - 5.825%
10/01/2013		515,315.11	2	5.791%	5.700% - 5.825%
	11/01/2016	515,315.11	2	5.791%	5.700% - 5.825%
11/01/2013		335,530.00	1	5.450%	5.450% - 5.450%
	12/01/2016	335,530.00	1	5.450%	5.450% - 5.450%
12/01/2013		1,233,597.95	4	5.400%	5.075% - 5.950%
	01/01/2017	1,233,597.95	4	5.400%	5.075% - 5.950%
01/01/2014		268,000.00	1	5.575%	5.575% - 5.575%
	02/01/2017	268,000.00	1	5.575%	5.575% - 5.575%
05/01/2014		9,960.61	11	5.794%	4.560% - 6.435%
	06/01/2017	9,960.61	11	5.794%	4.560% - 6.435%
06/01/2014		98,942.75	146	5.436%	4.435% - 7.185%
	07/01/2017	98,942.75	146	5.436%	4.435% - 7.185%
07/01/2014		49,406.93	71	5.406%	4.435% - 7.060%
	08/01/2017	49,406.93	71	5.406%	4.435% - 7.060%
04/01/2015		19,129.41	1	4.390%	4.390% - 4.390%
	05/01/2018	19,129.41	1	4.390%	4.390% - 4.390%
05/01/2015		85,537.99	3	5.535%	4.765% - 6.265%
	06/01/2018	85,537.99	3	5.535%	4.765% - 6.265%
06/01/2015		271,169.69	8	4.912%	4.265% - 5.515%
	07/01/2018	271,169.69	8	4.912%	4.265% - 5.515%
07/01/2015		1,139,337.63	38	5.213%	4.390% - 5.890%
	08/01/2018	1,139,337.63	38	5.213%	4.390% - 5.890%
08/01/2015		2,167,212.19	73	5.254%	4.390% - 6.140%
	09/01/2018	2,167,212.19	73	5.254%	4.390% - 6.140%

Pass-Through Pool XXXXXX

Component Coupon Adjustment Date (continued)	Component Initial Interest First P&I Payment Date (continued)	Component Margin	Component Margin Low-High	Component Lifetime Ceiling	Component Lifetime Ceiling Low-High
12/01/2012	01/01/2016	1.874%	1.874% - 1.874%	10.552%	10.374%-10.749%
01/01/2013	02/01/2016	1.874%	1.874% - 1.874%	10.467%	9.874%-11.124%
08/01/2013	09/01/2016	1.325%	1.325% - 1.325%	10.950%	10.950%-10.950%
09/01/2013	10/01/2016	1.325%	1.325% - 1.325%	10.714%	10.575%-10.825%
10/01/2013	11/01/2016	1.325%	1.325% - 1.325%	10.791%	10.700%-10.825%
11/01/2013	12/01/2016	1.325%	1.325% - 1.325%	10.450%	10.450%-10.450%
12/01/2013	01/01/2017	1.325%	1.325% - 1.325%	10.400%	10.075%-10.950%
01/01/2014	02/01/2017	1.325%	1.325% - 1.325%	10.575%	10.575%-10.575%
05/01/2014	06/01/2017	1.560%	1.560% - 1.560%	10.794%	9.560%-11.435%
06/01/2014	07/01/2017	1.560%	1.560% - 1.560%	10.436%	9.435%-12.185%
07/01/2014	08/01/2017	1.560%	1.560% - 1.560%	10.406%	9.435%-12.060%
04/01/2015	05/01/2018	1.890%	1.890% - 1.890%	9.390%	9.390%-9.390%
05/01/2015	06/01/2018	1.890%	1.890% - 1.890%	10.535%	9.765%-11.265%
06/01/2015	07/01/2018	1.890%	1.890% - 1.890%	9.912%	9.265%-10.515%
07/01/2015	08/01/2018	1.890%	1.890% - 1.890%	10.213%	9.390%-10.890%
08/01/2015	09/01/2018	1.890%	1.890% - 1.890%	10.254%	9.390%-11.140%

Component Coupon Adjustment Date (continued)	Component Initial Interest First P&I Payment Date (continued)	Component Lifetime Floor	Component Lifetime Floor Low-High
12/01/2012	01/01/2016	0.000%	0.000% - 0.000%
01/01/2013	02/01/2016	0.000%	0.000% - 0.000%
08/01/2013	09/01/2016	0.000%	0.000% - 0.000%
09/01/2013	10/01/2016	0.000%	0.000% - 0.000%
10/01/2013	11/01/2016	0.000%	0.000% - 0.000%
11/01/2013		0.000%	0.000% - 0.000%

Pass-Through Pool XXXXXX

Component Coupon Adjustment Date (continued)	Component Initial Interest First P&I Payment Date (continued)	Component Lifetime Floor	Component Lifetime Floor Low-High
12/01/2013		0.000%	0.000% - 0.000%
	01/01/2017	0.000%	0.000% - 0.000%
01/01/2014		0.000%	0.000% - 0.000%
	02/01/2017	0.000%	0.000% - 0.000%
05/01/2014		0.000%	0.000% - 0.000%
	06/01/2017	0.000%	0.000% - 0.000%
06/01/2014		0.000%	0.000% - 0.000%
	07/01/2017	0.000%	0.000% - 0.000%
07/01/2014		0.000%	0.000% - 0.000%
	08/01/2017	0.000%	0.000% - 0.000%
04/01/2015		0.000%	0.000% - 0.000%
	05/01/2018	0.000%	0.000% - 0.000%
05/01/2015		0.000%	0.000% - 0.000%
	06/01/2018	0.000%	0.000% - 0.000%
06/01/2015		0.000%	0.000% - 0.000%
	07/01/2018	0.000%	0.000% - 0.000%
07/01/2015		0.000%	0.000% - 0.000%
	08/01/2018	0.000%	0.000% - 0.000%
08/01/2015		0.000%	0.000% - 0.000%
	09/01/2018	0.000%	0.000% - 0.000%

QUARTILE DISTRIBUTION

	Original Loan Size	Remaining Maturity	Loan Age	Loan Term
Quartile 1	\$55,000 - 240,000	308-309	19-021	360-360
Quartile 2	240,000 - 327,000	309-320	21-040	360-360
Quartile 3	327,000 - 369,000	320-339	40-051	360-360
Quartile 4	369,000 - 706,000	339-340	51-052	360-360

	Original Credit Score	Original LTV	Original CLTV	Original DTI
Quartile 1	625-698	19-058	20-060	8-035
Quartile 2	698-743	58-070	60-077	35-041
Quartile 3	743-767	70-080	77-090	41-050
Quartile 4	767-813	80-100	90-100	50-065

LOAN PURPOSE

Type	% of UPB	# of Loans	% of Loans
Purchase	55.34%	182	48.15%
Cash-Out Refinance	29.05%	107	28.31%
No Cash-Out Refinance	15.61%	89	23.54%
Refinance NotSpecified	0.00%	0	0.00%
Unknown	0.00%	0	0.00%

Pass-Through Pool XXXXXX

NUMBER OF UNITS

# of Units	# of UPB	# of Loans	% of Loans
1	94.91%	356	94.18%
2-4	5.09%	22	5.82%
Unknown	0.00%	0	0.00%

NUMBER OF BORROWERS

# of Borrowers	# of UPB	# of Loans	% of Loans
1	47.42%	214	56.61%
>1	52.58%	164	43.39%

OCCUPANCY TYPE

Type	# of UPB	# of Loans	% of Loans
Owner Occupied	86.73%	262	69.31%
Second Home	9.61%	34	8.99%
Investment Property	3.66%	82	21.69%
Unknown	0.00%	0	0.00%

FIRST PAYMENT DISTRIBUTION

Not Paying % of UPB	Not Paying # of Loans	Not Paying % of Loans
0.00%	0	0.00%

FIRST-TIME HOME BUYER DISTRIBUTION

Type	# of UPB	# of Loans	% of Loans
First-Time Homebuyer	10.12%	50	13.23%
Unknown	0.00%	0	0.00%

MORTGAGE INSURANCE DISTRIBUTION

Type	# of UPB	# of Loans	% of Loans
Loans with MI	15.31%	34	8.99%
Unknown	0.00%	0	0.00%

ASSETS DOCUMENTATION DISTRIBUTION

Type	# of UPB	# of Loans	% of Loans
Assets Verified/Waived	92.64%	262	69.31%
Assets Not Verified/Not Waived	7.36%	116	30.69%
Unknown	0.00%	0	0.00%

Pass-Through Pool XXXXXX

EMPLOYMENT DOCUMENTATION DISTRIBUTION

Type	# of UPB	# of Loans	% of Loans
Employment Verified/Waived	94.82%	361	95.50%
Employment Not Verified/Not Waived	5.18%	17	4.50%
Unknown	0.00%	0	0.00%

INCOME DOCUMENTATION DISTRIBUTION

Type	# of UPB	# of Loans	% of Loans
Income Verified/Waived	81.81%	237	62.70%
Income Not Verified/Not Waived	18.19%	141	37.30%
Unknown	0.00%	0	0.00%

THIRD PARTY ORGANIZATION (TPO) DISTRIBUTION

Type	Aggregate UPB	% of UPB	# of Loans	% of Loans
Retail	\$6,998,692.29	67.58%	171	45.24%
Broker	0.00	0.00%	0	0.00%
Correspondent	0.00	0.00%	0	0.00%
TPO	3,357,670.12	32.42%	207	54.76%
Not Specified				
Unknown	0.00	0.00%	0	0.00%

LOAN ORIGINATION DISTRIBUTION

Year	Aggregate UPB	% of UPB	# of Loans	% of Loans
2005	\$3,429,028.53	33.11%	15	3.97%
2006	3,086,636.65	29.80%	12	3.17%
2007	158,310.30	1.53%	228	60.32%
2008	3,682,386.93	36.56%	123	32.54%

Pass-Through Pool XXXXXX

GEOGRAPHIC DISTRIBUTION

State	Aggregate UPB	% of UPB	# of Loans	% of Loans
California	\$1,582,037.79	15.28%	140	37.04%
Florida	1,220,134.71	11.78%	39	10.32%
Maryland	1,193,843.02	11.53%	12	3.17%
Georgia	972,202.89	9.39%	15	3.97%
Virginia	929,480.06	8.97%	10	2.65%
New Jersey	542,472.37	5.24%	8	2.12%
New York	531,620.79	5.13%	9	2.38%
Connecticut	503,524.91	4.86%	3	0.79%
Massachusetts	360,785.34	3.48%	3	0.79%
Washington	358,947.43	3.47%	19	5.03%
Pennsylvania	326,377.85	3.15%	4	1.06%
Alabama	299,883.77	2.90%	1	0.26%
South Carolina	280,878.90	2.71%	16	4.23%
Arizona	248,210.58	2.40%	13	3.44%
Minnesota	213,272.96	2.06%	9	2.38%
Colorado	151,886.50	1.47%	16	4.23%
Illinois	115,139.77	1.11%	9	2.38%
Texas	102,811.34	0.99%	6	1.59%
Hawaii	69,649.88	0.67%	6	1.59%
Nevada	62,630.74	0.60%	5	1.32%
Idaho	61,358.82	0.59%	5	1.32%
North Carolina	52,855.40	0.51%	5	1.32%
Oregon	33,024.46	0.32%	3	0.79%
District of Columbia	32,820.17	0.32%	2	0.53%
Delaware	32,526.61	0.31%	1	0.26%
Ohio	25,777.23	0.25%	1	0.26%
Utah	26,247.33	0.25%	8	2.12%
South Dakota	21,220.75	0.20%	1	0.26%
Missouri	1,837.41	0.02%	4	1.06%
Michigan	1,895.72	0.02%	3	0.79%
New Mexico	612.35	0.01%	1	0.26%
Kansas	394.55	0.00%	1	0.26%

SERVICER DISTRIBUTION

Servicer	% of UPB	# of Loans	% of Loans
XXXXXXXXXXXXXXXXXXXX	97.19%	149	39.42%
XXXXXXXXXXXXXXXXXXXX	1.53%	228	60.32%
XXXXXXXXXXXXXXXXXXXX	1.28%	1	0.26%

Servicer (continued)	WAC	Note Rate Low-High	WALA	Loan Age Low-High	WARM	Remaining Maturity Low-High
XXXXXXXXXXXXXXXXXXXX	5.951%	4.625 - 6.875%	37	19 - 052	323	308 - 340
XXXXXXXXXXXXXXXXXXXX	6.139%	5.125 - 7.875%	34	33 - 035	326	325 - 327
XXXXXXXXXXXXXXXXXXXX	6.500%	6.500 - 6.500	51	51 - 051	309	309 - 309

Pass-Through Pool XXXXXX

SELLER DISTRIBUTION

Seller	% of UPB	# of Loans	% of Loans
XXXXXXXXXXXXXXXXXXXXX	68.67%	138	36.51%
XXXXXXXXXXXXXXXXXXXXX	29.80%	12	3.17%
XXXXXXXXXXXXXXXXXXXXX	1.53%	228	60.32%

Seller (continued)	WAC	Note Rate Low-High	WALA	Loan Age Low-High	WARM	Remaining Maturity Low-High
XXXXXXXXXXXXXXXXXXXXX	5.714%	4.625 - 6.625%	35	19 - 052	325	308 - 340
XXXXXXXXXXXXXXXXXXXXX	6.520%	6.000 - 6.875%	41	39 - 044	319	316 - 321
XXXXXXXXXXXXXXXXXXXXX	6.139%	5.125 - 7.875%	34	33 - 035	326	325 - 327

The following schedule lists the assets in the ARM pass-through pool identified above. This schedule reflects the unpaid principal balances of each asset as of the date of the formation of this ARM pass-through pool. ARM PCs whose pool numbers begin with “39”, “42”, “94”, “96”, or “5A” are Payment Capped ARM PCs.

<u>Pool Number</u>	<u>Unpaid Principal Balance</u>
XXXXXX	\$ 3,429,028.48
XXXXXX	3,086,636.59
XXXXXX	158,310.29
XXXXXX	<u>3,682,386.90</u>
Total	<u>\$10,356,362.26</u>

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TERMS USED IN POOL SUPPLEMENTS

This *Appendix VII* defines certain terms used in Pool Supplements.

Description of ARM Pass-Through Pool

Pass-Through Type: A general description of the type of mortgages in the Pass-Through Pool.

Pass-Through Pool Number: A unique numeric or alphanumeric designation assigned by Freddie Mac to identify a Giant PC. The first two or three characters of a Pool Number indicate the “Giant PC Prefix.”

CUSIP Number: A unique nine-digit alphanumeric designation assigned by the CUSIP Service Bureau to each Giant PC. The CUSIP Number is used to identify the Giant PC on the books and records of the Federal Reserve Banks’ book-entry system. All Giant PCs in book-entry form are identified by a CUSIP Number.

Pass-Through Coupon: The current annual rate at which interest is passed through monthly to a Holder of a Giant PC, based on a 360-day year of twelve 30-day months. For ARM Giant PCs, calculated as a weighted average of the individual coupons of the underlying ARM PCs and/or ARM Giant PCs in effect as of the first day of that month, rounded down to the nearest .001%.

Original Principal Amount: The aggregate principal balance of the mortgages in a Pass-Through Pool at the date of Pass-Through Pool formation.

Date of Pass-Through Pool Formation: The first day of the month and year of issuance of the Giant PC, which is the first day that interest accrues for the first payment to Holders of Giant PCs.

First Payment Date: The day of the month on which Freddie Mac passes through the first payment of principal and interest to Holders of Giant PCs. The 15th day of each month is a Payment Date unless the 15th day is not a business day, in which case the next succeeding business day is the Payment Date, except for GNMA Giants, which is generally the 17th, 20th or 25th day of the month.

Final Payment Date: The last possible Payment Date on which Freddie Mac could pass through payments of principal and interest to Holders of Giant PCs. The 15th day of each month is a Payment Date unless the 15th day is not a business day, in which case the next succeeding business day is the Payment Date, except for GNMA Giants, which is generally the 17th, 20th or 25th day of the month.

Pass-Through Information

Seller: Freddie Mac Giant.

WAC (Weighted Average Coupon): The weighted average of the current note rates of the mortgages in the Giant PC is based on the underlying PCs and/or Giant PCs weighted average current note rates and their contribution percentage to the related Giant PC pool (updated monthly for Gold Giant PCs; disclosed only at pool formation for ARM Giant PCs).

AOLS (Average Original Loan Size): The simple average of the UPBs as of the note date of the mortgages in the underlying PCs and/or Giant PCs in the related Giant PC pool. Refer to WAOLS for the weighted average.

WAOLS (Weighted Average Original Loan Size): The weighted average UPBs, as of the note date, of the mortgages in the Giant PC is based on the underlying PCs and/or Giant PCs weighted average original loan size and their contribution percentage to the related Giant PC pool (updated monthly). Refer to AOLS for the simple average.

WALA (Weighted Average Loan Age): For Gold PCs only, the weighted average of the current number of months since the note dates of the mortgages in the Giant PC is based on the underlying PCs and/or Giant PCs and their contribution percentage to the related Giant PC pool (updated monthly).

WAOLT (Weighted Average Original Loan Term): For Gold Giant PCs only, the weighted average of the number of scheduled monthly payments of the mortgages in the Giant PC is based on the underlying PCs and/or Giant PCs weighted average of the original loan term and their contribution percentage to the related Giant PC pool (updated monthly).

WARM (Weighted Average Remaining Maturity): The weighted average of the current number of scheduled monthly payments that, after giving effect to full and partial unscheduled principal payments, remain on the mortgages in the Giant PC is based on the underlying PCs and/or Giant PCs weighted average remaining maturity and their contribution percentage to the related Giant PC pool. For Giant PC pools backed by balloon/reset mortgages, the WARM reflects the **WATB (Weighted Average Term to Balloon)**, which is the weighted average remaining number of months to the balloon maturity or reset date of the mortgages.

WAOCS (Weighted Average Original Credit Score): The weighted average original credit score of the mortgages in the Giant PC is based on the underlying PCs and/or Giant PCs original credit score and their contribution percentage to the related Giant PC pool (updated monthly). The original WAOCS consists of known credit scores as of the settlement date of the Giant PC and the first month update after the settlement date may reflect additional known credit scores.

WAOLTV (Weighted Average Original Loan to Value): The weighted average of the original loan- to- value ratios of the mortgages in the Giant PC is based on the underlying PCs and/or Giant PCs weighted average of the original loan to value ratios and their contribution percentage to the related Giant PC pool (updated monthly). The original loan to value ratio is the comparison of the mortgage's unpaid principal balance (UPB), as of the note date and either (1) in the case of a purchase, the lesser of the appraised value of the mortgaged premises on the note date or the purchase price of the mortgaged premises or (2) in the case of a refinancing, the appraised value of the mortgaged premises on the note date.

WAOCLTV (Weighted Average Original Combined Loan to Value): The weighted average of the original loan- to- value ratios of the mortgages in the Giant PC is based on the underlying PCs and/or Giant PCs weighted average of the original loan to value ratios and their contribution percentage to the related Giant PC pool (updated monthly). The original loan to value ratio is the comparison of the mortgage's unpaid principal balance (UPB), as of the note date plus any secondary mortgage loan amount disclosed by the seller and either (1) in the case of a purchase, the lesser of the mortgaged property's appraised value on the note date or its purchase price or (2) in the case of a refinancing the mortgaged property's appraised value on the note date.

If the secondary financing amount disclosed by the seller includes a home equity line of credit, then the mortgage CLTV ratio used in the WAOCLTV calculation reflects the disbursed amount at closing of the first lien mortgage, not the maximum loan amount available under the home equity line of credit.

In the case of a seasoned mortgage, if the seller cannot warrant that the value of the mortgaged property has not declined since the note date, Freddie Mac requires that the seller must provide a new appraisal value, which is used in the mortgage CLTV calculation and subsequently in the WAOCLTV calculation.

This disclosure is subject to the widely varying standards originators use to verify borrowers' secondary mortgage loan amounts.

WAODTI (Weighted Average Original Debt to Income): The weighted average of the ratios between each mortgage's (1) sum of the borrower's monthly debt payments, including monthly housing expenses that incorporate the mortgage payment the borrower is making at the time of the delivery of the mortgage to Freddie Mac and (2) the total monthly income used to underwrite the borrower as of the date of the origination of the mortgage.

This disclosure is subject to the widely varying standards originators use to verify borrowers' assets and liabilities.

WAMTAM (Weighted Average Months to Amortize): For Initial Interest Giant PCs only, the weighted average number of months from the first day of the current month to the First P&I Payment Date of the mortgages in the Giant PC, adjusted by adding one month (for ARM Giant PCs only) to reflect the timing of the corresponding Giant PC First P&I Payment Date.

Initial Interest Period: For Initial Interest Giant PCs only, the period of time between the first payment due date and the first scheduled principal and interest payment date required in accordance with the terms of the mortgages backing the Giant PC. This time period will be designated by one of the numbers below, which indicates the number of months between such dates:

- 00 = Not Applicable
- 01 = 06-18 months
- 03 = 30-42 months
- 05 = 54-66 months
- 07 = 78-90 months
- 10 = 114-126 months
- 15 = 174-186 months

Legend: A text field used to disclose additional information about the mortgages in the underlying PCs and/or Giant PCs or the Giant PC.

Unknown Original Credit Score, Original LTV, Original CLTV and Original DTI

Original Credit Score Unknown: The number of mortgages and percentage of mortgages that have credit scores that are not available for the Giant PC, based on the underlying PCs and/or Giant PCs number and percentage of mortgages in the related Giant PC pool (updated monthly). The percentage of the aggregate UPB of the mortgages that have credit scores that are not available for the Giant PC based on the underlying PCs and/or Giant PCs percentage of aggregate UPB and their contribution percentage to the related Giant PC pool (updated monthly).

Original LTV Unknown: The number of mortgages and percentage of mortgages that have loan-to-value ratios that are not available for the Giant PC, based on the underlying PCs and/or Giant PCs number and percentage of mortgages in the related Giant PC pool (updated monthly). The percentage of the aggregate UPB of the mortgages that have loan-to-value ratios that are not available for the Giant PC

based on the underlying PCs and/or Giant PCs percentage of the aggregate UPB and their contribution percentage to the related Giant PC pool (updated monthly).

Original CLTV Unknown: The number of mortgages and percentage of mortgages that have combined loan-to-value ratios that are not available for the Giant PC, based on the underlying PCs and/or Giant PCs number and percentage of mortgages in the related Giant PC pool (updated monthly). The percentage of the aggregate UPB of the mortgages that have combined loan-to-value ratios that are not available for the Giant PC based on the underlying PCs and/or Giant PCs percentage of the aggregate UPB and their contribution percentage to the related Giant PC pool (updated monthly).

Original DTI Unknown: The number of mortgages and percentage of mortgages that have debt-to-income ratios that are not available for the Giant PC, based on the underlying PCs and/or Giant PCs number and percentage of mortgages in the related Giant PC pool (updated monthly). The percentage of the aggregate UPB of the mortgages that have debt-to-income ratios that are not available for the Giant PC based on the underlying PCs and/or Giant PCs percentage of the aggregate UPB and their contribution percentage to the related Giant PC pool (updated monthly).

ARM Specific information (ARMs Only)

Initial Fixed-Rate Period: For hybrid ARMs only, the period of time between the note date of the mortgages and the first interest change date. The initial period will be designated by one of the numbers below, which defines the eligible months to first interest change date for the mortgages in the ARM Giant PC pool.

2 = Initial Fixed-Rate Period between 18 and 30 months

3 = Initial Fixed-Rate Period between 30 and 42 months

4 = Initial Fixed-Rate Period between 42 and 54 months

5 = Initial Fixed-Rate Period between 54 and 66 months

6 = Initial Fixed-Rate Period between 66 and 78 months

7 = Initial Fixed-Rate Period between 78 and 90 months

8 = Initial Fixed-Rate Period between 90 and 102 months

9 = Initial Fixed-Rate Period between 102 and 114 months

10 = Initial Fixed-Rate Period between 114 and 126 months

15 = Initial Fixed-Rate Period between 174 and 186 months

For example, an initial period equal to 3 and an Adjustment Period equal to 12 denotes a 3/1 hybrid ARM.

Adjustment Period: The frequency (in months) that the mortgages in the ARM Giant PC pool will adjust. For hybrid ARMs, the Adjustment Period is the frequency that the mortgages will adjust after the first interest change date.

Index: A fluctuating economic indicator specified in the mortgage note, the value of which is used to adjust the note rate of the mortgages in the ARM Giant PC pool.

Lookback Period: For each mortgage in an ARM Giant PC pool, the number of days from the publication of the Index value used to adjust the note rate to the interest change date.

Next Adjustment Date: For ARM Giant PCs only, the next date on which the Pass-Through Coupon adjusts (updated monthly).

Weighted Average Months to Adjust (WAMTA): For ARM Giant PCs only, the weighted average of the number of months from pool formation until the next date on which the Pass-Through Coupon adjusts (updated monthly).

Initial Cap (Increase): The maximum amount that the note rate may increase at the first interest change date for the mortgages in an ARM Giant PC pool. If the field is blank and the initial cap is not specified in the Legend field, the initial cap equals the periodic cap; a value of zero (0.000%) indicates that there is no upward adjustment permitted.

Initial Cap (Decrease): The maximum amount that the note rate may decrease at the first interest change date for the mortgages in an ARM Giant PC pool. If the field is blank and the initial cap is not specified in the Legend field, the initial cap equals the periodic cap; a value of zero (0.000%) indicates that there is no downward adjustment permitted.

Periodic Cap: The maximum amount that the note rate may increase or decrease at each interest change date after the first interest adjustment date for the mortgages in an ARM Giant PC pool. However, if an initial cap is not separately disclosed for an ARM Giant PC, the periodic cap is the initial cap. A periodic cap of zero (0.00%) indicates that there is no periodic cap and mortgages are subject to the lifetime ceiling and margin only.

Convertible: Indicates whether the mortgages in the ARM Giant PC pool may convert from an adjustable interest rate to a fixed interest rate during a specified conversion window. The conversion window is either a specified period of time or specific dates that the borrower can exercise the option to convert from an adjustable interest rate to a fixed interest rate.

PC Margin: The weighted average of the margins of the mortgages in the ARM Giant PC is based on the underlying ARM PCs and/or ARM Giant PCs component margin and their contribution percentage to the related ARM Giant PC pool (updated monthly). **“Components”** are groups of mortgages having the same adjustment date (net of gross fees). The margin is the number of percentage points that is added to the current Index value to establish the new note rate at each interest change date.

Weighted Average Margin: The original weighted average of the margins of the mortgages in the ARM Giant PC pool is based on the underlying ARM PCs and/or ARM Giants PCs weighted average of the margins and their contribution percentage to the related Giant PC pool. The margin is the number of the percentage points that is added to the current Index valued to establish the new note rate at each interest change date.

PC Lifetime Ceiling: The weighted average of the lifetime ceilings of the mortgages in an ARM Giant PC Pool is based on the underlying ARM PCs and/or ARM Giant PCs weighted average lifetime ceilings in the related ARM Giant PC pool (updated monthly). The lifetime ceiling is the maximum note rate to which an ARM may adjust over the life of the mortgage.

Weighted Average Lifetime Ceiling: The weighted average lifetime ceiling of the mortgages in the Giant PC is based on the underlying ARM PCs and/or Giant PCs component lifetime ceilings and their contribution percentage to the related ARM Giant PC pool (updated monthly). **“Components”** are

groups of mortgages having the same adjustment date (net of gross fees). The lifetime ceiling is the maximum note rate to which a mortgage may adjust over the life of the mortgage.

PC Lifetime Floor: The weighted average of the lifetime floors of the mortgages in an ARM Giant PC pool is based on the underlying ARM PCs and/or ARM Giant PCs weighted average component lifetime floors in the related ARM Giant PC pool (updated monthly). The lifetime floor is the minimum interest note to which an ARM may decrease.

Weighted Average Lifetime Floor: The weighted average lifetime floor of the mortgages in the Giant PC is based on the underlying ARM PCs and/or ARM Giant PCs component lifetime floor and their contribution percentage to the related ARM Giant PC pool (updated monthly). **“Components”** are groups of mortgages having the same adjustment date (net of gross fees). The lifetime floor is the minimum note rate to which a mortgage may adjust over the life of the mortgage.

Prepayment Penalty Mortgages: Indicates whether the mortgages in the ARM Giant PC pool are Prepayment Penalty Mortgages (PPMs). A PPM is a mortgage with respect to which the borrower is, or at any time has been, obligated to pay a premium in the event of certain prepayments of principal. (Fixed-rate PPMs will be identified by a unique Giant PC prefix.)

Reduced Minimum Servicing: The minimum spread is the least amount of interest income, as established by Freddie Mac, that must be retained by the servicer as compensation for servicing mortgages. “Y” in this field indicates that the minimum servicing spread is less than 25 basis points. “N” in this field indicates that the minimum servicing spread is 25 basis points.

High and Low Mortgage Data

Remaining Maturity Low: The shortest remaining term to maturity, as of Giant formation, of the mortgages in an ARM Giant PC pool, expressed in months.

Remaining Maturity High: The longest remaining term to maturity, as of Giant formation, of the mortgages in an ARM Giant PC pool, expressed in months.

Note Rate Low: The lowest note rate, as of Giant formation, of the mortgages in an ARM Giant PC pool.

Note Rate High: The highest note rate, as of Giant formation, of the mortgages in an ARM Giant PC pool.

Margin Low: The lowest mortgage margin, as of Giant formation, of the mortgages in an ARM Giant PC pool.

Margin High: The highest mortgage margin, as of Giant formation, of the mortgages in an ARM Giant PC pool.

Lifetime Ceiling Low: The lowest lifetime ceiling, as of Giant formation, of the mortgages in an ARM Giant PC is based on the underlying ARM PCs and/or ARM Giant PCs lowest lifetime ceiling in the related ARM Giant PC pool. The lifetime ceiling is the maximum note rate to which an ARM may adjust.

Lifetime Ceiling High: The highest lifetime ceiling, as of Giant formation, of the mortgages in an ARM Giant PC is based on the underlying ARM PCs and/or ARM Giant PCs highest lifetime ceiling in the related ARM Giant PC pool. The lifetime ceiling is the maximum note rate to which an ARM may adjust.

Lifetime Floor Low: The lowest lifetime floor, as of Giant formation, of the mortgages in an ARM Giant PC is based on the underlying ARM PCs and/or ARM Giant PCs lowest lifetime floor in the related ARM Giant PC pool. The lifetime floor is the minimum note rate to which an ARM may adjust.

Lifetime Floor High: The highest lifetime floor, as of Giant formation, of the mortgages in an ARM Giant PC is based on the underlying ARM PCs and/or ARM Giant PCs highest lifetime floor in the related ARM Giant PC pool. The lifetime floor is the minimum note rate to which an ARM may adjust.

ARM PC Component Level Data

Component Coupon Adjustment Date: The next scheduled interest change date of the mortgages in an ARM Giant PC is based on the underlying ARM PCs and/or ARM Giant PCs component adjustment date in the related ARM Giant PC pool. For ARM PCs, the component adjustment date is the next scheduled interest change date of the mortgages in an ARM PC pool having the same interest change date, adjusted by adding one month to reflect the timing of the corresponding PC coupon adjustment.

Component Initial First P&I Payment Date (Initial Interest ARM PCs Only): The first fully amortizing principal and interest payment date of a group of mortgages in an initial interest ARM Giant PC pool having the same Component Coupon Adjustment Date, adjusted by adding one month to reflect the timing of the corresponding First P&I Payment Date.

Component UPB: The aggregate component UPB of the mortgages in an ARM Giant PC is based on the underlying ARM PCs and/or ARM Giant PCs component UPB in the related ARM Giant PC (updated monthly). “**Components**” are groups of mortgages having the same interest change date (net of gross fees).

Number of Loans: The number of loans in an ARM Giant PC having the same Component Coupon Adjustment Date. For initial interest ARM Giant PCs, the number of loans in an ARM Giant PC pool having the same Component Coupon Adjustment Date and the same Component First P&I Payment Date.

Component Coupon: The weighted average component note rates of the mortgages in an ARM Giant PC is based on the underlying ARM PCs and/or ARM Giant PCs weighted average component note rates in the related ARM Giant PC updated monthly). “**Components**” are groups of mortgages having the same interest change date (net of gross fees).

Component Coupon Low: The lowest component note rate of the mortgages in an ARM Giant PC is based on the underlying ARM PCs and/or ARM Giant PCs lowest component note rate in the related ARM Giant PC pool (updated monthly). “**Components**” are groups of mortgages having the same interest change date (net of gross fees).

Component Coupon High: The highest component note rate of the mortgages in an ARM Giant PC is based on the underlying ARM PCs and/or ARM Giant PCs highest component note rate in the related ARM Giant PC pool (updated monthly). “**Components**” are groups of mortgages having the same interest change date (net of gross fees).

Component Margin: The weighted average component margins of the mortgages in an ARM Giant PC is based on the underlying ARM PCs and/or ARM Giant PCs weighted average component margins in the related ARM Giant PC pool (updated monthly). “**Components**” are groups of mortgages having the same interest change date (net of gross fees). The margin is the number of percentage points that is added to the current Index value to establish the new note rate at each interest change date.

Component Margin Low: The lowest component margin of the mortgages in an ARM Giant PC is based on the underlying ARM PCs and/or ARM Giant PCs lowest component margin in the related ARM Giant PC pool (updated monthly). “**Components**” are groups of mortgages having the same interest change date (net of gross fees). The margin is the number of percentage points that is added to the current Index value to establish the new note rate at each interest change date.

Component Margin High: The highest component margin of the mortgages in an ARM Giant PC is based on the underlying ARM PCs and/or ARM Giant PCs highest component margin in the related ARM Giant PC pool (updated monthly). “**Components**” are groups of mortgages having the same interest change date (net of gross fees). The margin is the number of percentage points that is added to the current Index value to establish the new note rate at each interest change date.

Component Lifetime Ceiling: The weighted average component lifetime ceilings of the mortgages in an ARM Giant PC is based on the underlying ARM PCs and/or ARM Giant PCs weighted average component lifetime ceilings in the related ARM Giant PC pool (updated monthly). “**Components**” are groups of mortgages having the same adjust change date (net of gross fees). The lifetime ceiling is the maximum note rate to which an ARM may increase.

Component Lifetime Ceiling Low: The lowest component lifetime ceiling of the mortgages in an ARM Giant PC is based on the underlying ARM PCs and/or ARM Giant PCs lowest component lifetime ceiling in the related ARM Giant PC pool (updated monthly). “**Components**” are groups of mortgages having the same interest change date (net of gross fees). The lifetime ceiling is the maximum note rate to which an ARM may adjust.

Component Lifetime Ceiling High: The highest component lifetime ceiling of the mortgages in an ARM Giant PC is based on the underlying ARM PCs and/or ARM Giant PCs highest component lifetime ceiling in the related ARM Giant PC pool (updated monthly). “**Components**” are groups of mortgages having the same interest change date (net of gross fees). The lifetime ceiling is the maximum note rate to which an ARM may adjust.

Component Lifetime Floor: The weighted average component lifetime floors of the mortgages in an ARM Giant PC is based on the underlying ARM PCs and/or ARM Giant PCs weighted average component lifetime floors in the related ARM Giant PC pool (updated monthly). “**Components**” are groups of mortgages having the same interest change date (net of gross fees). The lifetime floor is the maximum note rate to which an ARM may decrease.

Component Lifetime Floor Low: The lowest component lifetime floors of the mortgages in an ARM Giant PC is based on the underlying ARM PCs and/or ARM Giant PCs weighted average component lifetime floors in the related ARM Giant PC pool (updated monthly). “**Components**” are groups of mortgages having the same interest change date (net of gross fees). The lifetime floor is the maximum note rate to which an ARM may decrease.

Component Lifetime Floor High: The highest component lifetime floors of the mortgages in an ARM Giant PC is based on the underlying ARM PCs and/or ARM Giant PCs weighted average component lifetime floors in the related ARM Giant PC pool (updated monthly). “**Components**” are groups of mortgages having the same interest change date (net of gross fees). The lifetime floor is the maximum note rate to which an ARM may decrease.

Quartile Distribution

Quartiles are based on each 25th percentile of each Giant PC's current principal balance (updated monthly).

Quartile 1 represents the range from the lowest value of the data to the data corresponding to the 25th percentile of the Giant PC's current principal balance.

Quartile 2 represents the range from the data corresponding to the 25th percentile of the Giant PC's current principal balance to the data corresponding to the 50th percentile of the Giant PC's current principal balance.

Quartile 3 represents the range from the data corresponding to the 50th percentile of the Giant PC's current principal balance to the data corresponding to the 75th percentile of the Giant PC current principal balance.

Quartile 4 represents the range from the data corresponding to the 75th percentile of the Giant PC's current principal balance to the highest data.

Quartiles represent the distribution of the following attributes for all mortgages in the Giant PC pool:

Original Loan Size: Loan amount as of the note date of the mortgage.

Remaining Maturity (Gold Giant PCs only): Remaining term to maturity date, or term to balloon maturity or reset date.

Loan Age (Gold Giant PCs only): Number of months from the note date of the mortgage to the current month.

Loan Term (Gold Giant PCs only): Number of scheduled monthly payments that are due over the life of the mortgage.

Original Credit Score: A number summarizing an individual's credit profile that indicates the likelihood that the individual will repay future obligations.

Original LTV: Original loan-to-value ratio.

Original CLTV: Original combined loan-to-value ratio.

Original DTI: Original debt-to-income ratio.

Loan Purpose: The number of mortgages and percentage of mortgages that are either refinance mortgages or purchase mortgages in the Giant PC, based on the underlying PCs and/or Giant PCs number and percentage of mortgages in the related Giant PC pool (updated monthly). The percentage of the aggregate UPB of the mortgages that are either refinance mortgages or purchase mortgages in the Giant PC, based on the underlying PCs and/or Giant PCs percentage of UPB and their contribution percentage to the related Giant PC pool (updated monthly). If the Loan Purpose is not available, it will be reflected under the heading "Unknown" (updated monthly).

Number of Units: The number of mortgages and percentage of mortgages that are secured by one-unit properties and by two to four unit properties in the Giant PC, based on the underlying PCs and/or Giant PCs number and percentage of mortgages in the related Giant PC pool (updated monthly). The percentage of the aggregate UPB of the mortgages that are secured by one-unit properties and by two- to-four unit properties in the Giant PC, based on the underlying PCs and/or Giant PCs percentage of

aggregate UPB and their contribution percentage to the related Giant PC pool (updated monthly). If the Number of Units is not available, it will be reflected under the heading “Unknown” (updated monthly).

Number of Borrowers: The number of mortgages, percentage of mortgages, and percentage of the aggregate UPB of the mortgages in a PC Giant pool that have one borrower or more than one borrower obligated to repay the mortgage note secured by the mortgaged property.

Occupancy Type: The number of mortgages and percentage of mortgages that are secured by primary residences, second homes, and investment properties in the Giant PC, based on the underlying PCs and/or Giant PCs number and percentage of mortgages in the related Giant PC pool (updated monthly). The percentage of the aggregate UPB of the mortgages that are secured by primary residences, second homes, and investment properties in the Giant PC based on the underlying PCs and/or Giant PCs percentage of UPB and their contribution percentage to the related Giant PC pool (updated monthly). If the Occupancy Type is not available, it will be reflected under the heading “Unknown” (updated monthly).

First Payment Distribution: The number of mortgages and percentage of mortgages that have not yet reached their first payment date in the Giant PC, based on the underlying PCs and/or Giant PCs number and percentage of mortgages in the related Giant PC pool (updated monthly). The percentage of the aggregate UPB of the mortgages that have not yet reached their first payment date in the Giant PC, based on the underlying PCs and/or Giant PCs percentage of the aggregate UPB and their contribution percentage to the related Giant PC pool (updated monthly).

First-Time Homebuyer: The number of mortgages, percentage of mortgages and percentage of the aggregate UPB of the mortgages in a PC Giant pool that have indicated whether the borrower, or one of a group of borrowers, is a First-Time Homebuyer.

Specifically, a First-Time Homebuyer is an individual borrower, or one of a group of borrowers, who (1) is purchasing the mortgaged property, (2) will reside in the mortgaged property as a primary residence and (3) had no ownership interest (sole or joint) in a residential property during the three-year period preceding the date of the purchase of the mortgaged property. With certain limited exceptions, a displaced homemaker or single parent may also be considered a First-Time Homebuyer if the individual had no ownership interest in a residential property during the preceding three-year period other than an ownership interest in the marital residence with a spouse.

Mortgages for which First-Time Homebuyer information is not available will be reflected under the heading “Unknown.”

Mortgage Insurance Percentage: The number of mortgages, percentage of mortgages, and percentage of the aggregate UPB of the mortgages in a PC Giant pool having loss coverage, at the time of Freddie Mac’s purchase of the mortgage, that a mortgage insurer is providing to cover losses incurred as a result of a default on the mortgage. Only primary mortgage insurance that is purchased by the borrower, lender or Freddie Mac is included in this category. Mortgage insurance that constitutes “credit enhancement” that is not required by Freddie Mac’s Charter is not included.

Mortgages for which the amount of mortgage insurance reported by sellers is in excess of 55% will be reflected under the heading “Unknown.”

Documentation Type: The number of mortgages, percentage of mortgages and percentage of the aggregate UPB of the mortgages in a PC Giant pool for which the documentation has been verified/

waived or not verified/not waived. Mortgages for which this information cannot be determined will be reflected under the heading “Unknown.”

Documentation Type — Assets
Documentation Type — Employment
Documentation Type — Income

Generally, Freddie Mac requires that sellers of mortgages document or verify loan application information about the borrower’s income, assets and employment. Sellers’ documentation or verification can take several forms; for example, sellers may require that a borrower provide pay stubs or W-2 or 1099 forms to verify employment and income and depository and brokerage statements to verify assets. In some cases, because of the measured creditworthiness of the borrower (*e.g.*, credit score) and loan attributes (*e.g.*, a refinance loan or low loan-to-value ratio), a seller may require a reduced level of documentation or verification or may waive its general documentation or verification requirements. In other cases, pursuant to programs offered by lenders, borrowers may elect to provide a reduced level of documentation or verification or may elect to provide no documentation or verification of some or all of this information in a loan application. Standards to qualify for reduced levels of documentation and for waivers of documentation based on creditworthiness, and what constitutes a material reduced level of documentation, may vary among sellers. If Freddie Mac agrees with a seller’s decision to underwrite the borrower using reduced documentation or no documentation, Freddie Mac will generally require that sellers deliver a special code in connection with the delivery of such mortgages. Freddie Mac monitors the performance of such mortgages to determine whether they continue to perform at least as well as traditional full documentation mortgages.

In cases of full documentation and verification, mortgages bear the disclosure “Yes (Verified/Waived).” In cases in which the seller delivered a mortgage to Freddie Mac with a special code indicating a reduced level of documentation or waiver, Freddie Mac has used its review of the seller’s underwriting standards for reduced documentation or waiver and its data on actual mortgages’ performance to make a judgment about the credit quality of that loan, which is reflected in whether the Mortgage bears the disclosure “Yes (Verified/Waived)” or “No (Not Verified/Not Waived).” Under these circumstances, mortgages bearing the disclosure “Yes (Verified/Waived)” reflect an assessment by Freddie Mac of higher credit quality than those loans that bear the disclosure “No (Not Verified/Not Waived).” The performance standard for reduced or waived-documentation loans is default performance on a level at least as strong as traditional full documentation loans.

In cases in which sellers did not deliver a special code indicating a reduced level of documentation or a waiver, the disclosure will indicate “Yes (Verified/Waived).” It is possible nonetheless that loans delivered without a special code may be loans that had a reduced level of documentation or waiver. Freddie Mac seeks to identify through special codes all cases of reduced documentation and conducts quality control sampling to identify and work with sellers on correcting data deficiencies.

Third Party Origination Percentage (TPO%): The number of mortgages, percentage of mortgages and percentage of the aggregate UPB of the mortgages in a PC Giant pool that were originated by a third party, to include broker and correspondent originations. Loans for which Third Party Origination is applicable, but for which the seller does not specify the broker or correspondent, will be disclosed as “TPO Not Specified” and will be included in this category.

“Broker” is a person or entity that specializes in loan originations, receiving a commission (from a correspondent or other lender) to match borrowers and lenders. The broker performs some or most of the loan processing functions, such as taking loan applications, or ordering credit reports, appraisals and title

reports. Typically, the broker does not underwrite or service the mortgage and generally does not use its own funds for closing; however, if the broker funded a mortgage on a lender's behalf, such a mortgage is considered a "broker" third party origination mortgage. The mortgage is generally closed in the name of the lender who commissioned the broker's services.

"Correspondent" is an entity that typically sells the mortgages it originates to other lenders, which are not affiliates of that entity, under a specific commitment or as part of an ongoing relationship. The correspondent performs some or all of the loan processing functions, such as taking the loan application, ordering credit reports, appraisals, and title reports, and verifying the borrower's income and employment. The correspondent may or may not have delegated underwriting and typically funds the mortgages at settlement. The mortgage is closed in the correspondent's name and the correspondent may or may not service the mortgage. The correspondent may use a broker to perform some of the processing functions or even to fund the mortgage on its behalf; under such circumstances, the mortgage is considered a "broker" third party origination mortgage, rather than a "correspondent" third party origination mortgage.

"Retail" mortgage is a mortgage that is originated, underwritten and funded by a lender or its affiliates. The mortgage is closed in the name of the lender or its affiliate and if it is sold to Freddie Mac, it is sold by the lender or its affiliate that originated it. A mortgage that a broker or correspondent completely or partially originated, processed, underwrote, packaged, funded or closed is not considered a retail mortgage.

For purposes of the definitions of correspondent and retail, "affiliate" means any entity that is related to another party as a consequence of the entity, directly or indirectly, controlling the other party, being controlled by the other party, or being under common control with the other party.

Loan Origination Distribution: The number of mortgages and percentage of mortgages that are originated in a given year in the Giant PC, based on the underlying PCs and/or Giant PCs number and percentage of mortgages in the related Giant PC pool (updated monthly). The percentage of the aggregate UPB of the mortgages that are originated in a given year in the Giant PC, based on underlying PCs and/or Giant PCs percentage of the aggregate UPB and their contribution percentage to the related Giant PC pool (updated monthly). For seller-owned modified mortgages, modified mortgages, converted adjustable rate mortgages, and construction-to-permanent mortgages, the modification/converted date is substituted for the origination date.

Geographic Distribution: The number of mortgages and percentage of mortgages that are secured by property in a given state in the Giant PC, based on the underlying PCs and/or Giant PCs number and percentage of mortgages in the related Giant PC pool (updated monthly). The percentage of the aggregate UPB of the mortgages that are secured by property in a given state in the Giant PC, based on the underlying PCs and/or Giant PCs percentage of aggregate UPB and their contribution percentage to the related Giant PC pool (updated monthly).

Servicer Distribution: The number of mortgages and percentage of mortgages for each entity that services at least 1% of the mortgages in the Giant PC, based on the underlying PCs and/or Giant PCs number and percentage of mortgages in the related Giant PC pool (updated monthly). For Gold Giant PCs, the WAC, WALA, WARM, and percentage of the aggregate UPB of the mortgages for each entity that services at least 1% of the mortgages in the Giant PC, based on the underlying PCs and/or Giant PCs WAC, WALA, WARM, and percentage of the aggregate UPB and their contribution percentage to the related Giant PC pool (updated monthly). For Gold Giant PCs, the highest and lowest note rates, highest and lowest loan age, and highest and lowest remaining maturity of the mortgages for each entity that

services at least 1% of the mortgages in the Giant PC, based on the underlying PCs and/or Giant PCs highest and lowest in the related Giant PC pool (updated monthly). For ARM Giant PCs, the WAC, WARM, and percentage of the aggregate UPB of the mortgages for each entity that services at least 1% of the mortgages in the Giant PC, based on the underlying PCs and/or Giant PCs WAC, WARM, and percentage of the aggregate UPB and their contribution percentage to the related Giant PC pool (updated monthly). For ARM Giant PCs, the highest and lowest note rates and highest and lowest remaining maturity of the mortgages for each entity that services at least 1% of the mortgages in the Giant PC, based on the underlying PCs and/or Giant PCs highest and lowest in the relate Giant PC pool (updated monthly). Entities servicing less than 1% of the mortgages are reflected under the heading “Servicers <1%” (updated monthly).

Seller Distribution: The number of mortgages and percentage of mortgages for each entity that sold to Freddie Mac at least 1% of the mortgages in the Giant PC, based on the underlying PCs and/or Giant PCs number and percentage of mortgages in the related Giant PC pool (updated monthly). For Gold Giant PCs, the WAC, WALA, WARM, and percentage of the aggregate UPB of the mortgages for each entity that sold to Freddie Mac at least 1% of the mortgages in the Giant PC, based on the underlying PCs and/or Giant PCs WAC, WALA, WARM, and percentage of the aggregate UPB and their contribution percentage to the related Giant PC pool (updated monthly). For Gold Giant PCs, the highest and lowest note rates, highest and lowest loan age, and highest and lowest remaining maturity of the mortgages for each entity that sold to Freddie Mac at least 1% of the mortgages in the Giant PC, based on the underlying PCs and/or Giant PCs highest and lowest in the related Giant PC pool (updated monthly). For ARM Giant PCs, the WAC, WARM, and percentage of the aggregate UPB of the mortgages for each entity that sold to Freddie Mac at least 1% of the mortgages in the Giant PC based on the underlying PCs and/or Giant PCs WAC, WARM, and percentage of the aggregate UPB and their contribution percentage to the related Giant PC pool (updated monthly). For ARM Giant PCs, the highest and lowest note rates and highest and lowest remaining maturity of the mortgages for each entity that sold to Freddie Mac at least 1% of the mortgages in the Giant PC, based on the underlying PCs and/or Giant PCs highest and lowest in the related Giant PC pool (updated monthly). Entities that sold less than 1% of the mortgages are reflected under the heading “Servicers <1%” (updated monthly).

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\$1,350,000,000

(Approximate)

**Multifamily Mortgage Pass-Through Certificates,
Series 2013-KSMC**

FREMF 2013-KSMC Mortgage Trust
issuing entity

Morgan Stanley Capital I Inc.
depositor

Federal Home Loan Mortgage Corporation
mortgage loan seller and guarantor

We, Morgan Stanley Capital I Inc., intend to establish a trust fund to act as an issuing entity, which we refer to in this information circular as the “issuing entity.” The primary assets of the issuing entity will consist of sixty-nine (69) multifamily mortgage loans secured by sixty-nine (69) mortgaged real properties with the characteristics described in this information circular. The issuing entity will issue five (5) classes of certificates (the “series 2013-KSMC certificates”), three (3) of which, referred to in this information circular as the “offered certificates,” are being offered by this information circular, as listed below. The issuing entity will pay interest and/or principal monthly, commencing in April 2013. The offered certificates represent obligations of the issuing entity only (and, solely with respect to certain payments of interest and principal pursuant to a guarantee of the offered certificates described in this information circular, Freddie Mac), and do not represent obligations of or interests in us or any of our affiliates. We do not intend to list the offered certificates on any national securities exchange or any automated quotation system of any registered securities association.

This information circular was prepared solely in connection with the offering and sale of the offered certificates to Freddie Mac.

Investing in the offered certificates involves risks. See “Risk Factors” beginning on page 33 of this information circular.

Offered Classes	Total Initial Principal Balance or Notional Amount	Initial Pass- Through Rate	Assumed Final Distribution Date
Class A-1	\$ 241,000,000	1.9540%	January 25, 2023
Class A-2	\$ 1,109,000,000	2.6150%	January 25, 2023
Class X1	\$ 1,350,000,000	0.8870%*	January 25, 2023

* Approximate.

Delivery of the offered certificates will be made on or about March 28, 2013. Credit enhancement will be provided by (i) the subordination of certain classes of series 2013-KSMC certificates to certain other classes of such certificates as described in this information circular under “Summary of Information Circular—The Offered Certificates—Subordination,” “—The Offered Certificates—Priority of Distributions” and “Description of the Series 2013-KSMC Certificates—Distributions—Subordination” and (ii) the guarantee of the offered certificates by Freddie Mac as described under “Summary of Information Circular—The Offered Certificates—Freddie Mac Guarantee,” and “Description of the Series 2013-KSMC Certificates—Distributions—Freddie Mac Guarantee” in this information circular.

It is a condition to the issuance of the offered certificates that they be purchased and guaranteed by Freddie Mac as described in this information circular. The obligations of Freddie Mac under its guarantee of the offered certificates are obligations of Freddie Mac only. **Freddie Mac will not guarantee any class of series 2013-KSMC certificates other than the offered certificates.** The offered certificates are not guaranteed by the United States of America (“United States”) and do not constitute debts or obligations of the United States or any agency or instrumentality of the United States other than Freddie Mac. Income on the offered certificates has no exemption under federal law from federal, state or local taxation.

FREMF 2013-KSMC Mortgage Trust

Multifamily Mortgage Pass-Through Certificates Series 2013-KSMC

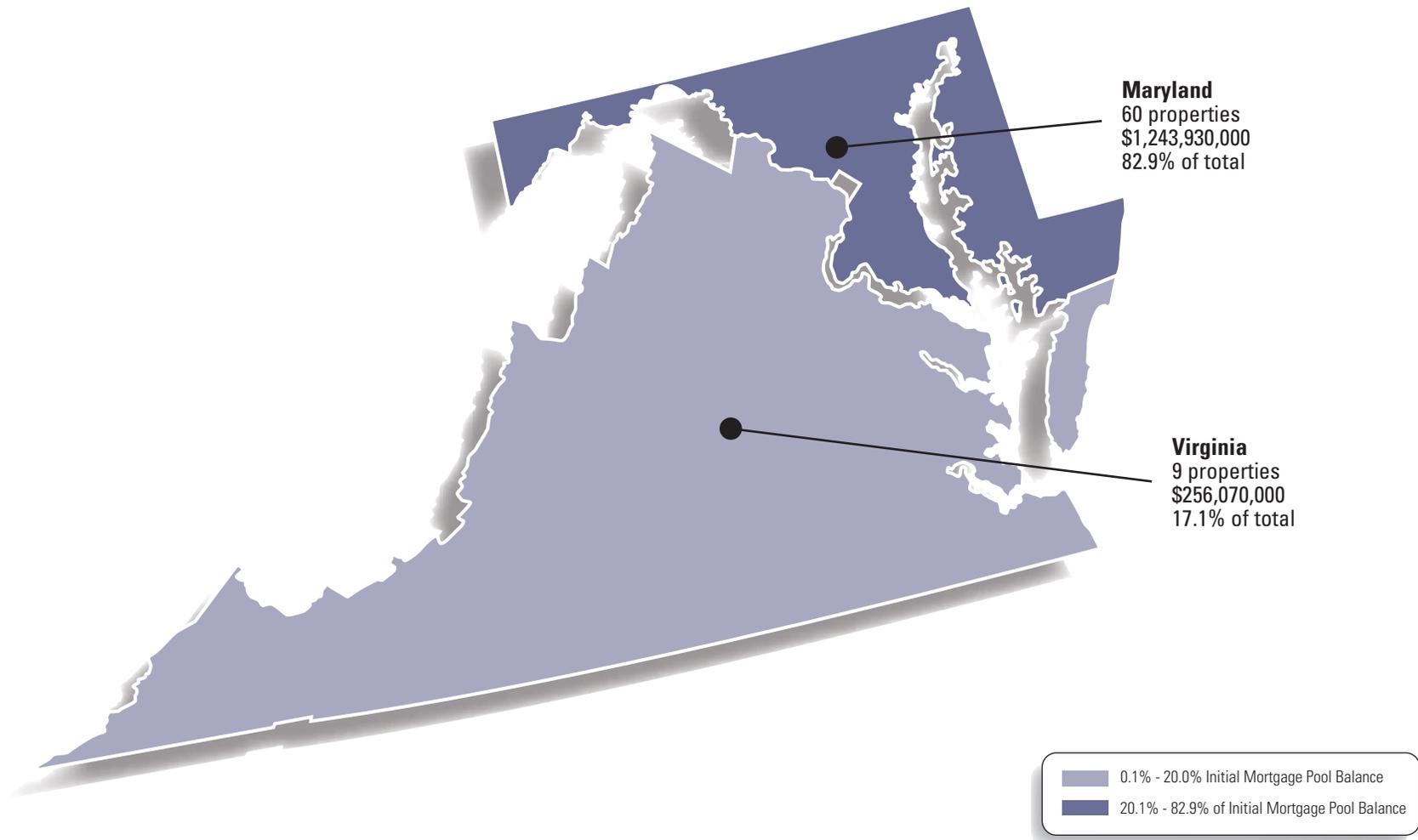


TABLE OF CONTENTS

Information Circular

IMPORTANT NOTICE REGARDING THE CERTIFICATES.....	4
IMPORTANT NOTICE ABOUT INFORMATION PRESENTED IN THIS INFORMATION CIRCULAR.....	4
IRS CIRCULAR 230 NOTICE	4
SUMMARY OF INFORMATION CIRCULAR.....	5
RISK FACTORS	33
CAPITALIZED TERMS USED IN THIS INFORMATION CIRCULAR.....	81
FORWARD-LOOKING STATEMENTS	81
DESCRIPTION OF THE ISSUING ENTITY	81
DESCRIPTION OF THE DEPOSITOR.....	82
DESCRIPTION OF THE MORTGAGE LOAN SELLER AND GUARANTOR.....	83
DESCRIPTION OF THE BORROWERS.....	87
DESCRIPTION OF SMC.....	87
DESCRIPTION OF THE UNDERLYING MORTGAGE LOANS.....	87
DESCRIPTION OF THE SERIES 2013-KSMC CERTIFICATES	111
YIELD AND MATURITY CONSIDERATIONS	130
THE SERIES 2013-KSMC POOLING AND SERVICING AGREEMENT.....	136
CERTAIN FEDERAL INCOME TAX CONSEQUENCES.....	181
STATE AND OTHER TAX CONSIDERATIONS	189
USE OF PROCEEDS	190
PLAN OF DISTRIBUTION.....	190
LEGAL MATTERS	190
GLOSSARY	191

Exhibits to Information Circular

EXHIBIT A-1	—	CERTAIN CHARACTERISTICS OF THE UNDERLYING MORTGAGE LOANS AND THE RELATED MORTGAGED REAL PROPERTIES
EXHIBIT A-2	—	CERTAIN MORTGAGE POOL INFORMATION
EXHIBIT A-3	—	DESCRIPTION OF THE TOP TEN MORTGAGE LOANS
EXHIBIT B	—	FORM OF CERTIFICATE ADMINISTRATOR’S STATEMENT TO CERTIFICATEHOLDERS
EXHIBIT C-1	—	MORTGAGE LOAN SELLER’S REPRESENTATIONS AND WARRANTIES
EXHIBIT C-2	—	EXCEPTIONS TO MORTGAGE LOAN SELLER’S REPRESENTATIONS AND WARRANTIES
EXHIBIT D	—	DECREMENT TABLES FOR THE OFFERED PRINCIPAL BALANCE CERTIFICATES
EXHIBIT E	—	PRICE/YIELD TABLE FOR CLASS X1 CERTIFICATES

You should rely only on the information contained in this document or to which we have referred you. We have not authorized anyone to provide you with information that is different. This document may only be used where it is legal to sell these securities. The information in this document may only be accurate on the date of this document.

IMPORTANT NOTICE REGARDING THE CERTIFICATES

NONE OF THE DEPOSITOR, THE DEPOSITOR'S AFFILIATES OR FREDDIE MAC WILL RETAIN A 5% NET ECONOMIC INTEREST WITH RESPECT TO THE SERIES 2013-KSMC CERTIFICATES IN ANY OF THE FORMS PRESCRIBED BY ARTICLE 122A OF THE BANKING CONSOLIDATION DIRECTIVE (DIRECTIVE 2006/48/EC, AS AMENDED) ("ARTICLE 122a"). FOR ADDITIONAL INFORMATION REGARDING ARTICLE 122a, SEE "RISK FACTORS—RISKS RELATED TO THE OFFERED CERTIFICATES—LEGAL AND REGULATORY PROVISIONS AFFECTING INVESTORS COULD ADVERSELY AFFECT THE LIQUIDITY OF YOUR INVESTMENT" IN THIS INFORMATION CIRCULAR.

IMPORTANT NOTICE ABOUT INFORMATION PRESENTED IN THIS INFORMATION CIRCULAR

THE PLACEMENT AGENTS DESCRIBED IN THIS INFORMATION CIRCULAR MAY FROM TIME TO TIME PERFORM INVESTMENT BANKING SERVICES FOR, OR SOLICIT INVESTMENT BANKING BUSINESS FROM, ANY COMPANY NAMED IN THIS INFORMATION CIRCULAR. THE PLACEMENT AGENTS AND/OR THEIR RESPECTIVE EMPLOYEES MAY FROM TIME TO TIME HAVE A LONG OR SHORT POSITION IN ANY SECURITY OR CONTRACT DISCUSSED IN THIS INFORMATION CIRCULAR.

THE INFORMATION CONTAINED IN THIS INFORMATION CIRCULAR SUPERSEDES ANY PREVIOUS SUCH INFORMATION DELIVERED TO ANY INVESTOR.

We provide information to you about the offered certificates in this information circular, which describes the specific terms of the offered certificates.

You should read this information circular in full to obtain material information concerning the offered certificates.

This information circular includes cross-references to sections in this information circular where you can find further related discussions. The Table of Contents in this information circular identifies the pages where these sections are located.

When deciding whether to invest in any of the offered certificates, you should only rely on the information contained in this information circular or as provided in "Description of the Mortgage Loan Seller and Guarantor—Freddie Mac Conservatorship" and "—Litigation Involving Mortgage Loan Seller and Guarantor" in this information circular. We have not authorized any dealer, salesman or other person to give any information or to make any representation that is different. In addition, information in this information circular is current only as of the date on its cover. By delivery of this information circular, we are not offering to sell any securities, and are not soliciting an offer to buy any securities, in any state or other jurisdiction where the offer and sale is not permitted.

IRS CIRCULAR 230 NOTICE

THIS INFORMATION CIRCULAR IS NOT INTENDED OR WRITTEN TO BE USED, AND CANNOT BE USED, FOR THE PURPOSE OF AVOIDING U.S. FEDERAL, STATE OR LOCAL TAX PENALTIES. THIS INFORMATION CIRCULAR IS WRITTEN AND PROVIDED BY THE DEPOSITOR IN CONNECTION WITH THE PROMOTION OR MARKETING BY THE DEPOSITOR OF THE TRANSACTIONS OR MATTERS ADDRESSED IN THIS INFORMATION CIRCULAR. INVESTORS SHOULD SEEK ADVICE BASED ON THEIR PARTICULAR CIRCUMSTANCES FROM AN INDEPENDENT TAX ADVISOR.

SUMMARY OF INFORMATION CIRCULAR

This summary highlights selected information from this information circular and does not contain all of the information that you need to consider in making your investment decision. To understand all of the terms of the offered certificates, carefully read this information circular. This summary provides an overview of certain information to aid your understanding and is qualified by the full description presented in this information circular.

Transaction Overview

The offered certificates will be part of a series of multifamily mortgage pass-through certificates designated as the Series 2013-KSMC Multifamily Mortgage Pass-Through Certificates. The series 2013-KSMC certificates will consist of five (5) classes. The table below identifies and specifies various characteristics for those classes other than the class R certificates.

Class ⁽¹⁾	Total Initial Principal Balance or Notional Amount	Approximate % of Total Initial Principal Balance	Approximate Initial Credit Support	Pass-Through Rate Description	Initial Pass-Through Rate	Assumed Weighted Average Life (Years) ⁽²⁾⁽³⁾	Assumed Principal Window ⁽²⁾⁽⁴⁾	Assumed Final Distribution Date ⁽²⁾⁽⁵⁾
<u>Offered Certificates:</u>								
A-1	\$ 241,000,000	16.067%	10.000% ⁽⁶⁾	Fixed	1.9540%	6.07	23–118	January 25, 2023
A-2	\$ 1,109,000,000	73.933%	10.000% ⁽⁶⁾	Fixed	2.6150%	9.83	118–118	January 25, 2023
X1	\$ 1,350,000,000	N/A	N/A	Variable IO	0.8870% ⁽⁷⁾	9.15	N/A	January 25, 2023
<u>Non-Offered Certificates:</u>								
B	\$ 150,000,000	10.000%	0.000%	WAC	3.9140% ⁽⁷⁾	9.83	118–118	January 25, 2023

- (1) The class R certificates are not represented in this table and are not being offered by this information circular. The class R certificates will not have a principal balance, notional amount or pass-through rate.
- (2) As to any given class of series 2013-KSMC certificates shown in this table, the assumed weighted average life, the assumed principal window and the Assumed Final Distribution Date have been calculated based on the Modeling Assumptions, including, among other things, that—
 - (i) there are no voluntary or involuntary prepayments with respect to the underlying mortgage loans,
 - (ii) there are no delinquencies, modifications or losses with respect to the underlying mortgage loans,
 - (iii) there are no modifications, extensions, waivers or amendments affecting the monthly debt service payments by borrowers on the underlying mortgage loans, and
 - (iv) the offered certificates are not redeemed prior to their Assumed Final Distribution Date pursuant to the clean-up call described under the heading “—The Offered Certificates—Optional Termination” below.
- (3) As to any given class of series 2013-KSMC certificates shown in this table, other than the class X1 certificates, the assumed weighted average life is the average amount of time in years between the assumed settlement date for the series 2013-KSMC certificates and the payment of each dollar of principal on that class. As to the class X1 certificates, the assumed weighted average life is the average amount of time in years between the assumed settlement date for that class of certificates and the application of each dollar to be applied in reduction of the notional amount of that class of certificates.
- (4) As to any given class of series 2013-KSMC certificates shown in this table, other than the class X1 certificates, the assumed principal window is the period during which holders of that class are expected to receive distributions of principal.
- (5) As to any given class of series 2013-KSMC certificates shown in this table, other than the class X1 certificates, the Assumed Final Distribution Date is the distribution date on which the last distribution of principal and interest (if any) is assumed to be made on that class. As to the class X1 certificates, the Assumed Final Distribution Date is the distribution date on which the last reduction to the notional amount occurs and the last distribution of interest is assumed to be made with respect to that class of certificates.
- (6) The approximate initial credit support is the approximate initial credit support of the aggregate initial principal balance of the class A-1 and A-2 certificates.
- (7) The initial pass-through rates with respect to the class X1 and B certificates are approximate.

In reviewing the foregoing table, please note that:

- Only the class A-1, A-2 and X1 certificates are offered by this information circular.
- All of the classes of certificates in the table on page 5, except the class X1 certificates, will have principal balances. All of the classes shown in that table will bear interest. The series 2013-KSMC certificates with principal balances constitute the “series 2013-KSMC principal balance certificates.” The class X1 certificates constitute the “interest-only certificates.”
- The total initial principal balance or notional amount of any class shown in the table on page 5 may be larger or smaller depending on, among other things, the actual initial mortgage pool balance. The initial mortgage pool balance may be 5% more or less than the amount shown in the table on page 32 of this information circular. The initial mortgage pool balance refers to the aggregate principal balance of the underlying mortgage loans as of their respective due dates in March 2013, after application of all payments of principal due with respect to the underlying mortgage loans on or before those due dates, whether or not received.
- Each class of series 2013-KSMC certificates shown on the table on page 5 will bear interest and such interest will accrue based on the assumption that each year is 360 days long and consists of twelve 30-day months (a “30/360 Basis”).
- Each class identified in the table on page 5 as having a “Fixed” pass-through rate has a fixed pass-through rate that will remain constant at the initial pass-through rate shown for that class in that table.
- Each class identified in the table on page 5 as having a “WAC” pass-through rate has a *per annum* rate equal to the Weighted Average Net Mortgage Pass-Through Rate for the related distribution date.
- For purposes of calculating the accrual of interest as of any date of determination, the class X1 certificates will have a total notional amount that is equal to the then total principal balances of the class A-1 and A-2 certificates.
- The pass-through rate of the class X1 certificates for any Interest Accrual Period will equal the weighted average of the Class X1 Strip Rates (weighted based upon the relative sizes of their respective components). The “Class X1 Strip Rates” means, for the purposes of calculating the pass-through rate of the class X1 certificates, the rates *per annum* at which interest accrues from time to time on the two components of the total notional amount of the class X1 certificates outstanding immediately prior to the related distribution date. One component will be comprised of the total principal balance of the class A-1 certificates and one component will be comprised of the total principal balance of the class A-2 certificates. For purposes of calculating the pass-through rate of the class X1 certificates for each Interest Accrual Period, the applicable Class X1 Strip Rate with respect to each such component for each such Interest Accrual Period will be a rate *per annum* equal to the excess, if any, of (i) the Weighted Average Net Mortgage Pass-Through Rate for the related distribution date minus the Guarantee Fee Rate, over (ii) the pass-through rate in effect during such Interest Accrual Period for the class A-1 or A-2 certificates, as applicable. In no event may any Class X1 Strip Rate be less than zero.
- The “Net Mortgage Pass-Through Rate” as used in this information circular, means, as to any particular underlying mortgage loan, an annual interest rate that is generally equal to the related mortgage interest rate in effect as of the date of initial issuance of the offered certificates (unless such rate is increased as a result of a modification, but for the avoidance of doubt, not decreased), minus the sum of the annual rates at which the master servicing fee, the operating trust advisor fee, the certificate administrator fee and the trustee fee are calculated; *provided* that, if the subject mortgage loan accrues interest on the basis of the actual number of days elapsed during any one-month interest accrual period in a year assumed to consist of 360 days, then, in some months, the Net Mortgage Pass-Through Rate calculated as described above for that mortgage loan will be converted to an annual rate that would generally produce an equivalent amount of interest accrued on the basis of an assumed 360-day year consisting of twelve 30-day months. Further, with respect to the underlying mortgage loans that accrue interest on an Actual/360 Basis, the Net Mortgage Pass-Through Rate will be adjusted to reflect interest reserve amounts, as described under

“Description of the Series 2013-KSMC Certificates—Interest Reserve Account” and in the definition of “Net Mortgage Pass-Through Rate” in the “Glossary” in this information circular.

See “Description of the Series 2013-KSMC Certificates—Distributions—Calculation of Pass-Through Rates” in this information circular.

The document that will govern the issuance of the series 2013-KSMC certificates, the creation of the related issuing entity and the servicing and administration of the underlying mortgage loans will be a pooling and servicing agreement to be dated as of March 1, 2013, among us, as depositor, U.S. Bank National Association, as trustee, certificate administrator and custodian, Berkadia Commercial Mortgage LLC, as master servicer and special servicer, Trimont Real Estate Advisors, Inc., as operating trust advisor, and Freddie Mac.

The series 2013-KSMC certificates will evidence the entire beneficial ownership of the issuing entity that we intend to establish. The primary assets of that issuing entity will be a segregated pool of multifamily mortgage loans. Those mortgage loans will provide for monthly debt service payments and, except as described under “—The Underlying Mortgage Loans” below, will have fixed mortgage interest rates in the absence of default. We will acquire those mortgage loans, for deposit in the issuing entity, from the mortgage loan seller. As of the applicable due dates in March 2013 for such mortgage loans (which will be March 1, 2013, subject, in some cases, to a next succeeding business day convention), which we refer to in this information circular as the “Cut-off Date,” the underlying mortgage loans will have the general characteristics discussed under the heading “—The Underlying Mortgage Loans” below.

Relevant Parties/Entities

Issuing Entity	FREMF 2013-KSMC Mortgage Trust, a New York common law trust, will be formed on the Closing Date pursuant to a pooling and servicing agreement by and among the depositor, the trustee, the custodian, the certificate administrator, the master servicer, the special servicer, the operating trust advisor and Freddie Mac. See “Description of the Issuing Entity” in this information circular.
Mortgage Loan Seller	Freddie Mac, a corporate instrumentality of the United States of America (“ <u>United States</u> ”) created and existing under Title III of the Emergency Home Finance Act of 1970, as amended (the “ <u>Freddie Mac Act</u> ”), or any successor to it, will act as the mortgage loan seller. Freddie Mac maintains an office at 8200 Jones Branch Drive, McLean, Virginia 22102. See “Description of the Mortgage Loan Seller and Guarantor” in this information circular.
Depositor	Morgan Stanley Capital I Inc., a Delaware corporation, will create the issuing entity and transfer the subject underlying mortgage loans to it. We are also an affiliate of Morgan Stanley & Co. LLC, which will be one of the initial purchasers of the series 2013-KSMC certificates and one of the placement agents for the Series K-SMC SPCs. Our principal executive office is located at 1585 Broadway, 37 th Floor, New York, New York 10036. All references to “we,” “us” and “our” in this information circular are intended to mean Morgan Stanley Capital I Inc. See “Description of the Depositor” in this information circular.
Originator	Each underlying mortgage loan was originated by Berkadia Commercial Mortgage LLC and was acquired by the mortgage loan seller. See “Description of the Underlying Mortgage Loans— Significant Originator” in this information circular.
Master Servicer and Special Servicer	Berkadia Commercial Mortgage LLC, a Delaware limited liability company, will act as master servicer and special servicer with respect to the underlying mortgage loans. Berkadia Commercial Mortgage LLC is also the sole originator of all of the underlying mortgage loans. The principal commercial mortgage servicing offices of the master servicer and the special servicer are located at 118 Welsh Road, Horsham, Pennsylvania 19044 and 700 North Pearl Street, Suite 2200, Dallas, Texas 75201. As of the Closing Date, there will not be any sub-servicers servicing any of the underlying mortgage loans. Berkadia Commercial Mortgage LLC, as master servicer of all of the underlying mortgage loans, will have the right, subject to the satisfaction of certain requirements, to appoint a sub-servicer for any of the underlying mortgage loans.

As consideration for servicing the underlying mortgage loans as master servicer and primary servicer, Berkadia Commercial Mortgage LLC will receive a master servicing fee equal to 0.0800% *per annum* on the stated principal balance of each underlying mortgage loan (including any specially serviced mortgage loan), and the master servicer will not be permitted to enter into any sub-servicing agreements which allocate, in the aggregate, any compensation to be paid from the master servicing fee to all such sub-servicers in an amount greater than 0.0700% *per annum* on the stated principal balance of each underlying mortgage loan (including any specially serviced mortgage loan). The

master servicing fee is a component of the “Administration Fee Rate” set forth on Exhibit A-1 to this information circular. Such fee is calculated on the same basis as interest on the underlying mortgage loans and will be paid out of interest payments received from the related borrower prior to any distributions being made on the offered certificates. The master servicer will also be entitled to additional servicing compensation in the form of borrower-paid fees as more particularly described in this information circular.

See “The Series 2013-KSMC Pooling and Servicing Agreement—The Master Servicer and the Special Servicer” in this information circular.

The special servicer will, in general, be responsible for servicing and administering:

- underlying mortgage loans that, in general, are in default or as to which default is reasonably foreseeable; and
- any real estate acquired by the issuing entity upon foreclosure of a defaulted underlying mortgage loan.

As consideration for servicing each underlying mortgage loan that is being specially serviced and each underlying mortgage loan as to which the corresponding mortgaged real property has become subject to a foreclosure proceeding, the special servicer will receive a special servicing fee that will accrue at a rate of 0.25% *per annum* on the stated principal balance of the underlying mortgage loan. Such fee is calculated on the same basis as interest on the underlying mortgage loan and will generally be payable to the special servicer monthly from collections on the underlying mortgage loans. Additionally, the special servicer will, in general, be entitled to receive a work-out fee with respect to each specially serviced mortgage loan in the issuing entity that has been returned to performing status. The work-out fee will be payable out of, and will generally be calculated by application of a work-out fee rate of 1.0% to, each payment of interest (other than default interest) and principal received on the underlying mortgage loan for so long as it remains a worked-out mortgage loan. The special servicer will also be entitled to receive a liquidation fee with respect to each specially serviced mortgage loan in the issuing entity for which it obtains a full, partial or discounted payoff or otherwise recovers liquidation proceeds. As to each specially serviced mortgage loan and REO Property in the issuing entity, the liquidation fee will generally be payable from, and will be calculated by application of a liquidation fee rate of 1.0% to, the related payment or proceeds, net of liquidation expenses. The special servicer may be terminated by the series 2013-KSMC directing certificateholder, who, subject to limitations set forth in the series 2013-KSMC pooling and servicing agreement, may appoint a replacement special servicer. In addition, upon the occurrence and during the continuance of an Affiliated Borrower Loan Event, Freddie Mac, in its sole discretion, may terminate the special servicer based on the recommendation of the operating trust advisor (if the operating trust advisor determines that the special servicer is not performing its obligations in accordance with the Servicing Standard) and may appoint a successor special servicer in consultation (on a non-binding basis) with the series 2013-KSMC directing certificateholder.

See “The Series 2013-KSMC Pooling and Servicing Agreement—The Master Servicer and the Special Servicer” in this information circular.

Operating Trust Advisor.....

Trimont Real Estate Advisors, Inc., a Georgia corporation, will act as operating trust advisor on behalf of the series 2013-KSMC certificateholders. It maintains an office at 3424 Peachtree Road NE, Suite 2200, Atlanta, Georgia 30326. As consideration for acting as operating trust advisor, Trimont Real Estate Advisors, Inc. will receive an operating trust advisor fee of 0.00125% *per annum* on the stated principal balance of each underlying mortgage loan. The operating trust advisor fee is a component of the “Administration Fee Rate” set forth on Exhibit A-1 to this information circular. Such fee will be calculated on the same basis as interest accrues on the underlying mortgage loans and will be paid monthly to the operating trust advisor from collections on the underlying mortgage loans. The operating trust advisor will act in place of the series 2013-KSMC directing certificateholder with regard to certain matters relating to the Affiliated Borrower Loans. The operating trust advisor may be terminated by the trustee at the written direction of Freddie Mac upon a violation by the operating trust advisor of its duties set forth in the series 2013-KSMC pooling and servicing agreement. See “The Series 2013-KSMC Pooling and Servicing Agreement—The Operating Trust Advisor” in this information circular.

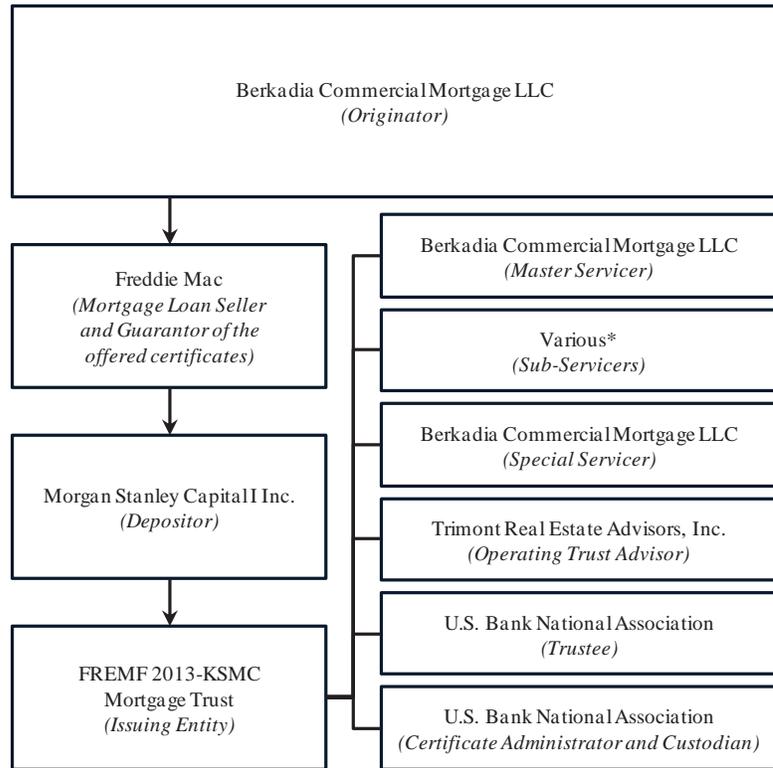
Trustee, Certificate Administrator and Custodian.....

U.S. Bank National Association, a national banking association, will act as the trustee on behalf of the series 2013-KSMC certificateholders. It maintains a trust office at 190 S. LaSalle Street, 7th Floor, Mail Code MK IL SL7C, Chicago, Illinois 60603. As consideration for acting as trustee, U.S. Bank National Association will receive a trustee fee of 0.0005% *per annum* on the stated principal balance of each underlying mortgage loan. The trustee fee is a component of the “Administration Fee Rate” set forth on Exhibit A-1 to this information circular. Such fee will be calculated on the same basis as interest on the underlying mortgage loans. See “The Series 2013-KSMC Pooling and Servicing Agreement—The Trustee, Certificate Administrator and Custodian” in this information circular.

U.S. Bank National Association will also act as the certificate administrator, custodian and certificate registrar. The certificate administrator’s principal address is 190 S. LaSalle Street, 7th Floor, Mail Code IL-SL7C, Chicago, Illinois 60603 (and for certificate transfer purposes, 60 Livingston Avenue, St. Paul, Minnesota 55107, Attention: Bondholder Services – FREMF 2013-KSMC), and it has a custodial office at 1113 Rankin Street, Suite 100, St. Paul, Minnesota 55116, Attention: Multifamily Mortgage Pass-Through Certificates, Series 2013-KSMC, FREMF 2013-KSMC Mortgage Trust. As consideration for acting as certificate administrator, custodian and certificate registrar, U.S. Bank National Association will receive a certificate administrator fee of 0.0005% *per annum* on the stated principal balance of each underlying mortgage loan. The certificate administrator fee is a component of the “Administration Fee Rate” set forth on Exhibit A-1 to this information circular. Such fee will be calculated on the same basis as interest on the underlying mortgage loans. See “The Series 2013-KSMC Pooling and Servicing Agreement—The Trustee, Certificate Administrator and Custodian” in this information circular.

Parties

The following diagram illustrates the various parties involved in the transaction and their functions.



* As of the Closing Date, there are no sub-servicers servicing any of the underlying mortgage loans; however, Berkadia Commercial Mortgage LLC, as master servicer of all of the underlying mortgage loans, will have the right, subject to the satisfaction of certain requirements, to appoint a sub-servicer for any of the underlying mortgage loans.

Series 2013-KSMC Directing Certificateholder

The series 2013-KSMC directing certificateholder initially will be a certificateholder or its designee selected by holders of series 2013-KSMC certificates representing a majority interest in the Controlling Class.

The “Controlling Class” will be, as of the closing date, the class B certificates, until the total principal balance of such class is less than 25% of the total initial principal balance of such class. Thereafter, the Controlling Class will be the class A-1 and A-2 certificates, collectively.

It is anticipated that B-Noteholder, LLC, a Delaware limited liability company, an affiliate of the borrowers under the underlying mortgage loans, will serve as the initial series 2013-KSMC directing certificateholder (the “Initial Directing Certificateholder”).

If the series 2013-KSMC directing certificateholder is the series 2013-KSMC directing party, as and to the extent described under “The Series 2013-KSMC Pooling and Servicing Agreement—Realization Upon Mortgage Loans—Asset Status Report” in this information circular, the series 2013-KSMC directing certificateholder may direct

the master servicer or special servicer with respect to various servicing matters involving each of the underlying mortgage loans. However, the series 2013-KSMC directing certificateholder will not have such direction rights with respect to any Affiliated Borrower Loan. See “—Series 2013-KSMC Directing Party” below and “The Series 2013-KSMC Pooling and Servicing Agreement—Realization Upon Mortgage Loans—Asset Status Report” and “—Realization Upon Mortgage Loans—Series 2013-KSMC Directing Certificateholder and Directing Party” in this information circular.

Series 2013-KSMC Directing Party

The series 2013-KSMC directing party will have certain rights to direct the master servicer or the special servicer with respect to various servicing matters involving the underlying mortgage loans. Those rights are summarized under “The Series 2013-KSMC Pooling and Servicing Agreement—Realization Upon Mortgage Loans—Asset Status Report” in this information circular.

The series 2013-KSMC directing party with respect to an underlying mortgage loan will be (i) when the class B certificates are the Controlling Class, (a) the 2013-KSMC directing certificateholder, with respect to an Unaffiliated Borrower Loan, or (b) the operating trust advisor, with respect to an Affiliated Borrower Loan; and (ii) when the class B certificates are not the Controlling Class, Freddie Mac as the series 2013-KSMC directing certificateholder.

Notwithstanding the foregoing, the series 2013-KSMC directing certificateholder will have the power to terminate the special servicer even if the series 2013-KSMC directing certificateholder is not the series 2013-KSMC directing party.

Initially, the operating trust advisor will be the sole series 2013-KSMC directing party because the class B certificates are the Controlling Class and all of the underlying mortgage loans are Affiliated Borrower Loans.

Guarantor.....

Freddie Mac will act as guarantor of the series 2013-KSMC class A-1, A-2 and X1 certificates offered by this information circular. Freddie Mac is entitled to a Guarantee Fee as described under “Description of the Series 2013-KSMC Certificates—Distributions—Freddie Mac Guarantee” in this information circular. For a discussion of the Freddie Mac Guarantee, see “—The Offered Certificates—Freddie Mac Guarantee” and “Description of the Mortgage Loan Seller and Guarantor—Proposed Operation of Multifamily Mortgage Business on a Stand-Alone Basis” in this information circular.

Junior Loan Holder

Freddie Mac will be the holder of a second priority lien, subject to an intercreditor agreement, on mortgaged real properties securing certain of the underlying mortgage loans if the related borrower exercises its option to obtain secondary secured financing as described under “Description of the Underlying Mortgage Loans—Certain Terms and Conditions of the Underlying Mortgage Loans—Permitted Additional Debt” in this information circular.

Borrowers.....

The borrowers with respect to the underlying mortgage loans consist of seventy-three (73) special purpose entities, each of which are directly or indirectly owned by affiliates of Southern Management Corporation (“SMC”), an affiliate of the Initial Directing Certificateholder.

Each of the borrowers was organized for the primary purpose of acquiring, owning and operating one or more of the mortgaged real properties and performing its obligations under the loan documents to which it is a party. The borrowers will not have significant assets other than the mortgaged real properties that they own, respectively.

Significant Dates and Periods

Cut-off Date	The underlying mortgage loans will be considered assets of the issuing entity as of March 1, 2013. All payments and collections received on each of the underlying mortgage loans after their applicable due dates in March 2013 (which will be March 1, 2013, subject, in some cases, to a next succeeding business day convention), excluding any payments or collections that represent amounts due on or before such due dates, will belong to the issuing entity. March 1, 2013 is considered the Cut-off Date for the issuing entity.
Closing Date	The date of initial issuance for the series 2013-KSMC certificates will be on or about March 28, 2013.
Due Dates	Subject, in some cases, to a next succeeding business day convention, monthly installments of principal and/or interest will be due on the first day of the month with respect to each of the underlying mortgage loans.
Determination Date	The monthly cut-off for collections on the underlying mortgage loans that are to be distributed, and information regarding the underlying mortgage loans that is to be reported, to the holders of the series 2013-KSMC certificates on any distribution date will be the close of business on the determination date in the same month as that distribution date. The determination date will be the 11th calendar day of each month, commencing in April 2013, or, if the 11th calendar day of any such month is not a business day, then the next succeeding business day.
Distribution Date	Distributions of principal and/or interest on the series 2013-KSMC certificates are scheduled to occur monthly, commencing in April 2013. The distribution date will be the 25th calendar day of each month, or, if the 25th calendar day of any such month is not a business day, then the next succeeding business day.
Record Date	The record date for each monthly distribution on a series 2013-KSMC certificate will be the last business day of the prior calendar month. The registered holders of the series 2013-KSMC certificates at the close of business on each record date will be entitled to receive any distribution on those certificates on the following distribution date, except that the final distribution of principal and/or interest on any offered certificate will be made only upon presentation and surrender of that certificate at a designated location.
Collection Period	Amounts available for distribution on the series 2013-KSMC certificates on any distribution date will depend on the payments and other collections received, and any advances of payments due, on or with respect to the underlying mortgage loans during the related Collection Period. Each Collection Period—

- will relate to a particular distribution date;

- will begin when the prior Collection Period ends or, in the case of the first Collection Period, will begin as of the Cut-off Date; and
- will end at the close of business on the determination date that occurs in the same month as the related distribution date.

Interest Accrual Period The amount of interest payable with respect to the interest-bearing classes of the series 2013-KSMC certificates on any distribution date will be a function of the interest accrued during the related interest accrual period. The “Interest Accrual Period” for any distribution date will be the calendar month immediately preceding the month in which that distribution date occurs.

Assumed Final Distribution Date For each class of offered certificates, the applicable date set forth on the cover page.

The Offered Certificates

General The series 2013-KSMC certificates offered by this information circular are the class A-1, A-2 and X1 certificates. Each class of offered certificates will have the total initial principal balance or notional amount and pass-through rate set forth or described in the table on page 5 or otherwise described above under “—Transaction Overview.” There are no other securities offered by this information circular.

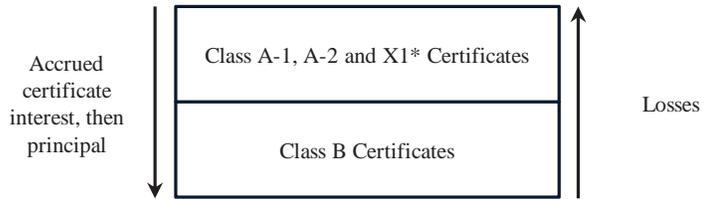
Collections The master servicer or the special servicer, as applicable, will be required to make reasonable efforts in accordance with the applicable servicing standards to collect all payments due under the terms and provisions of the underlying mortgage loans. Such payments will be deposited in the master servicer’s collection account on a daily basis.

Distributions Funds collected or advanced on the underlying mortgage loans will be distributed on each corresponding distribution date, net of (i) specified issuing entity expenses, including master servicing fees, special servicing fees, operating trust advisor fees, certificate administrator fees, trustee fees, certain expenses, related compensation and indemnities, (ii) amounts used to reimburse advances made by the master servicer or the trustee and (iii) amounts used to reimburse Balloon Guarantor Payments or interest on such amounts.

Subordination The chart below under “—Priority of Distributions” describes the manner in which the rights of various classes will be senior to the rights of other classes. Entitlement to receive principal and interest on any distribution date is depicted in descending order. The manner in which mortgage loan losses are allocated is depicted in ascending order.

Priority of Distributions

The following chart illustrates generally the distribution priorities and the subordination features applicable to the series 2013-KSMC certificates:



* Interest-only

The allocation of interest distributions among the class A-1, A-2 and X1 certificates is to be made concurrently on a *pro rata* basis based on the interest accrued with respect to each such class.

The allocation of principal distributions between the class A-1 and A-2 certificates will be made sequentially to the class A-1 and A-2 certificates, in that order, unless the outstanding principal balance of the class B certificates has been reduced to zero as a result of losses on the underlying mortgage loans and/or default-related or other unanticipated issuing entity expenses, in which event such distributions will be made to the class A-1 and A-2 certificates concurrently on a *pro rata* basis in accordance with the relative sizes of the respective then outstanding total principal balances of those classes, in each case, as described under “—Principal Distributions” below. The class X1 certificates do not have a principal balance and do not entitle holders to distributions of principal.

No form of credit enhancement will be available to you as a holder of offered certificates, other than (a) the subordination of the class B certificates to the class A-1, A-2 and X1 certificates and (b) the Freddie Mac Guarantee, as described under “—Freddie Mac Guarantee” below and “Description of the Series 2013-KSMC Certificates—Distributions—Freddie Mac Guarantee” in this information circular.

Freddie Mac Guarantee

It is a condition to the issuance of the offered certificates that they be purchased by Freddie Mac and that Freddie Mac guarantee certain payments on the offered certificates, as described in this information circular (the “Freddie Mac Guarantee”). Any Guarantor Payment made to the class A-1 or A-2 certificates in respect of principal will reduce the principal balance of such class by a corresponding amount and will also result in a corresponding reduction in the notional amount of the class X1 certificates. The Freddie Mac Guarantee does not cover prepayment premiums related to the underlying mortgage loans, if any. In addition, the Freddie Mac Guarantee does not cover any loss of yield on the class X1 certificates following a reduction in their notional amount resulting from a reduction of the principal balance of the class A-1 or A-2 certificates. See “Description of the Series 2013-KSMC Certificates—Distributions—Freddie Mac Guarantee” in this information circular.

Freddie Mac is entitled to a Guarantee Fee as described under “Description of the Series 2013-KSMC Certificates—Distributions—Freddie Mac Guarantee” in this information circular.

The offered certificates are not guaranteed by the United States and do not constitute debts or obligations of the United States or any agency or instrumentality of the United States other than Freddie Mac. If Freddie Mac were unable to pay under the Freddie Mac Guarantee, the offered certificates could be subject to losses.

See “Risk Factors—Risks Related to the Offered Certificates—Credit Support Is Limited and May Not Be Sufficient To Prevent Loss on Your Offered Certificates” and “Risk Factors—Risks Relating to the Mortgage Loan Seller and Guarantor” in this information circular. Freddie Mac will not guarantee any class of series 2013-KSMC certificates other than the offered certificates.

Interest Distributions Each class of offered certificates will bear interest that will accrue during each Interest Accrual Period based upon:

- the pass-through rate with respect to that class for that Interest Accrual Period;
- the total principal balance or notional amount, as the case may be, of that class outstanding immediately prior to the related distribution date; and
- the assumption that each year consists of twelve 30-day months.

Although the loan documents require the payment of a full month’s interest on any voluntary prepayment not made on a due date, in some instances a whole or partial prepayment on an underlying mortgage loan may not be accompanied by the amount of a full month’s interest on the prepayment. These shortfalls (to the extent not covered by the master servicer as described under “The Series 2013-KSMC Pooling and Servicing Agreement—Servicing and Other Compensation and Payment of Expenses” in this information circular) will be allocated, as described under “Description of the Series 2013-KSMC Certificates—Distributions—Interest Distributions” in this information circular, to reduce the amount of accrued interest otherwise payable to the holders of one or more of the interest-bearing classes of series 2013-KSMC certificates, including the offered certificates. However, such shortfalls with respect to the offered certificates will be covered under the Freddie Mac Guarantee.

On each distribution date, subject to available funds and the distribution priorities described under “—Priority of Distributions” above, you will be entitled to receive your proportionate share of all unpaid distributable interest accrued with respect to your class of offered certificates for the related Interest Accrual Period if such amounts were not paid pursuant to the Freddie Mac Guarantee. See “Description of the Series 2013-KSMC Certificates—Distributions—Interest Distributions” and “—Distributions—Priority of Distributions” in this information circular.

Principal Distributions Subject to—

- available funds,
- the distribution priorities described under “—Priority of Distributions” above, and
- the reductions to principal balances described under “—Reductions of Certificate Principal Balances in Connection with Losses and Expenses” below,

the holders of each of the class A-1 and A-2 certificates (the “Offered Principal Balance Certificates”) will be entitled to receive a total amount of principal over time equal to the total principal balance of their particular class.

The total distributions of principal to be made on the series 2013-KSMC certificates on any distribution date will, in general, be a function of—

- the amount of scheduled payments of principal due or, in some cases, deemed due, on the underlying mortgage loans during the related Collection Period, which payments are either received as of the end of that Collection Period, advanced by the master servicer and/or the trustee, as applicable, or are the subject of a Balloon Guarantor Payment, and
- the amount of any prepayments and other unscheduled collections of previously unadvanced principal with respect to the underlying mortgage loans that are received during the related Collection Period.

However, if the master servicer or the trustee is reimbursed for any advance (i) that it or the special servicer has determined is not ultimately recoverable out of collections on the related underlying mortgage loan or (ii) that it made with respect to a defaulted underlying mortgage loan that remains unreimbursed following the time that such underlying mortgage loan is modified and returned to performing status (in each case, together with accrued interest on such amounts), such amount will be deemed to be reimbursed first out of payments and other collections of principal on all the underlying mortgage loans (thereby reducing the amount of principal otherwise distributable on the series 2013-KSMC certificates on the related distribution date), prior to being deemed reimbursed out of payments and other collections of interest on all the underlying mortgage loans. See “Description of the Series 2013-KSMC Certificates—Advances of Delinquent Monthly Debt Service Payments” and “The Series 2013-KSMC Pooling and Servicing Agreement—Servicing and Other Compensation and Payment of Expenses—Servicing Advances” in this information circular.

In the event that any borrower fails to pay the entire outstanding principal balance of an underlying mortgage loan on its maturity date, the guarantor will be required, pursuant to the Freddie Mac Guarantee, to make a Balloon Guarantor Payment in an amount equal to the amount of principal that otherwise would have been paid on the Offered Principal Balance Certificates if such mortgage loan had been

paid in full on its maturity date; *provided* that such payment may not exceed the outstanding principal balance of the offered certificates less any principal scheduled to be distributed to the Offered Principal Balance Certificates on such distribution date. The amount of any such Balloon Guarantor Payment made to any class of Offered Principal Balance Certificates will reduce the principal balance of such class by the corresponding amount and will also result in a corresponding reduction in the notional amount of the class X1 certificates. See “Description of the Series 2013-KSMC Certificates—Distributions—Freddie Mac Guarantee” in this information circular. Each Balloon Guarantor Payment will be reimbursed to the guarantor first from subsequent collections on the related underlying mortgage loan, net of any such collections used to reimburse the master servicer or the trustee, as applicable, for advances made by them (including interest on those advances) on such underlying mortgage loan or on other underlying mortgage loans if determined to be nonrecoverable (and therefore the principal portion of any such subsequent collections will not be included in the principal distribution amount for future distribution dates) and second as described under “Description of the Series 2013-KSMC Certificates—Distributions—Priority of Distributions” in this information circular.

The certificate administrator must make principal distributions on the Offered Principal Balance Certificates in the sequential order described below, taking account of whether the payments (or advances in lieu of the payments) and other collections of principal that are to be distributed were received and/or made with respect to the underlying mortgage loans, that generally equal:

- in the case of the class A-1 certificates, an amount (not to exceed the total principal balance of the class A-1 certificates outstanding immediately prior to the subject distribution date) equal to the principal distribution amount for the subject distribution date, until the total principal balance of such class of certificates is reduced to zero; and
- in the case of the class A-2 certificates, an amount (not to exceed the total principal balance of the class A-2 certificates outstanding immediately prior to the subject distribution date) equal to the principal distribution amount for the subject distribution date (exclusive of any distributions of principal to which the holders of the class A-1 certificates are entitled on the subject distribution date as described in the immediately preceding bullet), until the total principal balance of such class of certificates is reduced to zero.

So long as the Offered Principal Balance Certificates are outstanding, no portion of the Principal Distribution Amount for any distribution date will be allocated to any other class of series 2013-KSMC principal balance certificates.

Because of losses on the underlying mortgage loans and/or default-related or other unanticipated issuing entity expenses, the total principal balance of the class B certificates could be reduced to zero at a time when both classes of Offered Principal Balance Certificates remain outstanding. Under those circumstances, any principal distributions on

the Offered Principal Balance Certificates will be made on a *pro rata* basis in accordance with the relative sizes of the respective then outstanding total principal balances of those classes.

The class X1 certificates do not have a principal balance. They do not entitle holders to any distributions of principal.

See “Description of the Series 2013-KSMC Certificates—Distributions—Principal Distributions” and “—Distributions—Priority of Distributions” in this information circular.

Reductions of Certificate Principal Balances in Connection with Losses and Expenses

As and to the extent described under “Description of the Series 2013-KSMC Certificates—Reductions of Certificate Principal Balances in Connection with Realized Losses and Additional Issuing Entity Expenses” in this information circular, losses on, and default-related or other unanticipated issuing entity expenses attributable to, the underlying mortgage loans will, in general, be allocated to reduce the principal balances of the following classes of the series 2013-KSMC principal balance certificates, sequentially, in the following order:

<u>Reduction Order</u>	<u>Class</u>
1 st	Class B certificates
2 nd	Class A-1 and A-2 certificates

Any reduction of the principal balances of the class A-1 and A-2 certificates as a result of losses will be made on a *pro rata* basis in accordance with the relative sizes of such principal balances at the time of the reduction. Any reduction of the principal balances of the class A-1 and A-2 certificates will also result in a corresponding reduction in the notional amount of the class X1 certificates.

Notwithstanding the foregoing, Freddie Mac will be required under its guarantee to pay the holder of any Offered Principal Balance Certificate an amount equal to any such loss allocated to its Offered Principal Balance Certificates as set forth in “Description of the Series 2013-KSMC Certificates—Distributions—Freddie Mac Guarantee” in this information circular.

Advances of Delinquent Monthly Debt Service Payments

Except as described below in this “—Advances of Delinquent Monthly Debt Service Payments” section, the master servicer will be required to make advances with respect to any delinquent scheduled monthly payments, other than certain payments (including balloon payments), of principal and/or interest due on the underlying mortgage loans. The master servicer will be required to make advances of assumed monthly payments for those loans that become defaulted upon their maturity dates on the same amortization schedule as if the maturity date had not occurred. In addition, the trustee must make any of those advances that the master servicer fails to make, in each case subject to a nonrecoverability determination. As described under “Description of the Series 2013-KSMC Certificates—Advances of Delinquent Monthly Debt Service Payments” in this information circular, if the master servicer or the trustee, as applicable, makes an advance, it will be

entitled to be reimbursed for the advance, together with interest at the Prime Rate.

Notwithstanding the foregoing, neither the master servicer nor the trustee will advance master servicing fees. Moreover, neither the master servicer nor the trustee will be required to make any advance that it or the special servicer determines will not be recoverable from proceeds of the related underlying mortgage loan. In making such determination, the master servicer, the trustee or the special servicer may take into account a range of relevant factors, including, among other things, (i) the existence of any outstanding Nonrecoverable Advance or Workout-Delayed Reimbursement Amount on any underlying mortgage loan or REO Loan, (ii) the obligations of the borrower under the related underlying mortgage loan, (iii) the related mortgaged real property in its “as is” condition, (iv) future expenses and (v) the timing of recoveries. In addition, the trustee may conclusively rely on any determination of nonrecoverability made by the master servicer, and the master servicer and the trustee will be required to conclusively rely on any determination of nonrecoverability made by the special servicer.

In addition, if any of the adverse events or circumstances that we refer to under “The Series 2013-KSMC Pooling and Servicing Agreement—Required Appraisals” in this information circular occur or exist with respect to any underlying mortgage loan or the related mortgaged real property, the special servicer will generally be obligated to obtain a new appraisal or, in some cases involving underlying mortgage loans with principal balances of less than \$2,000,000, conduct an internal valuation of that property. If, based on that appraisal or other valuation, it is determined that an Appraisal Reduction Amount exists with respect to the subject underlying mortgage loan, then the amount otherwise required to be advanced (subject to a nonrecoverability determination) with respect to interest on the subject underlying mortgage loan will be reduced. That reduction will generally be in the same proportion that the excess, sometimes referred to in this information circular as an Appraisal Reduction Amount, bears to the Stated Principal Balance of the subject underlying mortgage loan. Due to the distribution priorities, any such reduction in advances will first reduce the funds available to pay interest on the most subordinate interest-bearing class of series 2013-KSMC certificates outstanding and then on the other series 2013-KSMC certificates in reverse sequential order, as follows:

<u>Reduction Order</u>	<u>Class</u>
1 st	Class B certificates
2 nd	Class A-1, A-2 and X1 certificates

Any reduction of the funds available to pay interest on the class A-1, A-2 and X1 certificates will be made on a *pro rata* basis in accordance with the relative amounts of interest to which each such class is entitled from the applicable underlying mortgage loans at the time of the reduction.

There will be no such reduction in any advance for delinquent monthly debt service payments at any time after the principal balance of the class B certificates has been reduced to zero.

See “Description of the Series 2013-KSMC Certificates—Advances of Delinquent Monthly Debt Service Payments” and “The Series 2013-KSMC Pooling and Servicing Agreement—Required Appraisals” in this information circular.

Reports to Certificateholders.....

On each distribution date, the certificate administrator will be required to provide or make available to any Privileged Person a monthly report substantially in the form of Exhibit B to this information circular. The certificate administrator’s report will be required to detail, among other things, the distributions made to the series 2013-KSMC certificateholders on that distribution date and the performance of the underlying mortgage loans and the mortgaged real properties. The certificate administrator will also be required to make available to any Privileged Person via its website initially located at www.usbank.com/abs, certain underlying mortgage loan information as presented in the standard CREFC investor reporting package in accordance with the series 2013-KSMC pooling and servicing agreement.

You may also review via the certificate administrator’s website or, upon reasonable prior notice, at the master servicer’s, certificate administrator’s or custodian’s offices during normal business hours, a variety of information and documents that pertain to the underlying mortgage loans and the mortgaged real properties securing those loans. Borrower operating statements, rent rolls and property inspection reports will be available at the office of the master servicer or special servicer or on the master servicer’s or special servicer’s website.

Notwithstanding the foregoing, none of the trustee, the operating trust advisor, the master servicer or the special servicer are permitted to provide to (i) any person that is a borrower under an underlying mortgage loan or an affiliate of a borrower under an underlying mortgage loan unless, subject to clause (ii) below, such person is the series 2013-KSMC directing certificateholder, (1) any asset status report, inspection report, appraisal or internal valuation, (2) the CREFC special servicer loan file or (3) any supplemental reports in the CREFC investor reporting package or (ii) the series 2013-KSMC directing certificateholder, any asset status report, inspection report or appraisal or internal valuation relating to any Affiliated Borrower Loan.

See “Description of the Series 2013-KSMC Certificates—Reports to Certificateholders and Freddie Mac; Available Information” in this information circular.

Deal Information/Analytics.....

Certain information concerning the underlying mortgage loans and the series 2013-KSMC certificates may be available through the following services:

- BlackRock Financial Management, Inc., Bloomberg, L.P., Trepp, LLC and Intex Solutions, Inc.;
- the certificate administrator’s website initially located at www.usbank.com/abs; and
- the master servicer’s website initially located at www.berkadia.com or the special servicer’s website initially located at www.berkadia.com.

Sale of Defaulted Loans.....

If any mortgage loan in the issuing entity becomes delinquent as to any balloon payment or becomes 60 days delinquent as to any other monthly debt service payment (in each case without giving effect to any applicable grace period) or becomes a specially serviced mortgage loan as a result of any non-monetary event of default, then (subject to the rights of Freddie Mac and any Junior Loan Holder, as described below) the series 2013-KSMC directing certificateholder has an assignable option to purchase that underlying mortgage loan from the issuing entity at the price and on the terms, including the restrictions applicable to Affiliated Borrower Loans and any applicable time limits, described in “The Series 2013-KSMC Pooling and Servicing Agreement—Realization Upon Mortgage Loans—Purchase Option” in this information circular. If the fair value price to be paid by the series 2013-KSMC directing certificateholder or any assignee for the underlying mortgage loan is less than 99% of the purchase price (generally the outstanding principal balance of the underlying mortgage loan, plus (i) accrued and unpaid interest on such underlying mortgage loan (which would include unpaid master servicing fees and operating trust advisor fees), (ii) related special servicing fees and, if applicable, liquidation fees payable to the special servicer (to the extent accrued and unpaid or previously paid by the issuing entity), (iii) all related unreimbursed Servicing Advances, (iv) all related Servicing Advances that were previously reimbursed from general collections on the mortgage pool, (v) all accrued and unpaid interest on related Servicing Advances and P&I Advances, (vi) all interest on related Servicing Advances and P&I Advances that was previously reimbursed from general collections on the mortgage pool and (vii) solely if such underlying mortgage loan is being purchased by the related borrower or an affiliate of the related borrower, all default interest, late payment fees, extension fees and similar fees or charges incurred with respect to such underlying mortgage loan and all out-of-pocket expenses reasonably incurred (whether paid or then owing) by the master servicer, the special servicer, the operating trust advisor, the depositor, the custodian, the certificate administrator and the trustee in respect of such purchase, including, without duplication of any amounts described above in this definition, any issuing entity expenses incurred prior to such purchase date with respect to such underlying mortgage loan) for such underlying mortgage loan, then Freddie Mac will also have the right to purchase such underlying mortgage loan. In addition, if the Junior Loan Holder is the holder of a second priority lien on an underlying mortgage loan, such Junior Loan Holder will have the first option to purchase such underlying mortgage loan from the issuing entity. See “The Series 2013-KSMC Pooling and Servicing Agreement—Realization Upon Mortgage Loans” in this information circular.

Repurchase Obligation.....

If the mortgage loan seller has been notified of a defect in any mortgage file or a breach of any of its representations and warranties, or, itself, has discovered any such defect or breach, which, in either case, materially and adversely affects the value of any underlying mortgage loan (including any foreclosure property acquired in respect of any foreclosed mortgage loan) or any interests of the holders of any class of series 2013-KSMC certificates, then the mortgage loan seller will be required to either cure such breach or defect, repurchase the affected underlying mortgage loan from the issuing entity or, within two (2) years of the Closing Date, substitute the affected underlying

mortgage loan with another mortgage loan. If the mortgage loan seller opts to repurchase the affected underlying mortgage loan, such repurchase would have the same effect on the series 2013-KSMC certificates as a prepayment in full of such underlying mortgage loan. If such affected underlying mortgage loan belongs to the Crossed Mortgage Loan Group, then in connection with the repurchase of such affected crossed underlying mortgage loan, such affected crossed underlying mortgage loan will be removed from the lien of the master cross-collateralization agreement so long as certain requirements are met. In addition, with respect to any affected underlying mortgage loan in the Crossed Mortgage Loan Group, in connection with the repurchase of such affected underlying mortgage loan, such underlying mortgage loan will be removed from the lien of the master cross-collateralization agreement, or, if the affected underlying mortgage loan is the Kings Gardens Mortgage Loan, the cross-default provisions of the master cross-collateralization agreement in respect of the Kings Gardens Mortgage Loan will be terminated.

See “Description of the Underlying Mortgage Loans—Cures, Repurchases and Substitutions” in this information circular.

Optional Termination.....

Various parties will each in turn, in the order listed under “The Series 2013-KSMC Pooling and Servicing Agreement—Termination” in this information circular, have the option to purchase all of the underlying mortgage loans and all other property remaining in the issuing entity on any distribution date on which the total principal balance of the underlying mortgage loans from the perspective of the series 2013-KSMC certificateholders, based on collections and advances of principal on those underlying mortgage loans previously distributed, and losses on those underlying mortgage loans previously allocated, to the series 2013-KSMC certificateholders, is less than 1.0% of the initial mortgage pool balance.

In the event that any party so entitled exercises this option, the issuing entity will terminate and all outstanding series 2013-KSMC certificates will be retired, as described in more detail under “The Series 2013-KSMC Pooling and Servicing Agreement—Termination” in this information circular.

In addition, after the principal balances of the class A-1 and A-2 certificates have been reduced to zero, the Sole Certificateholder (excluding Freddie Mac), with the consent of the master servicer, may exchange all of its series 2013-KSMC certificates (other than the class R certificates) for all of the underlying mortgage loans and each REO Property remaining in the issuing entity as described in more detail under “The Series 2013-KSMC Pooling and Servicing Agreement—Termination” in this information circular.

In addition, at any time that the Initial Directing Certificateholder (or any Control Affiliate) is the holder of 100% of the then outstanding class B certificates, following the date on which the principal balances of the class A-1 and A-2 certificates are reduced to zero, the Initial Directing Certificateholder (or any Control Affiliate) will have the right, without the consent of the master servicer or any other series 2013-KSMC certificateholder, to exchange all of its series 2013-KSMC certificates for all of the underlying mortgage loans and each REO property remaining in the issuing entity, as described in more detail

under “The Series 2013-KSMC Pooling and Servicing Agreement—Termination” in this information circular.

Denominations The offered certificates will be issuable in registered form, in the denominations set forth under “Description of the Series 2013-KSMC Certificates—Registration and Denominations” in this information circular.

Physical Certificates Freddie Mac will hold the offered certificates in the form of fully registered physical certificates. Freddie Mac will include the offered certificates in pass-through pools that it will form for its series K-SMC structured pass-through certificates (the “Series K-SMC SPCs”).

Legal and Investment Considerations

Federal Income Tax Consequences The certificate administrator will cause elections to be made to treat designated portions of the assets of the issuing entity as two separate real estate mortgage investment conduits under sections 860A through 860G of the Internal Revenue Code of 1986 (the “Code”). There will be the following REMICs:

- the Lower-Tier REMIC, which will consist of, among other things—
 1. the underlying mortgage loans, and
 2. any mortgaged real properties that may be acquired by the issuing entity following a borrower default; and
- the Upper-Tier REMIC, which will hold the regular interests in the Lower-Tier REMIC.

The offered certificates will be treated as REMIC regular interests. This means that they will be treated as newly issued debt instruments for federal income tax purposes. You will have to report income on your offered certificates in accordance with the accrual method of accounting even if you are otherwise a cash method taxpayer.

For a description of the tax opinions that our counsel will be issuing on the Closing Date and a more detailed discussion of the federal income tax aspects of investing in the offered certificates, see “Certain Federal Income Tax Consequences” in this information circular.

Investment Considerations The rate and timing of payments and other collections of principal on or with respect to the underlying mortgage loans will affect the yield to maturity on each offered certificate.

If you purchase your class of series 2013-KSMC principal balance certificates at a premium, then a faster than anticipated rate of payments and other collections of principal on the underlying mortgage loans could result in a lower than anticipated yield to maturity with respect to your certificates. Conversely, if you purchase your series 2013-KSMC principal balance certificates at a discount, a slower than anticipated rate of payments and other collections of principal on the underlying mortgage loans could result in a lower than anticipated yield to maturity with respect to those certificates.

If you are contemplating the purchase of a class X1 certificate, you should be aware that—

- the yield to maturity on the class X1 certificates will be highly sensitive to the rate and timing of principal prepayments and other liquidations on or with respect to the underlying mortgage loans,
- a faster than anticipated rate of payments and other collections of principal on the underlying mortgage loans could result in a lower than anticipated yield to maturity with respect to the class X1 certificates, and
- an extremely rapid rate of prepayments and/or other liquidations on or with respect to the underlying mortgage loans could result in a substantial loss of your initial investment with respect to the class X1 certificates.

When trying to determine the extent to which payments and other collections of principal on the underlying mortgage loans will adversely affect the yield to maturity of the class X1 certificates, you should consider what the notional amount of the class X1 certificates is and how payments and other collections of principal on the underlying mortgage loans are to be applied to the principal balances of the series 2013-KSMC principal balance certificates that make up that notional amount.

In addition, the pass-through rate for the class X1 certificates is calculated based upon the Weighted Average Net Mortgage Pass-Through Rate. As a result, the pass-through rate (and, accordingly, the yield to maturity) on the class X1 certificates could be adversely affected if underlying mortgage loans with relatively high mortgage interest rates experience a faster rate of principal payment than underlying mortgage loans with relatively low mortgage interest rates. This means that the yield to maturity on the class X1 certificates will be sensitive to changes in the relative composition of the mortgage pool as a result of scheduled amortization, voluntary and involuntary prepayments and liquidations of the underlying mortgage loans following default. The Weighted Average Net Mortgage Pass-Through Rate will not be affected by modifications, waivers or amendments with respect to the underlying mortgage loans, except for any modifications, waivers or amendments that increase the mortgage interest rate.

See “Yield and Maturity Considerations” in this information circular.

We have not engaged any nationally recognized statistical rating organization (“NRSRO”), as defined in Section 3(a)(62) of the Securities Exchange Act of 1934, as amended (the “Exchange Act”), to rate any class of the series 2013-KSMC certificates. The absence of ratings may adversely affect the ability of an investor to purchase or retain, or otherwise impact the liquidity, market value and regulatory characteristics of, the series 2013-KSMC certificates.

If your investment activities are subject to legal investment laws and regulations, regulatory capital requirements, or review by regulatory authorities, then you may be subject to restrictions on investment in the

series 2013-KSMC certificates. You should consult your own legal advisors for assistance in determining the suitability of and consequences to you of the purchase, ownership, and sale of the series 2013-KSMC certificates.

The Underlying Mortgage Loans

General We intend to include in the issuing entity sixty-nine (69) mortgage loans, which we refer to in this information circular as the “underlying mortgage loans” and which are secured by the sixty-nine (69) mortgaged real properties identified on Exhibit A-1 to this information circular. In this section, “—The Underlying Mortgage Loans,” we provide summary information with respect to those mortgage loans. For more detailed information regarding those mortgage loans, you should review the following sections in this information circular:

- “Description of the Underlying Mortgage Loans”;
- “Risk Factors—Risks Related to the Underlying Mortgage Loans”;
- Exhibit A-1—Certain Characteristics of the Underlying Mortgage Loans and the Related Mortgaged Real Properties;
- Exhibit A-2—Certain Mortgage Pool Information; and
- Exhibit A-3—Description of the Top Ten Mortgage Loans.

When reviewing the information that we have included in this information circular with respect to the underlying mortgage loans, please note that—

- All numerical information provided with respect to the underlying mortgage loans is provided on an approximate basis.
- All weighted average information provided with respect to the underlying mortgage loans reflects a weighting based on their respective Cut-off Date Principal Balances. We will transfer the underlying mortgage loans with their respective Cut-off Date Principal Balances to the issuing entity. We show the Cut-off Date Principal Balance for each of the underlying mortgage loans on Exhibit A-1 to this information circular.
- In calculating the respective Cut-off Date Principal Balances of the underlying mortgage loans, we have assumed that—
 1. all scheduled payments of principal and/or interest due on those mortgage loans on or before their respective due dates in March 2013 are timely made; and
 2. there are no prepayments or other unscheduled collections of principal with respect to any of those mortgage loans during the period from its due date in February 2013 up to and including March 1, 2013.

- Whenever we refer to the initial mortgage pool balance in this information circular, we are referring to the total Cut-off Date Principal Balance of the entire mortgage pool.
- Sixty-eight (68) of the underlying mortgage loans (the “Crossed Mortgage Loan Group”) (which Crossed Mortgage Loan Group is comprised of all of the underlying mortgage loans other than the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to this information circular as “Kings Gardens Apartments” (the “Kings Gardens Mortgage Loan”)) are cross-defaulted with each other and are cross-collateralized by each mortgaged real property securing each such underlying mortgage loan. In addition, the underlying mortgage loans in the Crossed Mortgage Loan Group are cross-defaulted with the Kings Gardens Mortgage Loan (such that a default with respect to the Kings Gardens Mortgage Loan is also a default under each underlying mortgage loan in the Crossed Mortgage Loan Group but a default with respect to any underlying mortgage loan in the Crossed Mortgage Loan Group is not a default under the Kings Gardens Mortgage Loan), and the mortgaged real properties securing the underlying mortgage loans in the Crossed Mortgage Loan Group also secure the Kings Gardens Mortgage Loan (but the mortgaged real property securing the Kings Gardens Mortgage Loan does not secure any of the underlying mortgage loans in the Crossed Mortgage Loan Group). Unless otherwise indicated, when an underlying mortgage loan belongs to the Crossed Mortgage Loan Group, we present the information regarding such underlying mortgage loan in the Crossed Mortgage Loan Group as a separate loan. None of the underlying mortgage loans will be cross-collateralized or cross-defaulted with any mortgage loan that is not in the issuing entity.
- When information with respect to mortgaged real properties is expressed as a percentage of the initial mortgage pool balance, the percentages are based upon the Cut-off Date Principal Balances of the related underlying mortgage loans.
- If an underlying mortgage loan is secured by multiple parcels of real property and the operation or management of those parcels so warrants, we treat those parcels as a single parcel of real property.
- Whenever we refer to a particular mortgaged real property by name, we mean the property identified by that name on Exhibit A-1 to this information circular. Whenever we refer to a particular underlying mortgage loan by name, we mean the underlying mortgage loan secured by the mortgaged real property identified by that name on Exhibit A-1 to this information circular.
- Statistical information regarding the underlying mortgage loans may change prior to the date of initial issuance of the offered certificates due to changes in the composition of the mortgage pool prior to that date.

Source of the Underlying

Mortgage Loans

We are not the originator of the underlying mortgage loans. We will acquire the underlying mortgage loans from Freddie Mac, the mortgage loan seller, pursuant to a mortgage loan purchase agreement dated as of the Cut-off Date. Each underlying mortgage loan was originated by Berkadia Commercial Mortgage LLC, and each underlying mortgage loan was acquired by Freddie Mac.

For a description of the underwriting criteria utilized in connection with the origination or acquisition of each of the underlying mortgage loans, see “Description of the Underlying Mortgage Loans—Underwriting Matters” in this information circular.

Payment and Other Terms

Each of the underlying mortgage loans is the obligation of a borrower to repay a specified sum with interest.

Repayment of each of the underlying mortgage loans is secured by a mortgage lien on the fee interest of the related borrower in the mortgaged real property, or, (i) with respect to one (1) of the underlying mortgage loans, representing 4.4% of the initial mortgage pool balance, on the leasehold interest of the related borrower in the mortgaged real property; or, (ii) with respect to one (1) of the underlying mortgage loans, representing 2.4% of the initial mortgage pool balance, (x) on the fee interest of the related borrower in a portion of the related mortgaged real property and (y) on the leasehold interest of the related borrower in another portion of the related mortgaged real property and the fee interest of a related ground lessor in such portion of the related mortgaged real property; or, (iii) with respect to three (3) of the underlying mortgage loans, representing 2.5% of the initial mortgage pool balance, (x) on the fee interest of the related borrower in a portion of the related mortgaged real property and (y) on the leasehold interest of the related borrower in another portion of the related mortgaged real property.

As of the date of this information circular, no mortgaged real properties are encumbered by subordinate liens except for certain limited permitted encumbrances that are described in this information circular. See “Risk Factors—Risks Related to the Underlying Mortgage Loans—Subordinate Financing Increases the Likelihood That a Borrower Will Default on an Underlying Mortgage Loan,” “Description of the Underlying Mortgage Loans—General” and “—Certain Terms and Conditions of the Underlying Mortgage Loans—Permitted Additional Debt” in this information circular.

Except with respect to certain standard nonrecourse carveouts, each of the underlying mortgage loans is nonrecourse to the borrower. Although the offered certificates will be guaranteed by Freddie Mac pursuant to the Freddie Mac Guarantee, none of the underlying mortgage loans is insured or guaranteed by any governmental agency or instrumentality or by any private mortgage insurer.

Each of the underlying mortgage loans currently accrues interest at the annual rate specified with respect to that mortgage loan on Exhibit A-1 to this information circular.

Balloon Loans..... All of the underlying mortgage loans are balloon loans that provide for:

- an amortization schedule that is significantly longer than its remaining term to stated maturity; and
- a substantial balloon payment of principal on its maturity date.

Mortgage Loans with Interest-Only Periods All of the underlying mortgage loans provide for an interest-only period of 24 months following origination followed by amortization for the balance of the loan term.

Related Borrower Loans and Crossed Mortgage Loans..... All of the underlying mortgage loans have borrowers that are affiliated with each other.

See “Risk Factors—Risks Related to the Underlying Mortgage Loans—Mortgage Loans to Related Borrowers May Result in More Severe Losses on Your Offered Certificates” and “Description of the Underlying Mortgage Loans—Cross-Collateralized Mortgage Loans and Mortgage Loans with Affiliated Borrowers” in this information circular.

Sixty-eight (68) of the underlying mortgage loans, collectively representing 97.6% of the initial mortgage pool balance, belong to the Crossed Mortgage Loan Group. The underlying mortgage loans in the Crossed Mortgage Loan Group are cross-defaulted with each other and are cross-collateralized by each mortgaged real property securing each such underlying mortgage loan. In addition, the underlying mortgage loans in the Crossed Mortgage Loan Group are cross-defaulted with the Kings Gardens Mortgage Loan (such that a default with respect to the Kings Gardens Mortgage Loan is also a default under each underlying mortgage loan in the Crossed Mortgage Loan Group but a default with respect to any underlying mortgage loan in the Crossed Mortgage Loan Group is not a default under the Kings Gardens Mortgage Loan), and the mortgaged real properties securing the underlying mortgage loans in the Crossed Mortgage Loan Group also secure the Kings Gardens Mortgage Loan (but the mortgaged real property securing the Kings Gardens Mortgage Loan does not secure any of the underlying mortgage loans in the Crossed Mortgage Loan Group). In addition, underlying mortgage loans in the Crossed Mortgage Loan Group may be released from the cross-collateralization and cross-default provisions of the related master cross-collateralization agreement under certain circumstances (including repurchases due to breaches of the representations and warranties outlined on Exhibit C-1 to this information circular), subject to certain restrictions. None of the underlying mortgage loans will be cross-collateralized or cross-defaulted with any mortgage loan that is not in the issuing entity.

See “Risk Factors—Risks Related to the Underlying Mortgage Loans—Enforceability of Cross-Collateralization Provisions May Be Challenged and the Benefits of These Provisions May Otherwise Be Limited” and “Description of the Underlying Mortgage Loans—Cross-Collateralized Mortgage Loans and Mortgage Loans with Affiliated Borrowers” in this information circular.

Lockboxes..... All of the underlying mortgage loans provide for a soft lockbox with springing cash management. Such accounts are in the form of a cash management arrangement pursuant to which rents (and other amounts received) are deposited by the borrower or the property manager into the lockbox account and (i) prior to an event of default with respect to the related underlying mortgage loan, such funds are swept to a borrower-controlled account and (ii) after an event of default with respect to the related underlying mortgage loan, such funds are swept to a lender-controlled account and used to pay debt service, reserves and any other amounts due under the related underlying mortgage loan.

**Prepayment Characteristics
of the Mortgage Loans**.....

All of the underlying mortgage loans restrict voluntary prepayments by prohibiting any voluntary prepayments for a specified period of time after the origination of the underlying mortgage loan (during which time defeasance is permitted after the second anniversary of the Closing Date), followed by an open prepayment period prior to maturity during which voluntary principal prepayments may be made without payment of any prepayment consideration. See “—Defeasance and Substitution” below.

The purchase of any underlying mortgage loan by any party that has an option or is otherwise entitled to purchase such loan from the issuing entity following default (or, with respect to the mortgage loan seller, is required to purchase such loan as a result of an uncured material breach of a representation and warranty or a material document defect) generally would have the same effect on the offered certificates as a prepayment.

See “Description of the Underlying Mortgage Loans—Certain Terms and Conditions of the Underlying Mortgage Loans—Release of Property Through Substitution, Defeasance or Prepayment—Prepayment” in this information circular.

Defeasance and Substitution.....

All of the underlying mortgage loans permit the borrower (no earlier than the second anniversary of the Closing Date) to obtain the release of the related mortgaged real property from the lien of the related mortgage instrument(s) upon the pledge to the trustee of certain securities that are (i) direct, non-callable and non-redeemable U.S. treasury obligations, (ii) non-callable bonds, debentures, notes and other similar debt obligations issued by Freddie Mac or Fannie Mae, and/or (iii) direct, non-callable and non-redeemable securities issued or fully insured as to payment by any Federal Home Loan Bank. The securities used in connection with a defeasance must provide for payments that equal or exceed scheduled interest and principal payments due under the related mortgage note(s), including balloon payments at maturity.

See “Description of the Underlying Mortgage Loans—Certain Terms and Conditions of the Underlying Mortgage Loans—Release of Property Through Substitution, Defeasance or Prepayment—Defeasance” in this information circular.

Additionally, all of the underlying mortgage loans permit the related borrower to substitute another multifamily property for the related mortgaged real property upon the satisfaction of certain conditions and subject to certain limitations specified in the related loan documents,

which conditions and limitations are described in “Description of the Underlying Mortgage Loans—Certain Terms and Conditions of the Underlying Mortgage Loans—Release of Property Through Substitution, Defeasance or Prepayment—Substitution” in this information circular. See also “Risk Factors—Risks Related to the Underlying Mortgage Loans—Substitution of Mortgaged Real Properties May Lead to Increased Risks” in this information circular.

Delinquency Status None of the underlying mortgage loans was thirty (30) days or more delinquent with respect to any monthly debt service payment as of March 1, 2013.

Geographic Concentration..... All of the mortgaged real properties are located in each of Maryland and Virginia. The table below shows the number of, and percentage of the initial mortgage pool balance secured by, mortgaged real properties located in these states:

State	Number of Mortgaged Real Properties	% of Initial Mortgage Pool Balance
Maryland	60	82.9%
Virginia.....	9	17.1%

See “Risk Factors—Risks Related to the Underlying Mortgage Loans—Geographic Concentration of the Mortgaged Real Properties May Adversely Affect Distributions on Your Offered Certificates” and “Description of the Underlying Mortgage Loans—Certain Legal Aspects of the Underlying Mortgage Loans” in this information circular.

Property Type All of the mortgaged real properties are multifamily properties. See “Risk Factors” in this information circular for a description of some of the risks relating to multifamily properties.

Encumbered Interests Sixty-four (64) of the underlying mortgage loans, collectively representing 90.7% of the initial mortgage pool balance, encumber the fee interests of the related borrowers in the mortgaged real properties. One (1) of the underlying mortgage loans, representing 4.4% of the initial mortgage pool balance, encumbers the leasehold interest of the related borrower in the mortgaged real property. In addition, one (1) of the underlying mortgage loans, representing 2.4% of the initial mortgage pool balance, encumbers (a) the fee interest of the related borrower in a portion of the related mortgaged real property and (b) the leasehold interest of the related borrower in another portion of the related mortgaged real property and the fee interest of a related ground lessor in such portion of the related mortgaged real property. In addition, three (3) of the underlying mortgage loans, representing 2.5% of the initial mortgage pool balance, encumber (x) the fee interest of the related borrower in a portion of the related mortgaged real property and (y) the leasehold interest of the related borrower in another portion of the related mortgaged real property.

As of the date of this information circular no mortgaged real properties are encumbered by subordinate liens except for certain limited permitted encumbrances that are described in this information circular. See “Risk Factors—Risks Related to the Underlying Mortgage Loans—Subordinate Financing Increases the Likelihood That a Borrower Will Default on an Underlying Mortgage Loan,”

“Description of the Underlying Mortgage Loans—General” and “—Certain Terms and Conditions of the Underlying Mortgage Loans—Permitted Additional Debt” in this information circular.

Significant Mortgage Loans..... The ten (10) largest underlying mortgage loans collectively represent 35.9% of the initial mortgage pool balance. See “Risk Factors—Risks Related to the Underlying Mortgage Loans” and “Description of the Underlying Mortgage Loans” in this information circular and Exhibits A-1, A-2 and A-3 to this information circular.

Additional Statistical Information

General Characteristics..... The mortgage loans that we intend to include in the issuing entity will have the following general characteristics as of March 1, 2013:

	Mortgage Pool
Initial mortgage pool balance	\$1,500,000,000
Number of underlying mortgage loans	69
Number of mortgaged real properties	69
Largest Cut-off Date Principal Balance	\$135,000,000
Smallest Cut-off Date Principal Balance	\$2,546,000
Average Cut-off Date Principal Balance	\$21,739,130
Highest annual mortgage interest rate	3.870%
Lowest annual mortgage interest rate	3.870%
Weighted average annual mortgage interest rate	3.870%
Longest original term to maturity	120
Shortest original term to maturity	119
Weighted average original term to maturity	120
Longest remaining term to maturity	118
Shortest remaining term to maturity	118
Weighted average remaining term to maturity	118
Highest Underwritten Debt Service Coverage Ratio	1.67x
Lowest Underwritten Debt Service Coverage Ratio	1.29x
Weighted average Underwritten Debt Service Coverage Ratio	1.44x
Highest Cut-off Date LTV	77.2%
Lowest Cut-off Date LTV	29.3%
Weighted average Cut-off Date LTV	58.9%

In reviewing the foregoing table, please note that the underwritten net cash flow for any mortgaged real property is an estimated number based on numerous assumptions that may not necessarily reflect recent historical performance and may not ultimately prove to be an accurate prediction of future performance.

The information presented in the foregoing table with respect to the underlying mortgage loans in the Crossed Mortgage Loan Group treats each underlying mortgage loan in the Crossed Mortgage Loan Group as a separate loan. None of the underlying mortgage loans will be cross-collateralized or cross-defaulted with any mortgage loan that is not in the issuing entity.

RISK FACTORS

The risks and uncertainties described below summarize the material risks in connection with the purchase of the offered certificates. All numerical information concerning the underlying mortgage loans is provided on an approximate basis.

The Series 2013-KSMC Certificates May Not Be a Suitable Investment for You

The series 2013-KSMC certificates are not suitable investments for all investors. In particular, you should not purchase any class of series 2013-KSMC certificates unless you understand and are able to bear the prepayment, credit, liquidity and market risks associated with that class of series 2013-KSMC certificates. For those reasons and for the reasons set forth in these “Risk Factors,” the yield to maturity and the aggregate amount and timing of distributions on the series 2013-KSMC certificates are subject to material variability from period to period and give rise to the potential for significant loss over the life of the series 2013-KSMC certificates to the extent the guarantor does not make Guarantor Payments on the offered certificates. The interaction of the foregoing factors and their effects are impossible to predict and are likely to change from time to time. As a result, an investment in the series 2013-KSMC certificates involves substantial risks and uncertainties and should be considered only by sophisticated institutional investors with substantial investment experience with similar types of securities.

Combination or “Layering” of Multiple Risks May Significantly Increase Risk of Loss

Although the various risks discussed in this information circular are generally described separately, you should consider the potential effects of the interplay of multiple risk factors. Where more than one significant risk factor is present, the risk of loss to an investor in the series 2013-KSMC certificates may be significantly increased.

Risks Related to the Underlying Mortgage Loans

The Mortgage Loans Underlying Your Offered Certificates Are Nonrecourse. All of the underlying mortgage loans are nonrecourse loans. This means that, in the event of a default, recourse will generally be limited to the related real property or properties securing the defaulted underlying mortgage loan and other assets that have been pledged to secure that underlying mortgage loan. Consequently, full and timely payment on each underlying mortgage loan will depend on one or more of the following—

- the sufficiency of the net operating income of the applicable mortgaged real property to pay debt service;
- the market value of the applicable mortgaged real property at or prior to maturity; and
- the ability of the related borrower to refinance or sell the applicable mortgaged real property at maturity.

In general, the value of any multifamily property, including any assisted living and/or independent living facility properties, will depend on its ability to generate net operating income. The ability of an owner to finance a multifamily property will depend, in large part, on the property’s value and ability to generate net operating income.

None of the underlying mortgage loans will be insured or guaranteed by any governmental entity or private mortgage insurer. Freddie Mac will act as guarantor of the class A-1, A-2 and X1 certificates.

Repayment of Each of the Underlying Mortgage Loans Will Be Dependent on the Cash Flow Produced by the Related Mortgaged Real Property, Which Can Be Volatile and Insufficient To Allow Timely Distributions on Your Offered Certificates, and on the Value of the Related Mortgaged Real Property, Which May Fluctuate Over Time. Repayment of loans secured by multifamily rental properties typically depends on the cash flow produced by those properties. The ratio of net cash flow to debt service of a mortgage loan secured by an income-producing property is an important measure of the risk of default on the loan.

Payment on each underlying mortgage loan may also depend on:

- the ability of the related borrower to sell the related mortgaged real property or refinance the subject underlying mortgage loan, at scheduled maturity, in an amount sufficient to repay the underlying mortgage loan; and/or
- in the event of a default under the underlying mortgage loan and a subsequent sale of the related mortgaged real property upon the acceleration of such mortgage loan's maturity, the amount of the sale proceeds, taking into account any adverse effect of a foreclosure proceeding on those sale proceeds.

In general, if an underlying mortgage loan has a relatively high loan-to-value ratio or a relatively low debt service coverage ratio, a foreclosure sale is more likely to result in proceeds insufficient to satisfy the outstanding debt.

The cash flows from the operation of multifamily real properties are volatile and may be insufficient to cover debt service on the related underlying mortgage loan and pay operating expenses at any given time. This may cause the value of a property to decline. Cash flows and property values generally affect:

- the ability to cover debt service;
- the ability to pay an underlying mortgage loan in full with sales or refinance proceeds; and
- the amount of proceeds recovered upon foreclosure.

Cash flows and property values depend upon a number of factors, including:

- national, regional and local economic conditions, including plant closings, military base closings, economic and industry slowdowns and unemployment rates;
- local real estate conditions, such as an oversupply of units similar to the units at the related mortgaged real property;
- increases in vacancy rates;
- changes or continued weakness in a specific industry segment that is important to the success of the related mortgaged real property;
- increases in operating expenses at the mortgaged real property and in relation to competing properties;
- the nature of income from the related mortgaged real property, such as whether rents are subject to rent control or rent stabilization laws;
- a decline in rental rates as leases are renewed or entered into with new tenants;
- the level of required capital expenditures for proper maintenance, renovations and improvements demanded by tenants or required by law at the related mortgaged real property;
- creditworthiness of tenants, a decline in the financial condition of tenants or tenant defaults;
- the number of tenants at the related mortgaged real property and the duration of their respective leases;
- dependence upon a concentration of tenants working for a particular business or industry;
- demographic factors;
- retroactive changes in building or similar codes that require modifications to the related mortgaged real property;
- capable management and adequate maintenance for the related mortgaged real property;

- location of the related mortgaged real property;
- proximity and attractiveness of competing properties;
- whether the mortgaged real property has uses subject to significant regulation;
- the rate at which new rentals occur;
- perceptions by prospective tenants of the safety, convenience, services and attractiveness of the related mortgaged real property;
- the age, construction, quality and design of the related mortgaged real property; and
- whether the related mortgaged real property is readily convertible to alternative uses.

Geographic Concentration of the Mortgaged Real Properties May Adversely Affect Distributions on Your Offered Certificates. The concentration of mortgaged real properties in a specific state or region will make the performance of the underlying mortgage loans, as a whole, more sensitive to the following factors, among others, in the state or region where the borrowers and the mortgaged real properties are concentrated:

- economic conditions, including real estate market conditions;
- changes in governmental rules and fiscal policies;
- regional factors such as earthquakes, floods, forest fires or hurricanes;
- acts of God, which may result in uninsured losses; and
- other factors that are beyond the control of the borrowers.

The mortgaged real properties are located in two (2) states. The table below sets forth the states in which mortgaged real properties are located.

Significant Geographic Concentrations of Mortgaged Real Properties

State	Number of Mortgaged Real Properties	% of Initial Mortgage Pool Balance
Maryland.....	60	82.9%
Virginia.....	9	17.1%

For a discussion of certain legal aspects related to underlying mortgage loans secured by mortgaged real properties located in Maryland and Virginia, see “Description of the Underlying Mortgage Loans—Certain Legal Aspects of the Underlying Mortgage Loans” in this information circular.

In addition, all of the underlying mortgage loans are secured by mortgaged real properties located in Baltimore, Maryland, Baltimore County, Maryland, suburban Maryland and suburban Virginia. This geographic concentration of the mortgaged real properties poses unique risks. For example, the regional economy may depend, to a greater extent than other regions of the United States, on employment factors such as increased dependence on government operations that are tied to circumstances such as federal spending, government contracts and military needs. Since March 1, 2013, the federal government budget has been subject to sequestration, which mandates \$85 billion in automatic spending cuts for the current fiscal year and \$1.2 trillion in automatic spending cuts over the next 10 fiscal years. Sequestration may adversely affect the regional economy. It is uncertain when, or if, sequestration will end. In addition, the increased risk of loss of life and property due to any single natural disaster or similar occurrence, such as a hurricane, earthquake or flood of great magnitude, can negatively impact the regional economy, which may in turn adversely impact a greater number of mortgaged real properties than would otherwise be affected were the geographic concentration of the mortgaged real properties more diverse. In addition, the increased risk of loss of life and property due to terrorist attacks in the Washington, D.C. region may adversely impact the regional economy,

which may in turn adversely impact a greater number of mortgaged real properties than would otherwise be affected were the geographic concentration of the mortgaged real properties more diverse. See “Risk Factors—Risks Related to the Underlying Mortgage Loans—World Events and Natural Disasters Could Have an Adverse Impact on the Real Properties Securing the Mortgage Loans Underlying Your Offered Certificates and Consequently Could Reduce the Cash Flow Available To Make Payments on the Offered Certificates” and “Risk Factors—Risks Related to the Underlying Mortgage Loans—Terrorist Attacks and United States Military Action Could Adversely Affect the Value of the Revenues of the Mortgaged Real Properties” in this information circular.

Mortgage Loans to Related Borrowers May Result in More Severe Losses on Your Offered Certificates. All of the underlying mortgage loans were made to borrowers under common ownership. See “Description of the Underlying Mortgage Loans—Mortgage Loans with Affiliated Borrowers” in this information circular.

Mortgage loans with the same borrower or related borrowers pose additional risks. Among other things:

- financial difficulty at one mortgaged real property could cause the owner to defer maintenance at another mortgaged real property in order to satisfy current expenses with respect to the troubled mortgaged real property; and
- the owner could attempt to avert foreclosure on one mortgaged real property by filing a bankruptcy petition that might have the effect of interrupting monthly payments for an indefinite period on all of the related mortgage loans.

In addition, multiple real properties owned by the same borrower or related borrowers are likely to have common management. This would increase the risk that financial or other difficulties experienced by the property manager could have a greater impact on the owner of the related loans.

See “Description of the Underlying Mortgage Loans— Cross-Collateralized Mortgage Loans and Mortgage Loans with Affiliated Borrowers” in this information circular.

The mortgaged real properties securing the underlying mortgage loans are all owned by borrowers that are directly or indirectly controlled by SMC and are therefore affiliated with each other. As a result, the issuing entity will have significant exposure to the financial performance and solvency of SMC. If SMC or its affiliates experience financial or other difficulties, SMC could attempt to cause one or more of the borrowers to file for bankruptcy. See “—The Type of Borrower May Entail Risk” below. Even if that were not to occur, financial or other difficulties affecting SMC or its affiliates could have an adverse effect on the borrowers and/or the mortgaged real properties, which in turn could adversely affect the underlying mortgage loans and the performance and value of the series 2013-KSMC certificates. See “Description of SMC” in this information circular.

Borrowers May Be Unable To Make Balloon Payments. All of the mortgage loans underlying your offered certificates are only partially amortizing. The borrower under a mortgage loan of this type is required to make a substantial payment of principal and interest, which is commonly called a balloon payment, on the maturity date of the loan. The ability of the borrower to make a balloon payment depends upon the borrower’s ability to refinance or sell the real property securing the loan. The ability of the borrower to refinance or sell the property will be affected by a number of factors, including—

- the fair market value and condition of the underlying real property;
- the level of interest rates;
- the borrower’s equity in the underlying real property;
- the borrower’s financial condition;
- the operating history of the underlying real property;
- changes in zoning and tax laws;
- changes in competition in the relevant area;

- changes in rental rates in the relevant area;
- changes in governmental regulation and fiscal policy;
- prevailing general and regional economic conditions;
- the state of the fixed income and mortgage markets;
- the availability of credit for mortgage loans secured by multifamily rental properties; and
- the requirements (including loan-to-value ratios and debt service coverage ratios) of lenders for mortgage loans secured by multifamily rental properties.

Neither we nor any of our affiliates, the mortgage loan seller or any of the originators will be obligated to refinance any mortgage loan underlying your offered certificates.

The recent credit crisis and recent economic downturn resulted in tightened lending standards and a substantial reduction in capital available to refinance commercial mortgage loans at maturity. These factors have increased the risk that refinancing may not be available for commercial mortgage loans. See “—Risks Related to the Offered Certificates—The Volatile Economy and Credit Crisis May Increase Loan Defaults and Affect the Value and Liquidity of Your Investment” below. We cannot assure you that each borrower under a balloon loan will have the ability to repay the principal balance of such mortgage loan on the related maturity date.

The master servicer or special servicer may, within prescribed limits, extend and modify mortgage loans underlying your offered certificates that are in default or as to which a payment default is reasonably foreseeable in order to maximize recoveries on such loans. The master servicer or special servicer is only required to determine that any extension or modification is reasonably likely to produce a greater recovery than a liquidation of the real property securing the defaulted loan. There is a risk that the decision of the master servicer or special servicer to extend or modify a mortgage loan may not in fact produce a greater recovery. See “—Modifications of the Underlying Mortgage Loans” below.

Modifications of the Underlying Mortgage Loans. If any underlying mortgage loans become delinquent or default, the special servicer will be required to work with the related borrowers to maximize collections on such underlying mortgage loans. This may include modifying the terms of such mortgage loans that are in default or whose default is reasonably foreseeable. At each step in the process of trying to bring a defaulted mortgage loan current or in maximizing proceeds to the issuing entity, the special servicer will be required to invest time and resources not otherwise required for the master servicer to collect payments on performing mortgage loans. Modifications of underlying mortgage loans implemented by the special servicer in order to maximize the ultimate proceeds of such mortgage loans may have the effect of, among other things, reducing or otherwise changing the mortgage rate, forgiving or forbearing on payments of principal, interest or other amounts owed under the mortgage loan, extending the final maturity date of the mortgage loan, capitalizing or deferring delinquent interest and other amounts owed under the mortgage loan, forbearing payment of a portion of the principal balance of the mortgage loan or any combination of these or other modifications. Any modified underlying mortgage loan may remain in the issuing entity, and the modification may result in a reduction in the funds received with respect to such underlying mortgage loan.

Multifamily Lending Subjects Your Investment to Special Risks that Are Not Associated with Single-Family Residential Lending. The underlying mortgage loans are secured by multifamily income-producing property types.

Multifamily lending is generally thought to be riskier than single-family residential lending because, among other things, larger loans are made to single borrowers or groups of related borrowers.

Furthermore, the risks associated with lending on multifamily properties are inherently different from those associated with lending on the security of single-family residential properties. For example, repayment of each of the underlying mortgage loans will be dependent on the performance and/or value of the related mortgaged real property.

There are additional factors in connection with multifamily lending, not present in connection with single-family residential lending, which could adversely affect the economic performance of the respective mortgaged real properties that secure the underlying mortgage loans. Any one of these additional factors, discussed in more detail in this information circular, could result in a reduction in the level of cash flow from those mortgaged real properties that is required to ensure timely distributions on your offered certificates.

Condominium Ownership May Limit Use of the Mortgaged Real Property and Decision Making Related to the Mortgaged Real Property. In the case of condominiums, a board of managers generally has discretion to make decisions affecting the condominium and there is no assurance that the related borrower will have any control over decisions made by the related board of managers. Decisions made by that board of managers, including decisions regarding assessments to be paid by the unit owners, insurance to be maintained on the condominium and many other decisions affecting the maintenance of the condominium, may have an adverse impact on any underlying mortgage loans that are secured by condominium interests. We cannot assure you that the related board of managers will always act in the best interests of the borrower under those mortgage loans. Further, due to the nature of condominiums, a default on the part of the borrower will not allow the applicable special servicer the same flexibility in realizing on the collateral as is generally available with respect to properties that are not condominiums. The rights of other unit owners, the documents governing the management of the condominium units and the state and local laws applicable to condominium units must be considered. In addition, in the event of a casualty with respect to a mortgaged real property which consists of a condominium interest, due to the possible existence of multiple loss payees on any insurance policy covering the mortgaged real property, there could be a delay in the allocation of related insurance proceeds, if any. Consequently, servicing and realizing upon a condominium property could subject you to a greater delay, expense and risk than with respect to a mortgage loan secured by a property that is not a condominium.

For example, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to this information circular as “The Atrium At Market Center,” representing 0.3% of the initial mortgage pool balance, the related mortgaged real property constitutes a condominium. The related borrower owns three (3) of a total of four (4) condominium units that exist pursuant to the related condominium documents and an undivided interest in the related common elements. The related sponsor reported that the related borrower has control over decisions pertaining to the condominium and controls the related condominium board. In the related security instrument, the related borrower generally agreed, among other things, (i) that all condominium documents are subordinated or subject to the related loan documents; (ii) that, so long as the related loan is outstanding, the condominium documents will not be modified or amended without the prior written consent of the lender; (iii) that no portion of the condominium units and no portion of the common elements have been sold or encumbered and/or that it will not sell or encumber any such portions without the express written consent of the lender; (iv) that it will operate the related property solely as a rental apartment project and (v) that it will indemnify the lender from and against any and all losses or damages arising out of the failure of the related borrower to comply with any laws or regulations related to the condominium. We cannot assure you that the related borrower will abide by the foregoing agreements or that the foregoing considerations will not adversely impact your investment.

The Source of Repayment on Your Offered Certificates Will Be Limited to Payments and Other Collections on the Underlying Mortgage Loans. The offered certificates will represent interests solely in the issuing entity. The primary assets of the issuing entity will be a segregated pool of multifamily mortgage loans. Accordingly, repayment of the offered certificates will be limited to payments and other collections on the underlying mortgage loans, subject to the Freddie Mac Guarantee.

However, the underlying mortgage loans will not be an obligation of, or be insured or guaranteed by:

- any governmental entity;
- any private mortgage insurer;
- us;
- Freddie Mac;
- the master servicer;

- the special servicer;
- any sub-servicer of the master servicer or the special servicer;
- the operating trust advisor;
- the trustee;
- the certificate administrator;
- the custodian; or
- any of their or our respective affiliates.

All of the Underlying Mortgage Loans Are Secured by Multifamily Rental Properties, Thereby Materially Exposing Offered Certificateholders to Risks Associated with the Performance of Multifamily Rental Properties. All of the mortgaged real properties are primarily used for multifamily rental purposes. A number of factors may adversely affect the value and successful operation of a multifamily rental property. Some of these factors include:

- the number of competing residential developments in the local market, including apartment buildings, manufactured housing communities and site-built single family homes;
- the physical condition and amenities, including access to transportation, of the subject property in relation to competing properties;
- the subject property's reputation;
- applicable state and local regulations designed to protect tenants in connection with evictions and rent increases, including rent control and rent stabilization regulations;
- the tenant mix, such as the tenant population being predominantly students or being heavily dependent on workers from a particular business or personnel from a local military base;
- restrictions on the age of tenants who may reside at the subject property;
- local factory or other large employer closings;
- the location of the property, for example, a change in the neighborhood over time;
- the level of mortgage interest rates to the extent it encourages tenants to purchase housing;
- the ability of the management team to effectively manage the subject property;
- the ability of the management team to provide adequate maintenance and insurance;
- compliance and continuance of any government housing rental subsidy programs from which the subject property receives benefits and whether such subsidies or vouchers may be used at other properties;
- distance from employment centers and shopping areas;
- adverse local or national economic conditions, which may limit the amount of rent that may be charged and may result in a reduction of timely rent payment or a reduction in occupancy level;
- the financial condition of the owner of the subject property; and
- government agency rights to approve the conveyance of such mortgaged real properties could potentially interfere with the foreclosure or execution of a deed-in-lieu of foreclosure of such properties.

Because units in a multifamily rental property are primarily leased to individuals, usually for no more than a year, the ability of the property to generate net operating income is likely to change relatively quickly where a downturn in the local economy or the closing of a major employer in the area occurs.

In addition, some units in a multifamily rental property may be leased to corporate entities. Expiration or non-renewals of corporate leases and vacancies related to corporate tenants may adversely affect the income stream at the related mortgaged real properties.

Particular factors that may adversely affect the ability of a multifamily property to generate net operating income include—

- an increase in interest rates, real estate taxes and other operating expenses;
- an increase in the capital expenditures needed to maintain the property or make renovations or improvements;
- an increase in vacancy rates;
- a decline in rental rates as leases are renewed or replaced; and
- natural disasters and civil disturbances such as earthquakes, hurricanes, floods, eruptions or riots.

The volatility of net operating income generated by a multifamily property over time will be influenced by many of the foregoing factors, as well as by—

- the length of tenant leases;
- the creditworthiness of tenants;
- the rental rates at which leases are renewed or replaced;
- the percentage of total property expenses in relation to revenue;
- the ratio of fixed operating expenses to those that vary with revenues; and
- the level of capital expenditures required to maintain the property and to maintain or replace tenants.

Therefore, multifamily properties with short-term or less creditworthy sources of revenue and/or relatively high operating costs can be expected to have more volatile cash flows than multifamily properties with medium- to long-term leases from creditworthy tenants and/or relatively low operating costs. A decline in the real estate market will tend to have a more immediate effect on the net operating income of multifamily properties with short-term revenue sources and may lead to higher rates of delinquency or defaults on the mortgage loans secured by those properties.

In addition, some states regulate the relationship of an owner and its tenants at a multifamily rental property. Among other things, these states may—

- require written leases;
- require good cause for eviction;
- require disclosure of fees;
- prohibit unreasonable rules;
- prohibit retaliatory evictions;
- prohibit restrictions on a resident's choice of unit vendors;

- limit the bases on which a landlord may increase rent; or
- prohibit a landlord from terminating a tenancy solely by reason of the sale of the owner’s building.

Apartment building owners have been the subject of suits under state “Unfair and Deceptive Practices Acts” and other general consumer protection statutes for coercive, abusive or unconscionable leasing and sales practices.

Some counties and municipalities also impose rent control regulations on apartment buildings. These regulations may limit rent increases to—

- fixed percentages;
- percentages of increases in the consumer price index;
- increases set or approved by a governmental agency; or
- increases determined through mediation or binding arbitration.

For example, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to this information circular as “Park Ritchie Apartments,” representing 0.6% of the initial mortgage pool balance, the related mortgaged real property may be subject to rent control or stabilization laws or regulations or other similar statutory programs. We cannot assure you that the rent stabilization laws or regulations will not cause a reduction in rental income. If rents are reduced, we cannot assure you that any related mortgaged real property will be able to generate sufficient cash flow to satisfy debt service payments and operating expenses.

In many cases, the rent control laws do not provide for decontrol of rental rates upon vacancy of individual units. Any limitations on a landlord’s ability to raise rents at a multifamily rental property may impair the landlord’s ability to repay a mortgage loan secured by the property or to meet operating costs.

In addition, multifamily rental properties are part of a market that, in general, is characterized by low barriers to entry. Thus, a particular multifamily rental property market with historically low vacancies could experience substantial new construction and a resultant oversupply of rental units within a relatively short period of time. Because units in a multifamily rental property are typically leased on a short-term basis, the tenants residing at a particular property may easily move to alternative multifamily rental properties with more desirable amenities or locations or to single family housing.

Certain of the multifamily rental properties that secure the underlying mortgage loans may be subject to certain restrictions imposed pursuant to restrictive covenants, reciprocal easement agreements and operating agreements or historical landmark designations. Such use restrictions could include, for example, limitations on the use of the properties, the character of improvements on the properties, the borrowers’ right to operate certain types of facilities within a prescribed radius of the properties and limitations affecting noise and parking requirements, among other things. In addition, certain of the multifamily rental properties that secure the underlying mortgage loans may have access to certain amenities and facilities at other local properties pursuant to shared use agreements, and we cannot assure you that such use agreements will remain in place indefinitely, or that any amenities and facilities at other properties will remain available to the tenants of any multifamily rental property securing an underlying mortgage loan. These limitations could adversely affect the ability of the related borrower to lease the mortgaged real property on favorable terms, thus adversely affecting the borrower’s ability to fulfill its obligations under the related underlying mortgage loan.

Some of the multifamily rental properties that secure the underlying mortgage loans may be subject to land use restrictive covenants or contractual covenants in favor of federal or state housing agencies. These covenants normally require that a minimum number or percentage of units be rented to tenants who have incomes that are substantially lower than median incomes in the applicable area or region. These covenants may limit the potential rental rates that may govern rentals at any of those properties, the potential tenant base for any of those properties or both. An owner may subject a multifamily rental property to these covenants in exchange for tax credits or rent subsidies. When the credits or subsidies cease, net operating income will decline. We cannot assure you that the foregoing requirements will not cause a reduction in rental income. If rents are reduced, we cannot assure you that

the related property will be able to generate sufficient cash flow to satisfy debt service payments and operating expenses.

For example, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to this information circular as “Redwood Square Apartments,” representing 0.2% of the initial mortgage pool balance, the related mortgaged real property is subject to a land use restriction agreement in favor of the Community Development Administration, a division of the Department of Economic and Community Development of the State of Maryland, which agreement generally requires that 20.0% of the units at the related mortgaged real property be rented to tenants earning not more than 80.0% of the area median income, subject to rental restrictions in accordance with the terms of the related agreement. The restrictions in the related agreement are scheduled to expire on November 1, 2028.

Some of the mortgaged real properties have tenants that rely on rent subsidies under various government funded programs, including Section 8. In addition, with respect to certain of the underlying mortgage loans, the borrower may receive subsidies or other assistance from government programs. Generally, the mortgaged real property must satisfy certain requirements, the borrower must observe certain leasing practices and/or the tenant(s) must regularly meet certain income requirements. We cannot assure you that such programs will continue in their present form or that the borrower will continue to comply with the requirements of the programs to enable the borrower to receive the subsidies in the future or that the level of assistance provided will be sufficient to generate enough revenues for the related borrower to meet its obligations under the related mortgage loans.

Some of the mortgaged real properties that secure the underlying mortgage loans may entitle or may have entitled their owners to receive tax abatements or exemptions. For example, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to this information circular as “Palisades Of Towson,” representing 2.6% of the initial mortgage pool balance, the related mortgaged real property benefits from a tax abatement in connection with the Baltimore County Revitalization Property Tax Credit and Property Tax Credit for High Performance Buildings, which tax abatement is scheduled to expire on June 30, 2020. In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to this information circular as “Residences At Oella Mill,” representing 1.1% of the initial mortgage pool balance, the related mortgaged real property benefits from a tax abatement in connection with the Baltimore County Landmarks Preservation Commission historic tax credit program. The related tax abatement terminates on June 30, 2019. In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to this information circular as “39 West Lexington Apartments,” representing 0.4% of the initial mortgage pool balance, the related mortgaged real property benefits from a tax abatement in connection with the Baltimore City Commission for Historical and Architectural Preservations pursuant to the Historic Rehabilitation Property Tax Credit Program. The related tax abatement terminates on December 31, 2015. We cannot assure you that any tax abatements and exemptions will continue to benefit the related mortgaged real properties or that the continuance or termination of any of the tax abatements or exemptions will not adversely impact the related mortgaged real properties or the related borrowers’ ability to generate sufficient cash flow to satisfy debt service payments and operating expenses.

The Successful Operation of a Multifamily Property Depends on Tenants. Generally, multifamily properties are subject to leases. The owner of a multifamily property typically uses lease or rental payments for the following purposes—

- to pay for maintenance and other operating expenses associated with the property;
- to fund repairs, replacements and capital improvements at the property; and
- to pay debt service on mortgage loans secured by, and any other debt obligations associated with operating, the property.

Factors that may adversely affect the ability of a multifamily property to generate net operating income from lease and rental payments include—

- an increase in vacancy rates, which may result from tenants deciding not to renew an existing lease;

- an increase in tenant payment defaults;
- a decline in rental rates as leases are entered into, renewed or extended at lower rates;
- an increase in the capital expenditures needed to maintain the property or to make improvements; and
- an increase in operating expenses.

Underlying Mortgage Loans That Are Subject to Ground Leases Can Pose Unique Risks. With respect to five (5) of the underlying mortgage loans, collectively representing 9.3% of the initial mortgage pool balance, certain ground lease and/or improvements lease agreements with respect to the related mortgaged real properties may pose unique risks.

For example, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to this information circular as “Parliaments Apartments,” representing 4.4% of the initial mortgage pool balance, the related mortgaged real property is subject to a ground lease between the related borrower, as lessee, and Fairfax Investors Limited Partnership, LLP, as lessor, which ground lease requires the payment of an annual ground rent to the related lessor in an amount equal to \$1,388,105 payable in equal monthly installments. The related ground lease is scheduled to expire on December 31, 2058. Pursuant to the terms of the related ground lease, the related ground lessee may elect to terminate the lease on December 31, 2048.

In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to this information circular as “Kings Gardens Apartments,” representing 2.4% of the initial mortgage pool balance, a portion of the related mortgaged real property is subject to a ground lease between the related borrower, as lessee, and the Shaffer Family Limited Partnership, which ground lease requires the payment of an annual rent in the approximate amount of \$231,250, subject to escalation in the year 2014 and to further escalation every five year period thereafter until expiration of the related ground lease and in accordance with the terms of the related ground lease. The related ground lease expires on January 20, 2063.

In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to this information circular as “Charles Towers Apartments,” representing 1.5% of the initial mortgage pool balance, certain portions of the related mortgaged real property are subject to three (3) improvements leases, (i) one (1) of which is between the related borrower, as lessee, and 222 North Charles St. Garage LLC, as lessor, and (ii) two (2) of which are between the related borrower, as lessee, and Charles Towers Partnership, as lessor. Each related improvements lease requires the payment of an annual rent in the amount of one (\$1.00) dollar and is scheduled to expire on March 31, 2030, subject to two consecutive automatic renewal terms of fifteen (15) years each.

In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to this information circular as “Marlboro Classic Apartments,” representing 0.7% of the initial mortgage pool balance, a portion of the related mortgaged real property is subject to a ground lease dated July 1, 1864, between Henry Kemp (predecessor-in-interest to the related borrower), as lessee, and J. Howard McHenry and Sally N. W. McHenry and their heirs, executors, administrators and assigns, which ground lease requires the payment of an annual ground rent of \$175 dollars, payable in equal semi-annual installments of \$87.50. The ground lease is for a term of ninety-nine (99) years, renewable for an unlimited number of additional terms of ninety-nine (99) years. The current term is scheduled to expire on June 30, 2062.

In addition, with respect to the underlying mortgage loan secured by the mortgaged identified on Exhibit A-1 to this information circular as “The Atrium At Market Center,” representing 0.3% of the initial mortgage pool balance, certain portions of the related mortgaged real property are subject to (i) a ground lease dated September 29, 1870, between John T. Ford (predecessor-in-interest to the related borrower), as lessee, and Otto W. Eichelberger, as trustee, his heirs and assigns, as lessor, which ground lease requires the payment of an annual ground rent of \$1,200 payable in equal semi-annual installments of \$600, and which ground lease is for a term of ninety-nine (99) years, renewable an unlimited number of additional terms of ninety-nine (99) years, with the current term scheduled to expire on September 28, 2068; and (ii) a ground lease dated September 21, 1871, between John T. Ford (predecessor-in-interest to the related borrower), as lessee, and William Alcock and Mary Alcock, their heirs and assigns, as lessor, which ground lease requires the annual payment of \$1,000 payable in equal quarterly installments

of \$250, and which ground lease is for a term of ninety-nine (99) years, renewable an unlimited number of additional terms of ninety-nine (99) years, with the current term scheduled to expire on January 19, 2069.

We cannot assure you that the foregoing circumstances related to the ground lease agreement at the related mortgaged real property will not adversely impact the related mortgaged real property or the related borrower's ability to generate sufficient cash flow to satisfy debt service payments and operating expenses.

Student Housing Facilities Pose Risks Not Associated With Other Types of Multifamily Properties. Student housing facilities may be more susceptible to damage or wear and tear than other types of multifamily housing. Such properties are also affected by their reliance on the financial well-being of the college or university to which such housing relates, competition from on-campus housing units (which may adversely affect occupancy), and the physical layout of the housing (which may not be readily convertible to traditional multifamily use). Further, student tenants have a higher turnover rate than other types of multifamily tenants, which in certain cases is compounded by the fact that student leases are available for periods of less than twelve (12) months. Some of the mortgaged real properties securing the underlying mortgage loans have tenants who are students. For example, with respect to the underlying mortgage loans secured by the mortgaged real properties identified on Exhibit A-1 to this information circular as "Charles Towers Apartments," "Park Charles Apartments," "Lakeside North Apartments," "Marlboro Classic Apartments," "39 West Lexington Apartments," "The Atrium At Market Center" and "Redwood Square Apartments," collectively representing 5.9% of the initial mortgage pool balance, at the time such mortgage loans were underwritten the related mortgaged real properties had a significant student population.

The Success of an Income-Producing Property Depends on Reletting Vacant Spaces. The operations at or the value of an income-producing property will be adversely affected if the owner or property manager is unable to renew leases or relet space on comparable terms when existing leases expire and/or become defaulted. Even if vacated space is successfully relet, the costs associated with reletting can be substantial and could reduce cash flow from the income-producing properties. Due to the current economic conditions, a number of the mortgaged real properties are experiencing or have experienced increases in vacancy rates recently. Moreover, if a tenant at an income-producing property defaults in its lease obligations, the landlord may incur substantial costs and experience significant delays associated with enforcing its rights and protecting its investment, including costs incurred in renovating and reletting the property. We cannot assure you that the foregoing circumstances will not adversely impact cash flows at the related mortgaged real properties. See "Description of the Underlying Mortgage Loans—Certain Terms and Conditions of the Underlying Mortgage Loans" in this information circular.

If an income-producing property has multiple tenants, re-leasing expenditures may be more frequent than in the case of a property with fewer tenants, thereby reducing the cash flow generated by the multi-tenanted property. If a smaller income-producing property has fewer tenants, increased vacancy rates may have a greater possibility of adversely affecting operations at or the value of the related mortgaged real property, thereby reducing the cash flow generated by the property. For example, with respect to five (5) of the underlying mortgage loans, collectively representing 1.6% of the initial mortgage pool balance, the related mortgaged real properties include one hundred (100) or fewer units. Similarly, if an income producing property has a number of short-term leases, re-leasing expenditures may be more frequent, thereby reducing the cash flow generated by such property.

Property Value May Be Adversely Affected Even When Current Operating Income Is Not. Various factors may affect the value of multifamily properties without affecting their current net operating income, including—

- changes in interest rates;
- the availability of refinancing sources;
- changes in governmental regulations, licensing or fiscal policy;
- changes in zoning or tax laws; and
- potential environmental or other legal liabilities.

Maintaining a Property in Good Condition May Be Costly. The owner may be required to expend a substantial amount to maintain, renovate or refurbish a multifamily property. Failure to do so may materially impair the property's ability to generate cash flow. The effects of poor construction quality will increase over time in the form

of increased maintenance and capital improvements. Even superior construction will deteriorate over time if management does not schedule and perform adequate maintenance in a timely fashion. We cannot assure you that an income-producing property will generate sufficient cash flow to cover the increased costs of maintenance and capital improvements in addition to paying debt service on the mortgage loan(s) that may encumber that property.

The proportion of older mortgaged real properties may adversely impact payments on the underlying mortgage loans on a collective basis. For example, with respect to sixty-four (64) of the underlying mortgaged real properties, securing underlying mortgage loans collectively representing 92.0% of the initial mortgage pool balance, all or part of the related mortgaged real properties were constructed prior to 1980. We cannot assure you that a greater proportion of underlying mortgage loans secured by older mortgaged real properties will not adversely impact cash flow at the related properties on a collective basis or that it will not adversely affect payments related to your investment.

Certain of the mortgaged real properties may currently be undergoing or are expected to undergo in the future redevelopment or renovation. We cannot assure you that any current or planned redevelopment or renovation will be completed, that such redevelopment or renovation will be completed in the time frame contemplated, or that, when and if redevelopment or renovation is completed, such redevelopment or renovation will improve the operations at, or increase the value of, the subject property. Failure of any of the foregoing to occur could have a material negative impact on the related underlying mortgage loan, which could affect the ability of the related borrower to repay the related underlying mortgage loan.

In the event the related borrower (or a tenant, if applicable) fails to pay the costs of work completed or material delivered in connection with ongoing redevelopment or renovation, the portion of the mortgaged real property on which there is construction may be subject to mechanic's or materialmen's liens that may be senior to the lien of the related underlying mortgage loan.

The existence of construction at a mortgaged real property may make such mortgaged real property less attractive to tenants and, accordingly, could have a negative effect on net operating income.

If the special servicer forecloses on behalf of the issuing entity on a mortgaged real property that is being redeveloped or renovated, pursuant to the REMIC provisions, the special servicer will only be permitted to arrange for completion of the redevelopment or renovation if at least 10% of the costs of construction were incurred at the time the default on the related mortgage loan became imminent. As a result, the issuing entity may not realize as much proceeds upon disposition of a foreclosure property as it would if it were permitted to complete construction.

Competition Will Adversely Affect the Profitability and Value of an Income-Producing Property. Some income-producing properties are located in highly competitive areas. Comparable income-producing properties located in the same area compete on the basis of a number of factors including—

- rental rates;
- location;
- type of services and amenities offered; and
- nature and condition of the particular property.

The profitability and value of an income-producing property may be adversely affected by a comparable property that—

- offers lower rents;
- has lower operating costs;
- offers a more favorable location; or
- offers better facilities and/or amenities.

Costs of renovating, refurbishing or expanding an income-producing property in order to remain competitive can be substantial.

Borrower Bankruptcy Proceedings Can Delay and Impair Recovery on a Mortgage Loan Underlying Your Offered Certificates. Under Title 11 of the United States Code, as amended (the “Bankruptcy Code”), the filing of a petition in bankruptcy by or against a borrower will stay the sale of a real property owned by that borrower, as well as the commencement or continuation of a foreclosure action.

In addition, if a court determines that the value of a real property is less than the principal balance of the mortgage loan it secures, the court may reduce the amount of secured indebtedness to the then-value of the property. This would make the lender a general unsecured creditor for the difference between the then-value of the property and the amount of its outstanding mortgage indebtedness.

A bankruptcy court also may—

- grant a debtor a reasonable time to cure a payment default on a mortgage loan;
- reduce monthly payments due under a mortgage loan;
- change the rate of interest due on a mortgage loan; or
- otherwise alter a mortgage loan’s repayment schedule.

Furthermore, the borrower, as debtor-in-possession, or its bankruptcy trustee has special powers to avoid, subordinate or disallow debts. In some circumstances, the claims of a secured lender, such as the issuing entity, may be subordinated to financing obtained by a debtor-in-possession subsequent to its bankruptcy.

Under the Bankruptcy Code, a lender will be stayed from enforcing a borrower’s assignment of rents and leases. The legal proceedings necessary to resolve these issues can be time consuming and may significantly delay the receipt of rents. Rents also may escape an assignment to the extent they are used by borrower to maintain its property or for other court authorized expenses.

As a result of the foregoing, the issuing entity’s recovery with respect to borrowers in bankruptcy proceedings may be significantly delayed, and the total amount ultimately collected may be substantially less than the amount owed. Certain of the key principals or sponsors of the borrowers may have declared bankruptcy in the past, which may mean they are more likely to declare bankruptcy again in the future or put the borrowing entities into bankruptcy in the future.

Pursuant to the doctrine of substantive consolidation, a bankruptcy court, in the exercise of its equitable powers, has the authority to order that the assets and liabilities of a borrower be consolidated with those of a bankrupt affiliate for the purposes of making distributions under a plan of reorganization or liquidation. Thus, property that is ostensibly the property of a borrower may become subject to the bankruptcy case of an affiliate, the automatic stay applicable to such bankrupt affiliate may be extended to a borrower and the rights of creditors of a borrower may become impaired.

In addition, because the related borrowers with respect to the underlying mortgage loans are affiliates of each other and SMC, there are increased risks associated with the application of the doctrine of substantive consolidation by a bankruptcy court with respect to the underlying mortgaged real properties.

Property Management Is Important to the Successful Operation of the Mortgaged Real Property. The successful operation of a real estate project depends in part on the performance and viability of the property manager. The property manager is generally responsible for:

- operating the property and providing building services;
- establishing and implementing the rental structure;
- managing operating expenses;

- responding to changes in the local market; and
- advising the borrower with respect to maintenance and capital improvements.

Properties deriving revenues primarily from short-term leases, such as the leases at multifamily properties, generally are more management intensive than properties leased to creditworthy tenants under long-term leases.

A good property manager, by controlling costs, providing necessary services to tenants and overseeing and performing maintenance or improvements on the property, can improve cash flow, reduce vacancies, reduce leasing and repair costs and preserve building value. On the other hand, management errors can, in some cases, impair short-term cash flow and the long-term viability of an income-producing property.

We do not make any representation or warranty as to the skills of any present or future property managers with respect to the mortgaged real properties that will secure the underlying mortgage loans. Furthermore, we cannot assure you that any property managers will be in a financial condition to fulfill their management responsibilities throughout the terms of their respective management agreements. In addition, all of the mortgaged real properties are managed by SMC, which is an affiliate of all of the related borrowers. If an underlying mortgage loan is in default or undergoing special servicing, this could disrupt the management of the mortgaged real property and may adversely affect cash flow.

The Performance of an Underlying Mortgage Loan and the Related Mortgaged Real Property Depends in Part on Who Controls the Borrower and the Related Mortgaged Real Property. The operation and performance of an underlying mortgage loan will depend in part on the identity of the persons or entities that control the related borrower and the related mortgaged real property. The performance of such mortgage loan may be adversely affected if control of the related borrower changes, which may occur, for example, by means of transfers of direct or indirect ownership interests in such borrower. See “Description of the Underlying Mortgage Loans—Certain Terms and Conditions of the Underlying Mortgage Loans—Due-on-Sale and Due-on-Encumbrance Provisions” in this information circular.

Losses on Larger Loans May Adversely Affect Distributions on Your Certificates. Certain of the underlying mortgage loans have Cut-off Date Principal Balances that are substantially higher than the average Cut-off Date Principal Balance. In general, these concentrations can result in losses that are more severe than would be the case if the total principal balance of the mortgage loans backing the offered certificates were more evenly distributed. The following chart lists the ten (10) largest mortgage loans that are to be included in the issuing entity. For additional information on the ten (10) largest underlying mortgage loans, see Exhibit A-3 to this information circular.

Ten Largest Mortgage Loans

Loan Name	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance*
Summit Hills Apartments	\$135,000,000	9.0%
Parliaments Apartments.....	66,000,000	4.4
Powder Mill Village	48,900,000	3.3
Southview Apartments	48,720,000	3.2
Oxon Hill Village	43,165,000	2.9
Bayvue Apartments	41,410,000	2.8
Palisades Of Towson	39,250,000	2.6
Carriage Hill Apartments.....	38,930,000	2.6
Chateau Apartments	38,316,000	2.6
Triangle Towers.....	38,250,000	2.6
Total	\$537,941,000	35.9%

* Amounts may not add up to the totals shown due to rounding.

Enforceability of Cross-Collateralization Provisions May Be Challenged and the Benefits of These Provisions May Otherwise Be Limited. Sixty-eight (68) of the underlying mortgage loans, collectively representing 97.6% of the initial mortgage pool balance, belong to the Crossed Mortgage Loan Group. The underlying mortgage loans in the Crossed Mortgage Loan Group are cross-defaulted with each other and are cross-collateralized by each mortgaged real property securing each such underlying mortgage loan. In addition, the underlying mortgage loans in the Crossed Mortgage Loan Group are cross-defaulted with the Kings Gardens Mortgage Loan (such that a default with respect to the Kings Gardens Mortgage Loan is also a default under each underlying mortgage loan in the Crossed Mortgage Loan Group but a default with respect to any underlying mortgage loan in the Crossed Mortgage Loan Group is not a default under the Kings Gardens Mortgage Loan), and the mortgaged real properties securing the underlying mortgage loans in the Crossed Mortgage Loan Group also secure the Kings Gardens Mortgage Loan (but the mortgaged real property securing the Kings Gardens Mortgage Loan does not secure any of the underlying mortgage loans in the Crossed Mortgage Loan Group). In addition, underlying mortgage loans in the Crossed Mortgage Loan Group may be released from the cross-collateralization and cross-default provisions of the related master cross-collateralization agreement under certain circumstances (including repurchases due to breaches of the representations and warranties outlined on Exhibit C-1 to this information circular), subject to certain restrictions. None of the underlying mortgage loans will be cross-collateralized or cross-defaulted with any mortgage loan that is not in the issuing entity.

These arrangements attempt to reduce the risk that one mortgaged real property may not generate enough net operating income to pay debt service and to reduce realized losses in the event of liquidation. However, cross-collateralization arrangements involving more than one borrower could be challenged as a fraudulent conveyance and avoided if a court were to determine that:

- such borrower was insolvent at the time of granting the lien, was rendered insolvent by the granting of the lien, or was left with unreasonably small capital, or was not able to pay its debts as they matured; and
- the borrower did not, when it allowed its mortgaged real property to be encumbered by a lien securing the entire indebtedness represented by the other mortgage loan, receive fair consideration or reasonably equivalent value for pledging such mortgaged real property for the equal benefit of the other borrower.

If the lien is avoided, the lender would lose the benefits afforded by such lien.

In addition, due to the cross default provisions in the master cross-collateralization agreement, subject to the definition of “Servicing Transfer Event,” a default under one of the underlying mortgage loans in the Crossed Mortgage Loan Group or the Kings Gardens Mortgage Loan may lead to a default and a subsequent Servicing Transfer Event with respect to one or more other loans in the Crossed Mortgage Loan Group, which will lead to special servicing fees and additional costs with respect to an underlying mortgage loan which is not otherwise in default but for the cross default provisions of such agreement.

See “Description of the Underlying Mortgage Loans—Cross-Collateralized Mortgage Loans and Mortgage Loans with Affiliated Borrowers” in this information circular.

Substitution of Mortgaged Real Properties May Lead to Increased Risks. With respect to all of the underlying mortgage loans, the related borrower is permitted to substitute another multifamily property for the related mortgaged real property upon the satisfaction of certain conditions and subject to certain limitations specified in the related loan documents. As a result, it is possible that the related mortgaged real properties that secure such underlying mortgage loans may not secure such underlying mortgage loans for their entire term. Any substitute property would differ from the original mortgaged real property with respect to certain characteristics, and any such difference could adversely affect your investment in the series 2013-KSMC certificates. See “Description of the Underlying Mortgage Loans—Certain Terms and Conditions of the Underlying Mortgage Loans—Release of Property Through Substitution, Defeasance or Prepayment—Substitution” in this information circular.

A Borrower’s Other Loans May Reduce the Cash Flow Available To Operate and Maintain the Related Mortgaged Real Property or May Interfere with the Issuing Entity’s Rights Under the Related Underlying Mortgage Loan, Thereby Adversely Affecting Distributions on Your Offered Certificates. As described under “—Subordinate Financing Increases the Likelihood That a Borrower Will Default on an Underlying Mortgage Loan” below and “Description of the Underlying Mortgage Loans—Certain Terms and Conditions of the

Underlying Mortgage Loans—Permitted Additional Debt” in this information circular, all mortgaged real properties may be encumbered in the future by other subordinate debt. In addition, subject, in some cases, to certain limitations relating to maximum amounts, the borrowers generally may incur trade and operational debt or other unsecured debt and enter into equipment and other personal property and fixture financing and leasing arrangements, in connection with the ordinary operation and maintenance of the related mortgaged real property. Furthermore, in the case of those mortgage loans which require or allow letters of credit to be posted by the related borrower as additional security for its mortgage loan, in lieu of reserves or otherwise, the related borrower may be obligated to pay fees and expenses associated with the letter of credit and/or to reimburse the letter of credit issuer in the event of a draw on the letter of credit by the lender.

The existence of other debt could:

- adversely affect the financial viability of a borrower by reducing the cash flow available to the borrower to operate and maintain the related mortgaged real property;
- adversely affect the security interest of the lender in the equipment or other assets acquired through its financings;
- complicate bankruptcy proceedings; and
- delay foreclosure on the related mortgaged real property.

Changes in Mortgage Pool Composition Can Change the Nature of Your Investment. The underlying mortgage loans will amortize at different rates. In addition, some of those mortgage loans may be prepaid or liquidated. As a result, the relative composition of the mortgage loan pool will change over time.

If you purchase certificates with a pass-through rate that is equal to or calculated based upon a weighted average of interest rates on the underlying mortgage loans, your pass-through rate will be affected, and may decline, as the relative composition of the mortgage pool changes.

In addition, as payments and other collections of principal are received with respect to the underlying mortgage loans, the remaining mortgage pool backing your certificates may exhibit an increased concentration with respect to number and affiliation of borrowers and geographic location.

Subordinate Financing Increases the Likelihood That a Borrower Will Default on an Underlying Mortgage Loan. No underlying mortgage loan included in the issuing entity is encumbered with a subordinate lien except for limited permitted encumbrances. Moreover, other than with respect to future subordinate debt meeting specified criteria, as described under “Description of the Underlying Mortgage Loans—Certain Terms and Conditions of the Underlying Mortgage Loans—Permitted Additional Debt” in this information circular, the mortgage loans included in the issuing entity require the consent of the holder of the mortgage loan prior to so encumbering the related mortgaged real property. However, a violation of this prohibition may not become evident until the affected mortgage loan otherwise defaults, and a lender, such as the issuing entity, may not realistically be able to prevent a borrower from incurring subordinate debt.

The borrowers under all of the underlying mortgage loans are permitted to incur an additional limited amount of indebtedness secured by the related mortgaged real properties beginning twelve (12) months after the origination date of each related underlying mortgage loan. Under the related loan documents, it is a condition to the incurrence of any future secured subordinate indebtedness on these mortgage loans that, among other things: (a) the total loan-to-value ratio of these loans be below, and the debt service coverage ratio be above, certain thresholds set out in the related loan documents and (b) subordination agreements and intercreditor agreements be put in place between the issuing entity and the related lenders. In the event a borrower satisfies these conditions, the borrower is permitted to obtain secured subordinate debt from approved lenders who will make such subordinate financing exclusively for purchase by Freddie Mac. The related intercreditor agreement will provide that the subordinate debt may be transferred to certain “qualified transferees” meeting certain minimum net worth requirements or other criteria set forth in such intercreditor agreement.

The existence of any secured subordinated indebtedness increases the difficulty of refinancing a mortgage loan at the loan’s maturity. In addition, the related borrower may have difficulty repaying multiple loans. Moreover, the

filing of a petition in bankruptcy by, or on behalf of, a junior lienholder may stay the senior lienholder from taking action to foreclose out the junior lien.

The Type of Borrower May Entail Risk. Mortgage loans made to partnerships, corporations or other entities may entail risks of loss from delinquency and foreclosure that are greater than those of mortgage loans made to individuals. The borrower's sophistication and form of organization may increase the likelihood of protracted litigation or bankruptcy in default situations.

A number of the underlying borrowers are partnerships. The bankruptcy of the general partner in a partnership may result in the dissolution of the partnership. The dissolution of a borrower partnership, the winding-up of its affairs and the distribution of its assets could result in an acceleration of its payment obligations under the related underlying mortgage loan.

With respect to all of the underlying mortgage loans, the borrowers' organizational documents or the terms of the mortgage loans limit their activities to the ownership of only the related mortgaged real property or properties and, subject to exceptions, including relating to subordinate debt secured by the related mortgaged real properties, generally limit the borrowers' ability to incur additional indebtedness other than trade payables and equipment financing relating to the mortgaged real properties in the ordinary course of business. These provisions are designed to mitigate the possibility that the borrowers' financial condition would be adversely impacted by factors unrelated to the mortgaged real property and the mortgage loan. However, we cannot assure you that the related borrowers will comply with these requirements. Also, although a borrower may currently be structured as a single-purpose entity, such borrower may have previously owned property other than the related mortgaged real property and/or may not have observed all covenants and conditions which typically are required to view a borrower as a "single purpose entity" under standard NRSRO criteria. We cannot assure you that circumstances that arose or may arise when the borrower did not or does not observe the required covenants will not impact the borrower or the related mortgaged real property. In addition, borrowers that are not single-purpose entities structured to limit the possibility of becoming insolvent or bankrupt may be more likely to become insolvent or subject to a voluntary or involuntary bankruptcy proceeding because the borrowers may be operating entities with a business distinct from the operation of the mortgaged real property with the associated liabilities and risks of operating an ongoing business or individuals that have personal liabilities unrelated to the mortgaged real property. However, any borrower, even a single-purpose entity structured to be bankruptcy-remote, as an owner of real estate, will be subject to certain potential liabilities and risks. We cannot assure you that any borrower will not file for bankruptcy protection or that creditors of a borrower or a corporation or individual general partner or managing member of a borrower will not initiate a bankruptcy or similar proceeding against the borrower or corporate or individual general partner or managing member.

All of the borrowers have an independent director whose consent would be required to file a voluntary bankruptcy petition on behalf of such borrower. One of the purposes of an independent director of the borrower is to avoid a bankruptcy petition filing which is intended solely to benefit an affiliate and is not justified by the borrower's own economic circumstances. Although all the borrowers have independent directors, we cannot assure you that a borrower will not file for bankruptcy protection, that creditors of a borrower will not initiate a bankruptcy or similar proceeding against such borrower, or that, if initiated, a bankruptcy case of the borrower could be dismissed.

Pursuant to Section 364 of the Bankruptcy Code, a bankruptcy court may, under certain circumstances, authorize a debtor to obtain credit after the commencement of a bankruptcy case, secured among other things, by senior, equal or junior liens on property that is already subject to a lien. In the recent bankruptcy case of General Growth Properties, the debtors initially sought approval of a debtor-in-possession loan to the corporate parent entities guaranteed by the property-level single purpose entities and secured by second liens on their properties. Although the debtor-in-possession loan ultimately did not include these subsidiary guarantees and second liens, we cannot assure you that, in the event of a bankruptcy of a sponsor, the sponsor would not seek approval of a similar debtor-in-possession loan, or that a bankruptcy court would not approve a debtor-in-possession loan that included such subsidiary guarantees and second liens on such subsidiaries' properties.

Furthermore, all of the borrowers with respect to the underlying mortgage loans are affiliated borrowers. With respect to affiliated borrowers, creditors of a common parent in bankruptcy may seek to consolidate the assets of those borrowers with those of the parent. Consolidation of the assets of the borrowers would likely have an adverse

effect on the funds available to make distributions on your certificates. The bankruptcy of a borrower, or the general partner or the managing member of a borrower, may impair the ability of the lender to enforce its rights and remedies under the related mortgage.

Certain of the Underlying Mortgage Loans Lack Customary Provisions. A number of the underlying mortgage loans lack one or more features that are customary in mortgage loans intended for securitization. Among other things, the borrowers with respect to those mortgage loans may not be required to have an independent director or to make payments to lockboxes or to maintain reserves for certain expenses, such as taxes, insurance premiums, capital expenditures, tenant improvements and leasing commissions or the requirements to make such payments may be suspended if the related borrower complies with the terms of the related loan documents, or the lenders under such mortgage loans may not have the right to terminate the related property manager upon the occurrence of certain events or require lender approval of a replacement property manager. In addition, although mortgage loans intended to be securitized often have a guarantor with respect to certain bad acts such as fraud, guarantors may not be required with respect to certain of the underlying mortgage loans.

Some Remedies May Not Be Available Following a Mortgage Loan Default. The underlying mortgage loans contain, subject to certain exceptions, “due-on-sale” and “due-on-encumbrance” clauses. These clauses permit the holder of an underlying mortgage loan to accelerate the maturity of the mortgage loan if the related borrower sells or otherwise transfers or encumbers the related mortgaged real property or its interest in the related mortgaged real property in violation of the terms of the mortgage. All of the underlying mortgage loans also include a debt-acceleration clause that permits the related lender to accelerate the debt upon specified monetary or non-monetary defaults of the related borrower.

The courts of all states will enforce clauses providing for acceleration in the event of a material payment default. The equity courts of a state, however, may refuse the foreclosure or other sale of a mortgaged real property or refuse to permit the acceleration of the indebtedness as a result of a default deemed to be immaterial or if the exercise of these remedies would be inequitable or unjust.

The related borrower generally may collect rents for so long as there is no default. As a result, the issuing entity’s rights to these rents will be limited because:

- the issuing entity may not have a perfected security interest in the rent payments until the master servicer, special servicer or any sub-servicer collects them;
- the master servicer, special servicer or any sub-servicer may not be entitled to collect the rent payments without court action; and
- the bankruptcy of the related borrower could limit the ability of the master servicer, special servicer or any sub-servicer to collect the rents.

Sponsor Defaults on Other Mortgage Loans May Adversely Impact and Impair Recovery on a Mortgage Loan Underlying Your Offered Certificates. All of the underlying mortgage loans were made to borrowers under common ownership. The principals of the borrowers under the underlying mortgage loans and/or its affiliates may be subject to defaults with respect to other mortgage loans in its portfolio which are not assets of the issuing entity or, in some cases, with respect to prior mortgage loans related to mortgaged real properties securing underlying mortgage loans that are assets of the issuing entity. We cannot assure you that the foregoing circumstances will not have an adverse effect on the liquidity of the sponsors or the borrowers or that such circumstances will not adversely affect the sponsors’ or the borrowers’ ability to maintain each related mortgaged real property, to pay amounts owed on each underlying mortgage loan or to refinance each underlying mortgage loan. See “—Borrower Bankruptcy Proceedings Can Delay and Impair Recovery on a Mortgage Loan Underlying Your Offered Certificates” above.

Lending on Income-Producing Real Properties Entails Environmental Risks. Under various federal and state laws, a current or previous owner or operator of real property may be liable for the costs of cleanup of environmental contamination on, under, at or emanating from, the property. These laws often impose liability whether or not the owner or operator knew of, or was responsible for, the presence of the contamination. The costs of any required cleanup and the owner’s liability for these costs are generally not limited under these laws and could exceed the value of the property and/or the total assets of the owner. Contamination of a property may give rise to a

lien on the property to assure the costs of cleanup. An environmental lien may have priority over the lien of an existing mortgage. In addition, the presence of hazardous or toxic substances, or the failure to properly clean up contamination on the property, may adversely affect the owner's or operator's future ability to refinance the property.

Certain environmental laws impose liability for releases of asbestos into the air, and govern the responsibility for the removal, encapsulation or disturbance of asbestos-containing materials when the asbestos-containing materials are in poor condition or when a property with asbestos-containing materials undergoes renovation or demolition. Certain laws impose liability for lead-based paint, lead in drinking water, elevated radon gas inside buildings and releases of polychlorinated biphenyl compounds. Third parties may also seek recovery from owners or operators of real property for personal injury or property damage associated with exposure to asbestos, lead, radon, polychlorinated biphenyl compounds and any other contaminants.

Pursuant to the federal Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended ("CERCLA"), as well as some other federal and state laws, a secured lender, such as the issuing entity, may be liable as an "owner" or "operator" of the real property, regardless of whether the borrower or a previous owner caused the environmental damage, if—

- prior to foreclosure, agents or employees of the lender participate in the management or operational affairs of the borrower; or
- after foreclosure, the lender fails to seek to divest itself of the facility at the earliest practicable commercially reasonable time on commercially reasonable terms, taking into account market conditions and legal and regulatory requirements.

Although CERCLA amendments attempted to clarify the activities in which a lender may engage without becoming subject to liability under CERCLA and one other federal law, that legislation itself has not been clarified by the courts and has no applicability to other federal laws or to state environmental laws except as may be expressly incorporated. Moreover, future laws, ordinances or regulations could impose material environmental liability.

Federal law requires owners of residential housing constructed prior to 1978 to disclose to potential residents or purchasers—

- any condition on the property that causes exposure to lead-based paint; and
- the potential hazards to pregnant women and young children, including that the ingestion of lead-based paint chips and/or the inhalation of dust particles from lead-based paint by children can cause permanent injury, even at low levels of exposure.

Property owners may be liable for injuries to their tenants resulting from exposure under various laws that impose affirmative obligations on property owners of residential housing containing lead-based paint.

With respect to all of the mortgaged real properties, Phase I environmental site assessments were prepared in connection with the origination of the mortgage loan.

If the environmental investigations described above identified material adverse or potentially material adverse environmental conditions at or with respect to any of the respective mortgaged real properties securing an underlying mortgage loan or at a nearby property with potential to affect a mortgaged real property, then the originator may have taken one or more of the following actions:

- an environmental consultant investigated those conditions and recommended no further investigations or remediation;
- an operation and maintenance plan or other remediation was required and/or an escrow reserve was established to cover the estimated costs of obtaining that plan and/or effecting that remediation;

- those conditions were remediated or abated prior to the Closing Date;
- a letter was obtained from the applicable regulatory authority stating that no further action was required;
- another responsible party has agreed to indemnify the holder of the mortgage loan from any losses that such party suffers as a result of such environmental conditions;
- an environmental insurance policy was obtained with respect to the mortgaged real property;
- in those cases in which it was known that an offsite property is the location of a leaking underground storage tank (“UST”) or groundwater contamination, a responsible party other than the related borrower has been identified under applicable law, and generally one or more of the following are true—
 1. that condition is not known to have affected the mortgaged real property; or
 2. the responsible party has either received a letter from the applicable regulatory agency stating no further action is required, established a remediation fund, engaged in responsive remediation, or provided an indemnity or guaranty to the borrower or the mortgagee/lender; and/or
- in those cases involving mortgage loans with an original principal balance of less than \$1,000,000, the borrower expressly agreed to comply with all federal, state and local statutes or regulations respecting the identified adverse environmental conditions.

For example, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to this information circular as “Summit Hills Apartments,” representing 9.0% of the initial mortgage pool balance, a Phase II environmental report was prepared in connection with a dry-cleaning facility that was formerly located at the mortgaged real property and potential contamination by tetrachloroethylene (“TCE”) and TCE-contaminated waste. The related environmental consultant reported that there was no evidence of contamination in connection with the former dry cleaning facility, and that any additional soil-sampling in front of and to the rear of the former dry cleaning space would be impractical. The related environmental consultant recommended no further action. In addition, the related environmental consultant reported that the Oil Control Program (“OCP”) of the Maryland Department of the Environment (“MDE”) issued a letter of compliance in connection with the removal and remediation of certain USTs at the related mortgaged real property. In addition, the related environmental consultant reported that six (6) monitoring wells were properly abandoned in connection with the UST removal, and the OCP does not require further corrective action and concluded that the related mortgaged real property is in compliance with relevant environmental regulations in connection therewith. We cannot assure you that the foregoing circumstances will not adversely impact operations at or the value of the related mortgaged real property.

In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to the information circular as “Oxon Hill Village,” representing 2.9% of the initial mortgage pool balance, the related environmental consultant reported that the related mortgaged real property is listed on the OCP cases database and the historical leaking UST database in connection with a reported petroleum release from a 15,000 gallon heating oil UST formerly located at the related mortgaged real property. The related environmental consultant reported that some contamination exists at the related mortgaged real property subsequent to the remediation activities, but no further investigation was recommended based on the regulatory case closed status of the leaking UST. We cannot assure you that environmental conditions will not adversely impact the operations at or the value of the related mortgaged real property.

In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to the information circular as “Palisades Of Towson,” representing 2.6% of the initial mortgage pool balance, the related environmental consultant reported that there were two (2) 250-gallon USTs formerly located at the related mortgaged real property, and the related mortgaged real property is listed on certain regulatory UST and historical UST databases in connection therewith. Although formal closure documentation was not provided to the environmental consultant from the related environmental authorities in connection with the USTs, the related environmental consultant recommended no further action or investigation. We cannot assure you that the foregoing circumstances will not adversely impact the operations at or the value of the related mortgaged real property.

In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to the information circular as “Carriage Hill Apartments,” representing 2.6% of the initial mortgage pool balance, the related environmental consultant reported that four (4) 10,000-gallon fuel oil USTs were previously utilized at the related mortgaged real property. Two (2) of the USTs were removed from the related mortgaged real property during 1992-1993 under two associated OCP cases. The related environmental consultant reported that no UST closure date is recorded in connection with one (1) of the two (2) related OCP cases. The related environmental consultant performed a Phase II subsurface investigation which revealed no evidence of petroleum hydrocarbons in connection with the presence and removal of the previously utilized fuel oil USTs and recommended no further action. In addition, the related environmental consultant identified two (2) active 10,000-gallon fuel oil USTs located at the related mortgaged real property. The related environmental consultant performed a Phase II subsurface investigation which revealed no evidence of petroleum hydrocarbons in connection with the presence and removal of the previously utilized fuel oil USTs. The related environmental consultant recommended no further action. We cannot assure you that the foregoing circumstances will not adversely impact operations at or the value of the related mortgaged real property.

In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to the information circular as “Chateau Apartments,” representing 2.6% of the initial mortgage pool balance, the related environmental consultant reported that two (2) 20,000-gallon fuel oil storage USTs were removed from the related mortgaged property in 1999. The related environmental consultant performed a Phase II investigation which revealed no evidence of petroleum contamination at the related mortgaged real property, and recommended no further action. The related environmental consultant also reported the presence of two (2) active 8,000-gallon fuel oil USTs at the real mortgaged property. Both active USTs passed a recent tightness test. We cannot assure you that the foregoing circumstances will not adversely impact the operations at or the value of the related mortgaged real property.

In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to the information circular as “Residences At Oella Mill,” representing 1.1% of the initial mortgage pool balance, the related environmental consultant reported that the mortgaged real property was previously used as a textile mill. The related environmental consultant also noted that two (2) 25,000-gallon fuel oil USTs were abandoned in place at the related mortgaged real property, and one (1) gasoline UST was removed under regulatory guidance. Subsequent Phase II environmental investigations revealed that soil impact from diesel-range hydrocarbons exists as a *de minimis* environmental condition, and no further action was recommended. We cannot assure you that the foregoing circumstances will not adversely impact operations at or the value of the related mortgaged real property.

In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to the information circular as “Middletowne Apartments,” representing 1.0% of the initial mortgage pool balance, the related environmental consultant identified hazardous waste related to x-ray processing activities and medical waste that is generated by a patient care dental office operated by a tenant at the related mortgaged real property. The related environmental consultant concluded that disposal practices at the mortgaged real property are appropriate and no further action or investigation was recommended. We cannot assure you that environmental conditions will not adversely impact operations at or the value of the related mortgaged real property.

In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to the information circular as “Wildercroft Terrace Apartments,” representing 0.4% of the initial mortgage pool balance, the related environmental consultant recommended that a due care plan be implemented to assure appropriate precautions in the event of a future excavation of an 8,000-gallon fuel oil UST which was closed in 2006. The related environmental consultant noted that residual impacts to soil at the mortgaged real property in connection with the closed UST exist, but no additional clean-up was recommended and no further action is required by the MDE. We cannot assure you that environmental conditions will not adversely impact operations at or the value of the related mortgaged real property.

Some borrowers under the underlying mortgage loans may not have satisfied all post-closing obligations required by the related loan documents with respect to environmental matters. We cannot assure you that such post-closing obligations have been satisfied or will be satisfied or that any of the recommended operations and maintenance plans have been or will continue to be implemented.

For example, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to this information circular as “Summit Hills Apartments,” representing 9.0% of the initial mortgage pool balance, the related environmental consultant reported the presence of four (4) heating oil USTs at the related mortgaged real property. The related environmental consultant reported that annual testing of the UST system spill catchment basins and release containment sumps is required and the related USTs are due for retesting. The related borrower is required to complete retesting in connection with Freddie Mac requirements. In addition, the related environmental consultant reported that there may be residual petroleum contamination in the soil and groundwater at the related mortgaged real property. The related environmental consultant concluded that the risk to occupants was minimized through the use of public utilities, and recommended that, in the event the soil is disturbed or developed in the future, the related borrower perform a Phase II subsurface investigation to screen for heavy metals, volatile organic compounds and petroleum constituents. The related environmental consultant recommended that the related borrower (i) institute an operations and maintenance program at the related mortgaged real property to ensure that spills do not occur, and (ii) perform periodic tightness testing of the USTs in compliance with regulatory requirements. We cannot assure you that the foregoing circumstances will not adversely impact operations at or the value of the related mortgaged real property.

In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to the information circular as “Powder Mill Village,” representing 3.3% of the initial mortgage pool balance, the related environmental consultant reported that two heating oil USTs formerly located at the related mortgaged real property were remediated in 1992, and that the related mortgaged real property appears on certain regulatory databases in connection with the USTs, including the OCP cases database and facilities index database. The related environmental consultant noted that UST closure was completed in compliance with relevant regulatory requirements, but recommended that the related borrower obtain a no further action letter from the MDE in connection with the closed USTs. In addition, the related mortgaged real property has two (2) active back-up fuel oil USTs that require annual testing of the related spill catchment basins. We cannot assure you that the foregoing circumstances will not adversely impact the operations at or the value of the related mortgaged real property.

In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to the information circular as “Oxon Hill Village,” representing 2.9% of the initial mortgage pool balance, the related environmental consultant reported that three (3) 6,000-gallon heating oil USTs are located at the related mortgaged real property. The related environmental consultant reported that the underground storage tanks and spill catchment basins passed a tightness test in 2012, and recommended that the spill catchment basins be tested annually. In addition, the related environmental consultant indicated that the related mortgaged real property was identified on the facilities index database, the OCP cases database, and both the UST and historical UST database. The related environmental consultant reported that during the Phase I environmental assessment of the related mortgaged real property, no information was available regarding the closure of certain former USTs or the regulatory closure of the OPC cases and leaking UST listings. The related environmental consultant recommended that when available such information should be obtained for review, and if any such information is unavailable or inconclusive, a review of file information at the MDE may be necessary. We cannot assure you that the foregoing circumstances will not adversely impact the operations at or the value of the related mortgaged real property.

In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to this information circular as “Triangle Towers,” representing 2.6% of the initial mortgage pool balance, the related environmental consultant reported that one (1) 10,000 gallon fuel oil UST located at the related mortgaged real property failed a spill basin hydrostatic test in 2011. The related environmental consultant reported that the related UST must be repaired, must undergo a subsequent spill basin hydrostatic test, and must be tested every three years for tightness. In addition, the related environmental consultant identified residual soil contamination at the related mortgaged real property in connection with the removal of a UST formerly located at the related mortgaged real property. The related environmental consultant recommended that the related borrower obtain a closure letter from the MDE in connection with the former UST. We cannot assure you that the foregoing circumstances will not adversely impact operations at or the value of the related mortgaged real property.

In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to this information circular as “Twin Towers,” representing 2.4% of the initial mortgage pool balance, the related environmental consultant identified residual soil contamination at the related mortgaged real property in connection with the removal of a UST formerly located at the related mortgaged real property. The related

environmental consultant recommended that the related borrower obtain a closure letter from the MDE in connection with the former UST. We cannot assure you that the foregoing circumstances will not adversely impact operations at or the value of the related mortgaged real property.

In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to this information circular as “Gateway Gardens Apartments,” representing 1.7% of the initial mortgage pool balance, the related environmental consultant reported that the related borrower is required to obtain a closure letter from the MDE in connection with the removal of a UST located on the related mortgaged real property. We cannot assure you that the foregoing circumstances will not adversely impact operations at or the value of the related mortgaged real property.

In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to the information circular as “Cavalier Club Apartments,” representing 1.6% of the initial mortgage pool balance, the related environmental consultant reported that there is one (1) 6,000-gallon UST located at the related mortgaged real property. The related environmental consultant indicated that the lack of current tank tightness testing results is considered a recognized environmental condition and the related environmental consultant recommended tank tightness testing. We cannot assure you that environmental conditions will not adversely impact operations at or the value of the related mortgaged real property.

In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to the information circular as “Nob Hill Apartments,” representing 1.6% of the initial mortgage pool balance, the related environmental consultant reported that there is an unsecured compressed gas cylinder situated beside the water heater in the pool house. The related environmental consultant recommended that the cylinders be properly stored. We cannot assure you that the foregoing circumstances will not adversely impact operations at or the value of the related mortgaged real property.

In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to the information circular as “Claridge House Apartments,” representing 1.5% of the initial mortgage pool balance, the related environmental consultant reported contaminated soil was excavated from the related mortgaged real property in connection with a formerly used 15,000-gallon heating oil UST, and that contaminated soil may still be present at the related mortgaged real property. The related environmental consultant recommended that should future development occur or soil at the related mortgaged real property be disturbed, a Phase II assessment should be completed. We cannot assure you that the foregoing circumstances will not adversely impact operations at or the value of the related mortgaged real property.

In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to the information circular as “Landmark Ridge Apartments,” representing 1.3% of the initial mortgage pool balance, the related environmental consultant recommended that the return air system at the related mortgaged real property be inspected for signs of significant mold growth. In addition, the related environmental consultant identified an active 6,000-gallon heating oil UST which was installed in 1992 and last tested for tightness in 2008, which UST constitutes a recognized environmental condition. The related environmental consultant recommended tightness testing for the related UST. We cannot assure you that the foregoing circumstances will not adversely impact operations at or the value of the related mortgaged real property.

In addition, with respect to the underlying mortgage loans identified on Exhibit A-1 to this information circular as “University Gardens Apartments” and “Serene Gardens Apartments,” collectively representing 1.2% of the initial mortgage pool balance, each related environmental consultant reported that units at each related mortgaged real property were incorrectly labeled as “lead free” on the lead disclosure form due to a misinterpretation of results of certain lead testing at each related mortgaged real property. The related environmental consultant recommended that the lead disclosure forms be corrected immediately and redistributed to tenants and that lead-safe work practices be utilized to the extent applicable to each related mortgaged real property. We cannot assure you that the foregoing circumstances will not adversely impact operations at or the value of the related mortgaged real properties.

In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to the information circular as “Residences At Oella Mill,” representing 1.1% of the initial mortgage pool balance, the related environmental consultant reported two (2) aboveground storage tanks (“ASTs”) in connection with a significant trichloroethylene (“TCE”) spill at the related mortgaged real property, which ASTs

were abandoned under the supervision of the related environmental regulatory authority. The related environmental consultant performed a Phase II environmental assessment, which revealed that the TCE impacts to soil and groundwater were in excess of regulatory cleanup standards for volatile organic compounds in soil. The related environmental consultant concluded that based on the information above, impacts to soil and groundwater continue to represent a recognized environmental condition at the related mortgaged real property. The related environmental consultant recommended that a site management plan be implemented to assure appropriate management of impacted materials, and that closure be obtained from the MDE, and indicated that the MDE has not yet determined whether cleanup will be required. We cannot assure you that the foregoing circumstances will not adversely impact operations at or the value of the related mortgaged real property.

In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to the information circular as “Laurelton Court Apartments,” representing 0.3% of the initial mortgage pool balance, the related environmental consultant performed a Phase II assessment in connection with a UST located at the related mortgaged real property and reported that subsurface sampling identified residual soil contamination in the area of the tank. The related environmental consultant recommended reporting the results to the MDE to obtain a no further action letter. In addition, the most recent UST tightness test revealed the presence of water in the UST. The related environmental consultant recommended the water be removed and that the UST be monitored regularly for water ingress. We cannot assure you that the foregoing circumstances will not adversely impact operations at or the value of the related mortgaged real property.

In addition, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to the information circular as “South Hill Apartments,” representing 0.2% of the initial mortgage pool balance, the MDE opened an OCP case file in connection with a failed UST tightness test on a 6,000-gallon heating oil UST located at the related mortgaged real property. The related environmental consultant recommended that the open OCP case be closed with regulatory authorities. We cannot assure you that the foregoing circumstances will not adversely impact operations at or the value of the related mortgaged real property.

In addition, with respect to four (4) of the underlying mortgage loans, collectively representing 6.7% of the initial mortgage pool balance, each related borrower is currently conducting short- or long-term radon testing at the related mortgaged real property. Pursuant to each related repair agreement entered into at origination, if the lender determines that the radon testing indicates further remediation is necessary, the related borrower is required (i) to provide the lender with a signed, binding, fixed-price radon remediation contract with a qualified service provider, (ii) to complete such remediation work within a specified time frame and (iii) to enter into an operations and maintenance agreement with respect to such remediation work.

Furthermore, any particular environmental testing may not have covered all potential adverse conditions. For example, testing for lead-based paint, asbestos-containing materials, lead in water and radon was done only if the use, age, location and condition of the subject property warranted that testing. In general, testing was done for lead based paint only in the case of a multifamily property built prior to 1978, for asbestos containing materials only in the case of a property built prior to 1981 and for radon gas only in the case of a multifamily property located in an area determined by the Environmental Protection Agency to have a high concentration of radon gas or within a state or local jurisdiction requiring radon gas testing.

We cannot assure you that—

- the environmental testing referred to above identified all material adverse environmental conditions and circumstances at the subject properties;
- the recommendation of the environmental consultant was, in the case of all identified problems, the appropriate action to take; or
- any of the environmental escrows established or letters of credit obtained with respect to any of the underlying mortgage loans will be sufficient to cover the recommended remediation or other action.

Appraisals and Market Studies May Inaccurately Reflect the Value of the Mortgaged Real Properties. In connection with the origination of each of the underlying mortgage loans, the related mortgaged real property was appraised by an independent appraiser.

Appraisals are not guarantees, and may not be fully indicative of present or future value because—

- they represent the analysis and opinion of the appraiser at the time the appraisal is conducted and the value of the mortgaged real property may have fluctuated since the appraisal was performed;
- we cannot assure you that another appraiser would not have arrived at a different valuation, even if the appraiser used the same general approach to, and the same method of, appraising the mortgaged real property; and
- appraisals seek to establish the amount a typically motivated buyer would pay a typically motivated seller and therefore, could be significantly higher than the amount obtained from the sale of a mortgaged real property under a distress or liquidation sale.

The appraisals reflect market conditions at the time the appraisals were conducted and may not reflect current values. We have not confirmed the values of the respective mortgaged real properties in the appraisals.

Property Managers and Borrowers May Each Experience Conflicts of Interest in Managing Multiple Properties. In the case of many of the underlying mortgage loans, the related property managers and borrowers may experience conflicts of interest in the management and/or ownership of the related mortgaged real properties because—

- all of the mortgaged real properties are managed by SMC, which is an affiliate of all of the related borrowers;
- the property managers also may manage additional properties, including properties that may compete with those mortgaged real properties; and
- affiliates of the property managers and/or the borrowers, or the property managers and/or the borrowers themselves, also may own other properties, including properties that may compete with those mortgaged real properties.

The Master Servicer, the Special Servicer and any Sub-Servicer May Experience Conflicts of Interest. The master servicer, the special servicer and any sub-servicer will service loans other than those included in the issuing entity in the ordinary course of their businesses. These other loans may be similar to the mortgage loans in the issuing entity. The mortgaged real properties securing these other loans may—

- be in the same markets as mortgaged real properties securing mortgage loans in the issuing entity; and/or
- have owners and/or property managers in common with mortgaged real properties securing mortgage loans in the issuing entity; and/or
- be sponsored by parties that also sponsor mortgaged real properties securing mortgage loans in the issuing entity.

In these cases, the interests of the master servicer, the special servicer or a sub-servicer, as applicable, and its other clients may differ from and compete with the interests of the issuing entity and these activities may adversely affect the amount and timing of collections on the mortgage loans in the issuing entity. Under the series 2013-KSMC pooling and servicing agreement, the master servicer, the special servicer and any sub-servicers are each required to service the mortgage loans in the issuing entity for which it is responsible in accordance with the Servicing Standard.

In addition, Berkadia Commercial Mortgage LLC, which is the master servicer and the special servicer, originated all of the underlying mortgage loans. As a result, the master servicer and the special servicer may have interests with respect to such underlying mortgage loans, such as relationships with the borrowers or the sponsors of the borrowers that differ from, and may conflict with, your interests.

If the Master Servicer, the Operating Trust Advisor, any Sub-Servicer or the Special Servicer Purchases Series 2013-KSMC Certificates or Series K-SMC SPCs, a Conflict of Interest Could Arise Between Their Duties and Their Interests in the Series 2013-KSMC Certificates or Series K-SMC SPCs. The master servicer, the operating trust advisor, any sub-servicer and/or the special servicer or an affiliate of any of them may purchase or retain any of the class B certificates or any class of the Series K-SMC SPCs. The ownership of any series 2013-KSMC certificates or Series K-SMC SPCs by the master servicer, the operating trust advisor, any sub-servicer and/or the special servicer could cause a conflict between its duties under the series 2013-KSMC pooling and servicing agreement or the applicable sub-servicing agreement and its interest as a holder of a series 2013-KSMC certificate or a Series K-SMC SPC, especially to the extent that certain actions or events have a disproportionate effect on one or more classes of series 2013-KSMC certificates. However, under the series 2013-KSMC pooling and servicing agreement and the applicable sub-servicing agreement, if any, the master servicer, the operating trust advisor, any sub-servicer and the special servicer are each required to service the underlying mortgage loans in accordance with the Servicing Standard or the Operating Trust Advisor Standard, as applicable. As of the Closing Date, there will not be any sub-servicers servicing any of the underlying mortgage loans. Berkadia Commercial Mortgage LLC, as master servicer of all of the underlying mortgage loans, will have the right, subject to the satisfaction of certain requirements, to appoint a sub-servicer for any of the underlying mortgage loans.

Potential Conflicts of Interest of SMC. SMC and its affiliates own, lease and manage a number of properties other than the mortgaged real properties and may acquire additional properties in the future. Such other properties, similar to other third-party owned real estate, may compete with the mortgaged real properties for existing and potential tenants. We cannot assure you that the activities of SMC and its affiliates with respect to such other multifamily properties will not adversely impact the performance of the mortgaged real properties.

Potential Conflicts of Interest in the Selection and Servicing of the Underlying Mortgage Loans. The anticipated initial investor in the class B certificates (the “B-Piece Buyer”) is an affiliate of the borrowers of all of the underlying mortgage loans. All of the underlying mortgage loans were originated by Berkadia Commercial Mortgage LLC on behalf of the mortgage loan seller, and their inclusion in the issuing entity was determined by the mortgage loan seller and the B-Piece Buyer as a result of such origination. The B-Piece Buyer was and is acting solely for its own benefit with regard to the selection of the underlying mortgage loans for inclusion in the issuing entity and has no obligation or liability to any other party. You are not entitled to, and should not, rely in any way on the B-Piece Buyer’s selection of the underlying mortgage loans. A special servicer (whether the initial special servicer or a successor special servicer) may enter into one or more arrangements with the B-Piece Buyer, the series 2013-KSMC directing certificateholder or any other certificateholder (or an affiliate or a third-party representative of any such party) to provide for a discount and/or revenue sharing with respect to certain of the special servicer compensation in consideration of, among other things, the appointment (or continuance) of such special servicer under the series 2013-KSMC pooling and servicing agreement and the establishment of limitations on the right of such person to replace the special servicer. Each of these relationships should be considered carefully by you before you invest in any series 2013-KSMC certificates.

Because of the differing subordination levels and pass-through rates, the fact that only the offered certificates are guaranteed by Freddie Mac, and the fact that the initial B-Piece Buyer is an affiliate of each of the borrowers of the underlying mortgage loans, the B-Piece Buyer has interests that may, in some circumstances, differ from those of purchasers of other classes of series 2013-KSMC certificates, including the offered certificates, and may desire a portfolio composition that benefits the B-Piece Buyer but that does not benefit other investors. In addition, the B-Piece Buyer may enter into hedging or other transactions or otherwise have business objectives that also could cause its interests with respect to the loan pool to diverge from those of other purchasers of the series 2013-KSMC certificates.

Because the incentives and actions of the B-Piece Buyer may, in some circumstances, differ from or be adverse to those of purchasers of other classes of certificates, you are advised and encouraged to make your own investment decision based on a careful review of the information set forth in this information circular and your own view of the underlying mortgage loans.

Additionally, as the B-Piece Buyer, B-Noteholder, LLC, a Delaware limited liability company, is expected to be the initial series 2013-KSMC directing certificateholder. Although it will not be the series 2013-KSMC directing party with respect to any Affiliated Borrower Loan, the B-Piece Buyer as the series 2013-KSMC directing certificateholder will still have the right to terminate the special servicer for any reason, including if it disagrees with

an action proposed to be taken by the special servicer with respect to an Affiliated Borrower Loan. See “Description of the Series 2013-KSMC Pooling and Servicing Agreement—Resignation, Removal and Replacement of Servicers; Transfer of Servicing Duties” in this information circular. We cannot assure you that the exercise of such rights by the series 2013-KSMC directing certificateholder will not adversely affect the performance of the series 2013-KSMC certificates. See “—Risks Related to the Offered Certificates—The Interests of the Series 2013-KSMC Directing Certificateholder or Freddie Mac May Be in Conflict with the Interests of the Offered Certificateholders” below.

See “Description of SMC” in this information circular.

The Master Servicer and the Special Servicer Will Be Required To Service Certain Underlying Mortgage Loans in Accordance with the Guide, Which May Limit the Ability of the Master Servicer and the Special Servicer To Make Certain Servicing Decisions. The master servicer and the special servicer will be required to service the underlying mortgage loans in accordance with (i) any and all applicable laws, (ii) the express terms of the series 2013-KSMC pooling and servicing agreement, (iii) the express terms of the respective underlying mortgage loans and any applicable intercreditor, co-lender or similar agreements and (iv) to the extent consistent with the foregoing, the Servicing Standard, as further described in “The Series 2013-KSMC Pooling and Servicing Agreement—Servicing Under the Series 2013-KSMC Pooling and Servicing Agreement.” In the case of underlying mortgage loans other than REO Loans, REO Properties and specially serviced mortgage loans, the Servicing Standard requires the master servicer or the special servicer, as applicable, to follow the Freddie Mac Multifamily Seller/Servicer Guide (or any successor to it), to the extent the Guide currently or at any future time provides guidance with respect to a servicing matter not addressed in the series 2013-KSMC pooling and servicing agreement, the underlying loan documents or any applicable intercreditor, co-lender or similar agreements. In addition, the series 2013-KSMC pooling and servicing agreement provides that the master servicer or special servicer may waive any conditions or requirements with respect to the substitution of an underlying mortgage loan or the release of an underlying mortgage loan from the lien of the master cross-collateralization agreement if it determines doing so would be in accordance with the Servicing Standard including (for any underlying mortgage loan that is not a specially serviced mortgage loan) any guidance provided by the Guide. The Guide comprises Freddie Mac’s servicing guidelines for its multifamily commercial mortgage loans and Freddie Mac may modify the Guide at any time. We cannot assure you that the requirement to follow the Guide in certain circumstances will not limit the master servicer’s or special servicer’s ability to make certain servicing decisions.

Some of the Mortgaged Real Properties Are Legal Nonconforming Uses or Legal Nonconforming Structures. Many of the underlying mortgage loans may be secured by a mortgage lien on a real property that is a legal nonconforming use or a legal nonconforming structure. This may impair the ability of the related borrower to restore the improvements on a mortgaged real property to its current form or use following a major casualty. See “Description of the Underlying Mortgage Loans—Underwriting Matters—Zoning and Building Code Compliance” in this information circular.

Changes in Zoning Laws May Affect Ability To Repair or Restore a Mortgaged Real Property. Due to changes in applicable building and zoning ordinances and codes that may affect some of the mortgaged real properties that are to secure the underlying mortgage loans, which changes may have occurred after the construction of the improvements on these properties, these mortgaged real properties may not comply fully with current zoning laws because of:

- density;
- use;
- parking;
- set-back requirements; or
- other building related conditions.

These ordinance and/or code changes will not materially interfere with the current use of the mortgaged real property. However, these changes may limit the ability of the related borrower to rebuild the premises “as is” in the

event of a substantial casualty loss which may adversely affect the ability of the related borrower to meet its mortgage loan obligations from cash flow. With some exceptions, the underlying mortgage loans secured by mortgaged real properties which no longer conform to current zoning ordinances and codes will require, or contain provisions under which the lender in its reasonable discretion may require, the borrower to maintain “law and ordinance” coverage which, subject to the terms and conditions of such coverage, will insure the increased cost of construction to comply with current zoning ordinances and codes. Insurance proceeds may not be sufficient to pay off the related mortgage loan in full. In addition, if the mortgaged real property were to be repaired or restored in conformity with then current law, its value could be less than the remaining balance on the related mortgage loan and it may produce less revenue than before repair or restoration.

Lending on Income-Producing Properties Entails Risks Related to Property Condition. With respect to all of the mortgaged real properties securing the mortgage loans that we intend to include in the issuing entity, a third-party engineering firm inspected the property to assess exterior walls, roofing, interior construction, mechanical and electrical systems and general condition of the site, buildings and other improvements located at each of the mortgaged real properties.

For example, with respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to this information circular as “Bayvue Apartments,” representing 2.8% of the initial mortgage pool balance, the related borrower is required to restore twelve (12) damaged units to rent-ready condition for an estimated cost of \$180,000. We cannot assure you that all conditions at the mortgaged real properties requiring repair or replacement have been identified in these inspections, or that all building code and other legal compliance issues have been identified through inspection or otherwise, or, if identified, have been adequately addressed by escrows or otherwise.

World Events and Natural Disasters Could Have an Adverse Impact on the Real Properties Securing the Mortgage Loans Underlying Your Offered Certificates and Consequently Could Reduce the Cash Flow Available To Make Payments on the Offered Certificates. The world-wide economic crisis has had a material impact on general economic conditions, consumer confidence and market liquidity. The economic impact of the United States’ military operations in various parts of the world, as well as the possibility of any terrorist attacks domestically or abroad, is uncertain, but could have a material adverse effect on general economic conditions, consumer confidence, and market liquidity. We can give no assurance as to the effect of these events on consumer confidence and the performance of the mortgage loans held by the issuing entity. Any adverse impact resulting from these events would be borne by the holders of one or more classes of the certificates.

In addition, natural disasters, including earthquakes, floods and hurricanes, also may adversely affect the real properties securing the mortgage loans that back your offered certificates. For example, real properties located in California may be more susceptible to certain hazards (such as earthquakes or widespread fires) than properties in other parts of the country and mortgaged real properties located in coastal states generally may be more susceptible to hurricanes than properties in other parts of the country. Hurricanes and related windstorms, floods, tornadoes and oil spills have caused extensive and catastrophic physical damage in and to coastal and inland areas located in the eastern, mid-Atlantic and Gulf Coast regions of the United States and certain other parts of the eastern and southeastern United States. The underlying mortgage loans do not all require the maintenance of flood insurance for the related real properties. We cannot assure you that any damage caused by hurricanes, windstorms, floods or tornadoes or oil spills would be covered by insurance.

On October 29, 2012, Hurricane Sandy made landfall approximately five miles southwest of Atlantic City, New Jersey, causing extensive damage to coastal and inland areas in the eastern United States. The damage to the affected areas includes, among other things, flooding, wind and water damage, forced evacuations and fire damage. The cost of the hurricane’s impact, due to the physical damage it caused, as well as the related economic impact, is expected to be significant for some period of time, particularly in the areas most directly damaged by the storm. One or more mortgaged real properties securing an underlying mortgage loan included in the issuing entity may be affected by changes in the regional economy that have resulted or may result from the hurricane.

All of the underlying mortgage loans are located in the Baltimore, Maryland, Baltimore County, Maryland, suburban Maryland and suburban Virginia regions. The increased risk of loss of life and property due to any single natural disaster or similar occurrence, such as a hurricane, earthquake or flood of great magnitude, may adversely impact the regional economy, which may in turn, due to the geographic concentration of the related mortgaged real

properties in the Baltimore, Maryland, Baltimore County, Maryland, suburban Maryland and suburban Virginia regions, adversely impact a greater number of mortgaged real properties than would otherwise be affected were the geographic concentration of the mortgaged real properties more diverse.

Special Hazard Losses May Cause You To Suffer Losses on Your Offered Certificates. In general, the standard form of fire and extended coverage policy covers physical damage to or destruction of the improvements of a property by fire, lightning, explosion, smoke, windstorm and hail, and riot, strike and civil commotion, subject to the conditions and exclusions specified in the related policy. Most insurance policies typically do not cover any physical damage resulting from, among other things—

- war;
- riot, strike and civil commotion;
- nuclear, biological or chemical materials;
- revolution;
- governmental actions;
- floods and other water-related causes;
- earth movement, including earthquakes, landslides and mudflows;
- wet or dry rot;
- vermin; and
- domestic animals.

Unless the related loan documents specifically require (and such provisions were not waived) the borrower to insure against physical damage arising from these causes, then the resulting losses may be borne by you as a holder of offered certificates.

There is also a possibility of casualty losses on a real property for which insurance proceeds, together with land value, may not be adequate to pay the underlying mortgage loan in full or rebuild the improvements. Consequently, we cannot assure you that each casualty loss incurred with respect to a real property securing one of the underlying mortgage loans included in our issuing entity will be fully covered by insurance or that the underlying mortgage loan will be fully repaid in the event of a casualty.

Furthermore, various forms of insurance maintained with respect to any of the real properties for the underlying mortgage loans included in the issuing entity, including casualty insurance, may be provided under a blanket insurance policy. That blanket insurance policy will also cover other real properties, some of which may not secure underlying mortgage loans in the issuing entity. As a result of total limits under any of those blanket policies, losses at other properties covered by the blanket insurance policy may reduce the amount of insurance coverage with respect to a property securing one of the underlying mortgage loans in the issuing entity.

Earthquake insurance was not required because the probable maximum loss for each of those mortgaged real properties is less than 20% of the amount of the replacement cost of the improvements.

The Absence or Inadequacy of Terrorism Insurance Coverage on the Mortgaged Real Properties May Adversely Affect Payments on Your Certificates. Following the September 11, 2001 terrorist attacks in the New York City area and Washington, D.C. area, many reinsurance companies (which assume some of the risk of policies sold by primary insurers) eliminated coverage for acts of terrorism from their reinsurance policies. Without that reinsurance coverage, primary insurance companies would have to assume that risk themselves, which may cause them to eliminate such coverage in their policies, increase the amount of the deductible for acts of terrorism or charge higher premiums for such coverage. In order to offset this risk, Congress passed the Terrorism Risk Insurance Act of 2002, which established the Terrorism Insurance Program. On December 26, 2007, the Terrorism

Insurance Program was extended by the Terrorism Risk Insurance Program Reauthorization Act of 2007 through December 31, 2014 (“TRIREA”).

The Terrorism Insurance Program is administered by the Secretary of the Treasury and through December 31, 2014 will provide some financial assistance from the United States Government to insurers in the event of another terrorist attack that results in an insurance claim. The program applies to United States risks only and to acts that are committed by an individual or individuals as an effort to influence or coerce United States civilians or the United States Government.

In addition, no compensation will be paid under the Terrorism Insurance Program unless the aggregate industry losses relating to such act of terror exceed \$100 million. As a result, unless the borrowers obtain separate coverage for events that do not meet these thresholds (which coverage may not be required by the loan documents and may not otherwise be obtainable), such events would not be covered.

The U.S. Department of the Treasury has established procedures for the Terrorism Insurance Program under which the federal share of compensation will be equal to 85% of the portion of insured losses that exceeds an applicable insurer deductible required to be paid during each program year (which insurer deductible was fixed by TRIREA at 20% of an insurer’s direct earned premium for any program year). The federal share in the aggregate in any program year may not exceed \$100 billion (and the insurers will be liable for any amount that exceeds this cap). An insurer that has paid its deductible is not liable for the payment of any portion of total annual United States wide losses that exceed \$100 billion, regardless of the terms of the individual insurance contracts.

Through December 2014, insurance carriers are required under the program to provide terrorism coverage in their basic policies providing “special” form coverage. Any commercial property and casualty terrorism insurance exclusion that was in force on November 26, 2002 is automatically voided to the extent that it excludes losses that would otherwise be insured losses. Any state approval of such types of exclusions in force on November 26, 2002 is also voided.

Because the Terrorism Insurance Program is a temporary program, there is no assurance that it will create any long-term changes in the availability and cost of such insurance. Moreover, we cannot assure you that subsequent terrorism insurance legislation will be passed upon TRIREA’s expiration.

If TRIREA is not extended or renewed upon its expiration in 2014, premiums for terrorism insurance coverage will likely increase and/or the terms of such insurance may be materially amended to increase stated exclusions or to otherwise effectively decrease the scope of coverage available (perhaps to the point where it is effectively not available). In addition, to the extent that any policies contain “sunset clauses” (*i.e.*, clauses that void terrorism coverage if the federal insurance backstop program is not renewed), then such policies may cease to provide terrorism insurance upon the expiration of TRIREA. We cannot assure you that such temporary program will create any long term changes in the availability and cost of such insurance.

The originators required borrowers to obtain terrorism insurance with respect to all of the underlying mortgage loans, the cost of which, in some cases, may be subject to a maximum amount as set forth in the related loan documents. The master servicer will not be obligated to require any borrower to obtain or maintain terrorism insurance in excess of the amounts of coverage and deductibles required by the related loan documents. The master servicer will not be required to call a default under a mortgage loan in the issuing entity if the related borrower fails to maintain insurance with respect to acts of terrorism, and the master servicer need not maintain (or require the borrower to obtain) such insurance, if the special servicer has determined after due inquiry in accordance with the Servicing Standard and with the consent of the series 2013-KSMC directing party, which consent is subject to certain limitations and a specified time period as set forth in the series 2013-KSMC pooling and servicing agreement (*provided* that the special servicer will not follow any such direction, or refrain from acting based upon the lack of any such direction, of the series 2013-KSMC directing party, if following any such direction of the series 2013-KSMC directing party or refraining from taking such action based upon the lack of any such direction of the series 2013-KSMC directing party would violate the Servicing Standard), that either—

- such insurance is not available at commercially reasonable rates and that such hazards are not at the time commonly insured against for properties similar to the subject mortgaged real property and located in or around the region in which the subject mortgaged real property is located; or

- such insurance is not available at any rate.

If the related loan documents do not expressly require insurance against acts of terrorism, but permit the mortgagee to require such other insurance as is reasonable, the related borrower may challenge whether maintaining insurance against acts of terrorism is reasonable in light of all the circumstances, including the cost. The master servicer's efforts to require such insurance may be further impeded if the originating lender did not require the subject borrower to maintain such insurance, regardless of the terms of the related loan documents.

If any mortgaged real property securing an underlying mortgage loan sustains damage as a result of an uninsured terrorist or similar act, a default on such mortgage loan may result, and such damaged mortgaged real property may not provide adequate collateral to satisfy all amounts owing under such mortgage loan, which could result in losses on some classes of the series 2013-KSMC certificates, subject to the Freddie Mac Guarantee.

If a borrower is required, under the circumstances described above, to maintain insurance coverage with respect to terrorist or similar acts, the borrower may incur higher costs for insurance premiums in obtaining that coverage which would have an adverse effect on the net cash flow of the related mortgaged real property.

The Absence or Inadequacy of Earthquake, Flood and Other Insurance May Adversely Affect Payments on Your Certificates. The mortgaged real properties may suffer casualty losses due to risks that are not covered by insurance or for which insurance coverage is inadequate. In addition, certain of the mortgaged real properties are located in regions that have historically been at greater risk regarding acts of nature (such as hurricanes, floods and earthquakes) than other regions, as applicable. There is no assurance borrowers will be able to maintain adequate insurance. Moreover, if reconstruction or any major repairs are required, changes in laws may materially affect the borrower's ability to effect such reconstruction or major repairs or may materially increase the costs of reconstruction and repair. As a result of any of these factors, the amount available to make distributions on the offered certificates could be reduced.

Compliance with Americans with Disabilities Act May Result in Additional Costs to Borrowers. Under the Americans with Disabilities Act of 1990, all existing facilities considered to be "public accommodations" are required to meet certain federal requirements related to access and use by disabled persons such that the related borrower is required to take steps to remove architectural and communication barriers that are deemed "readily achievable" under the Americans with Disabilities Act of 1990. Factors to be considered in determining whether or not an action is "readily achievable" include the nature and cost of the action, the number of persons employed at the related mortgaged real property and the financial resources of the related borrower. To the extent a mortgaged real property securing an underlying mortgage loan does not comply with the Americans with Disabilities Act of 1990, the related borrower may be required to incur costs to comply with this law. We cannot assure you that the related borrower will have the resources to comply with the requirements imposed by the Americans with Disabilities Act of 1990, which could result in the imposition of fines by the federal government or an award of damages to private litigants.

Limited Information Causes Uncertainty. Certain of the underlying mortgage loans are loans that were made to enable the related borrower to acquire the related real property. Accordingly, for certain of these mortgage loans limited or no historical operating information is available with respect to the related real property. As a result, you may find it difficult to analyze the historical performance of those properties.

Litigation May Adversely Affect Property Performance. There may be pending or, from time to time, threatened legal proceedings against the borrowers under the underlying mortgage loans, the managers of the related mortgaged real properties and their respective affiliates, arising out of the ordinary business of those borrowers, managers and affiliates. We cannot assure you that litigation will not have a material adverse effect on your investment. See "—Borrower Bankruptcy Proceedings Can Delay and Impair Recovery on a Mortgage Loan Underlying Your Offered Certificates" and "—Sponsor Defaults on Other Mortgage Loans May Adversely Impact and Impair Recovery on a Mortgage Loan Underlying Your Offered Certificates" above.

Special Servicer May Be Directed To Take Actions. In connection with the servicing of a specially serviced mortgage loan, the special servicer may, at the direction of the series 2013-KSMC directing party, take actions with respect to the specially serviced mortgage loans that could adversely affect the holders of some or all of the classes of certificates. The series 2013-KSMC directing party may have interests in conflict with those of certain series

2013-KSMC certificateholders. As a result, it is possible that the series 2013-KSMC directing party may direct the special servicer to take actions that conflict with the interests of certain classes of certificates. However, the special servicer is not permitted to take actions that are prohibited by law or violate the Servicing Standard or the terms of the loan documents.

The Mortgage Loan Seller May Not Be Able To Make a Required Cure, Repurchase or Substitution of a Defective Mortgage Loan. The mortgage loan seller is the sole warranting party in respect of the underlying mortgage loans sold by it to us. Neither we nor any of our affiliates are obligated to cure, repurchase or substitute any underlying mortgage loan in connection with a material breach of the mortgage loan seller's representations and warranties or any material document defects, if the mortgage loan seller defaults on its obligations to do so. We cannot provide assurances that the mortgage loan seller will have the financial ability to effect such cures, repurchases or substitutions. Any underlying mortgage loan that is not cured, repurchased or substituted and that is not a "qualified mortgage" for a REMIC may cause designated portions of the issuing entity to fail to qualify as one or more REMICs or cause the issuing entity to incur a tax. See "—Risks Relating to the Mortgage Loan Seller and Guarantor" below and "Description of the Mortgage Loan Seller and Guarantor" and "Description of the Underlying Mortgage Loans—Cures, Repurchases and Substitutions" in this information circular.

The Mortgage Loan Seller May Become Subject to Receivership Laws That May Affect the Issuing Entity's Ownership of the Underlying Mortgage Loans. In the event of the receivership of the mortgage loan seller, it is possible the issuing entity's right to payment from ownership of the underlying mortgage loans could be challenged, and if such challenge were successful, delays or reductions in payments on your certificates could occur. See "—Risks Relating to the Mortgage Loan Seller and Guarantor" below and "Description of the Mortgage Loan Seller and Guarantor" in this information circular.

One Action Rules May Limit Remedies. Several states have laws that prohibit more than one "judicial action" to enforce a mortgage obligation, and some courts have construed the term "judicial action" broadly. Accordingly, the special servicer is required to obtain advice of counsel prior to enforcing any of the issuing entity's legal rights under any of the underlying mortgage loans that are secured by mortgaged real properties located where the rule could be applicable. In the case of a mortgage loan that is secured by mortgaged real properties located in multiple states, the special servicer may be required to foreclose first on properties located in states where the "one action" rules apply, and where non-judicial foreclosure is permitted, before foreclosing on properties located in states where judicial foreclosure is the only permitted method of foreclosure.

Tax Considerations Related to Foreclosure. Under the series 2013-KSMC pooling and servicing agreement, the special servicer, on behalf of the issuing entity, among others, may acquire one or more mortgaged real properties pursuant to a foreclosure or deed-in-lieu of foreclosure. The special servicer will be permitted to perform or complete construction work on a foreclosed property only if such construction was at least 10% complete when default on the related mortgage loan became imminent. In addition, any net income from the operation and management of any such property that is not qualifying "rents from real property," within the meaning of Code Section 856(d), and any rental income based on the net profits of a tenant or sub-tenant or allocable to a service that is non-customary in the area and for the type of property involved, will subject the issuing entity to U.S. federal (and possibly state or local) tax on such income at the highest marginal corporate tax rate (currently 35%), thereby reducing net proceeds available for distribution to the series 2013-KSMC certificateholders.

In addition, if the special servicer, on behalf of the issuing entity, among others, were to acquire one or more mortgaged real properties pursuant to a foreclosure or deed-in-lieu of foreclosure, upon acquisition of those mortgaged real properties, it may be required in certain jurisdictions to pay state or local transfer or excise taxes upon liquidation of such properties. Such state or local taxes may reduce net proceeds available for distribution to the series 2013-KSMC certificateholders.

Changes to REMIC Restrictions on Loan Modifications May Impact an Investment in the Certificates. On September 15, 2009, the IRS issued Revenue Procedure 2009-45 easing the tax requirements for a servicer to modify a commercial or multifamily mortgage loan held in a REMIC by interpreting the circumstances when default is "reasonably foreseeable" to include those where the servicer reasonably believes that there is a "significant risk of default" with respect to the mortgage loan upon maturity of the loan or at an earlier date, and that by making such modification the risk of default is substantially reduced. Accordingly, if the master servicer or the special servicer determined that an underlying mortgage loan was at significant risk of default and permitted one or more

modifications otherwise consistent with the terms of series 2013-KSMC pooling and servicing agreement, any such modification may impact the timing and ultimate recovery on the mortgage loan, and likewise on one or more classes of certificates.

In addition, the IRS has issued final regulations under the REMIC provisions of the Code that modify the tax restrictions imposed on a servicer's ability to modify the terms of the mortgage loans held by a REMIC relating to changes in the collateral, credit enhancement and recourse features. The IRS has also issued Revenue Procedure 2010-30, describing circumstances in which it will not challenge the treatment of mortgage loans as "qualified mortgages" on the grounds that the mortgage loan is not "principally secured by real property", that is, has a real property loan-to-value ratio greater than 125% following a release of liens on some or all of the real property securing such mortgage loan. The general rule is that a mortgage loan must continue to be "principally secured by real property" following any such lien release, unless the lien release is pursuant to a defeasance permitted under the original loan documents and occurs more than two years after the startup day of the REMIC, all in accordance with the REMIC provisions. Revenue Procedure 2010-30 also allows lien releases in certain "grandfathered transactions" and transactions in which the release is part of a "qualified pay-down transaction" even if the mortgage loan after the transaction might not otherwise be treated as principally secured by a lien on real property. If the value of the real property securing a mortgage loan were to decline, the need to comply with the rules of Revenue Procedure 2010-30 could restrict the servicers' actions in negotiating the terms of a workout or in allowing minor lien releases in circumstances in which, after giving effect to the release, the mortgage loan would not have a real property loan-to-value ratio of 125% or less. This could impact the timing and ultimate recovery on a mortgage loan, and likewise on one or more classes of certificates.

You should consider the possible impact on your investment of any existing REMIC restrictions as well as any potential changes to the REMIC rules.

Risks Related to the Offered Certificates

The Issuing Entity's Assets May Be Insufficient To Allow for Repayment in Full on Your Offered Certificates. The offered certificates do not represent obligations of any person or entity and do not represent a claim against any assets other than those of the issuing entity. Other than as described under "Description of the Series 2013-KSMC Certificates—Distributions—Freddie Mac Guarantee" in this information circular, no governmental agency or instrumentality will guarantee or insure payment on the offered certificates. In addition, neither we nor our affiliates are responsible for making payments on the offered certificates if collections on the underlying mortgage loans are insufficient. If the underlying mortgage loans are insufficient to make payments on your offered certificates, other than as described under "Description of the Series 2013-KSMC Certificates—Distributions—Freddie Mac Guarantee" in this information circular, no other assets will be available to you for payment of the deficiency, and you will bear the resulting loss. Any advances made by the master servicer or other party with respect to the mortgage loans underlying your offered certificates are intended solely to provide liquidity and not credit support. The party making those advances will have a right to reimbursement, with interest, which is senior to your right to receive payment on your offered certificates.

Credit Support Is Limited and May Not Be Sufficient To Prevent Loss on Your Offered Certificates. Any use of credit support will be subject to the conditions and limitations described in this information circular and may not cover all potential losses or risks.

Although subordination is intended to reduce the risk to holders of senior certificates of delinquent distributions or ultimate losses, the amount of subordination will be limited to 10% and may decline under certain circumstances described in this information circular. In addition, if principal payments on one or more classes of certificates are made in a specified order or priority, any limits with respect to the aggregate amount of claims under any related credit support may be exhausted before the principal of the later paid classes of certificates has been repaid in full. As a result, the impact of losses and shortfalls experienced with respect to the mortgage loans may fall primarily upon those subordinate classes of certificates.

The Freddie Mac Guarantee is intended to provide credit enhancement to the offered certificates as described in this information circular by increasing the likelihood that holders of the offered certificates will receive (i) timely payments of interest, (ii) payment of principal to holders of the Offered Principal Balance Certificates, on or before the distribution date immediately following the maturity date of each mortgage loan, (iii) reimbursement of Realized

Losses and any Additional Issuing Entity Expenses allocated to the Offered Principal Balance Certificates and (iv) ultimate payment of principal by the Assumed Final Distribution Date of each class of Offered Principal Balance Certificates. If, however, Freddie Mac were to experience significant financial difficulties, or if the Conservator placed Freddie Mac in receivership and Freddie Mac's guarantee was repudiated as described in "—Risks Relating to the Mortgage Loan Seller and Guarantor" below, the credit enhancement provided by the Freddie Mac Guarantee may be insufficient and the holders of offered certificates may suffer losses as a result of the various contingencies described in this "Risk Factors" section and elsewhere in this information circular. See "Description of the Series 2013-KSMC Certificates—Distributions—Freddie Mac Guarantee" in this information circular for a detailed description of the Freddie Mac Guarantee. The offered certificates are not guaranteed by the United States and do not constitute debts or obligations of the United States or any agency or instrumentality of the United States other than Freddie Mac.

When making an investment decision, you should consider, among other things—

- the distribution priorities of the respective classes of the series 2013-KSMC certificates;
- the order in which the principal balances of the respective classes of the series 2013-KSMC certificates with principal balances will be reduced in connection with losses and default-related shortfalls (although such shortfalls with respect to the offered certificates will be covered under the Freddie Mac Guarantee); and
- the characteristics and quality of the underlying mortgage loans.

The Offered Certificates Have Uncertain Yields to Maturity. The yield on your offered certificates will depend on, among other things—

- the price you pay for your offered certificates; and
- the rate, timing and amount of distributions on your offered certificates.

The rate, timing and amount of distributions on your offered certificates will depend on, among other things—

- the pass-through rate for, and the other payment terms of, your offered certificates;
- the rate and timing of payments and other collections of principal on the underlying mortgage loans;
- the rate and timing of defaults, and the severity of losses, if any, on the underlying mortgage loans;
- the rate, timing, severity and allocation of other shortfalls and expenses that reduce amounts available for distribution on the series 2013-KSMC certificates (although such shortfalls with respect to the offered certificates may be covered under the Freddie Mac Guarantee as further described in this information circular); and
- servicing decisions with respect to the underlying mortgage loans.

These factors cannot be predicted with any certainty. Accordingly, you may find it difficult to analyze the effect that these factors might have on the yield to maturity of your offered certificates.

If you purchase your offered certificates at a premium, and if payments and other collections of principal on the underlying mortgage loans occur at a rate faster than you anticipated at the time of your purchase, then your actual yield to maturity may be lower than you had assumed at the time of your purchase. Conversely, if you purchase your offered certificates at a discount, and if payments and other collections of principal on the underlying mortgage loans occur at a rate slower than you anticipated at the time of your purchase, then your actual yield to maturity may be lower than you had assumed at the time of your purchase.

If you purchase the class X1 certificates, your yield to maturity will be particularly sensitive to the rate and timing of principal payments on the underlying mortgage loans and the extent to which those amounts are applied to

reduce the total notional amount of those certificates. Each distribution of principal in reduction of the total principal balance of any of the class A-1 and A-2 certificates will result in a reduction in the total notional amount of the class X1 certificates. Your yield to maturity may also be adversely affected by—

- the repurchase of any underlying mortgage loans by the mortgage loan seller in connection with a material breach of a representation and warranty or a material document defect, in each case as described under “Description of the Underlying Mortgage Loans—Cures, Repurchases and Substitutions” in this information circular;
- the purchase of the defaulted mortgage loan by the holder of any subordinate debt or mezzanine debt pursuant to its purchase option under the related intercreditor agreement;
- the timing of defaults and liquidations of underlying mortgage loans; and
- the termination of the issuing entity, as described under “The Series 2013-KSMC Pooling and Servicing Agreement—Termination” in this information circular.

Prior to investing in the class X1 certificates, you should fully consider the associated risks, including the risk that an extremely rapid rate of amortization, prepayment or other liquidation of the mortgage loans could result in your failure to recover fully your initial investment. See “Yield and Maturity Considerations—Yield Sensitivity of the Class X1 Certificates” in this information circular.

In addition, the amounts payable to the class X1 certificates will vary with changes in the sizes of the total principal balances of the class A-1 and A-2 certificates. The class X1 certificates will be adversely affected if mortgage loans with relatively high mortgage interest rates experience a faster rate of principal payments than mortgage loans with relatively low mortgage interest rates.

The yields on the offered certificates with variable or capped pass-through rates could also be adversely affected if the underlying mortgage loans with relatively high net mortgage interest rates pay principal faster than the mortgage loans with relatively low net mortgage interest rates.

Generally, a borrower is less likely to prepay if prevailing interest rates are at or above the interest rate borne by its mortgage loan. On the other hand, a borrower is more likely to prepay if prevailing rates fall significantly below the interest rate borne by its mortgage loan. Borrowers are less likely to prepay mortgage loans with lockout periods than otherwise identical mortgage loans without these provisions or with shorter lockout periods. None of the master servicer, the special servicer or any sub-servicers will be required to advance and the Freddie Mac Guarantee does not cover prepayment premiums for the offered certificates.

Delinquencies on the underlying mortgage loans, if the delinquent amounts are not advanced, may result in shortfalls in distributions of interest and/or principal to the holders of the offered certificates for the current month (although such shortfalls with respect to the offered certificates may be covered under the Freddie Mac Guarantee). Furthermore, no interest will accrue on this shortfall during the period of time that the payment is delinquent. Even if losses on the underlying mortgage loans are not allocated to a particular class of offered certificates, the losses may affect the weighted average life and yield to maturity of that class of offered certificates. Losses on the underlying mortgage loans, even if not allocated to a class of offered certificates, may result in a higher percentage ownership interest evidenced by those offered certificates in the remaining underlying mortgage loans than would otherwise have resulted absent the loss. The consequent effect on the weighted average life and yield to maturity of the offered certificates will depend upon the characteristics of the remaining underlying mortgage loans. If defaults are material and non-monetary, the special servicer may still accelerate the maturity of the related mortgage loan which could result in an acceleration of payments to the series 2013-KSMC certificateholders.

Shortfalls in the available distribution amount resulting from uncovered prepayment interest shortfalls will generally be allocated to all classes of interest-bearing series 2013-KSMC certificates, on a *pro rata* basis, based on interest accrued. However, such shortfalls with respect to the offered certificates will be covered under the Freddie Mac Guarantee. See “Description of the Series 2013-KSMC Certificates—Distributions—Interest Distributions” in this information circular.

Optional Early Termination of the Issuing Entity May Result in an Adverse Impact on Your Yield or May Result in a Loss. The series 2013-KSMC certificates will be subject to optional early termination by means of the purchase of the underlying mortgage loans and/or REO Properties in the issuing entity at the time and for the price described in “The Series 2013-KSMC Pooling and Servicing Agreement—Termination” in this information circular. We cannot assure you that the proceeds from a sale of the underlying mortgage loans and/or REO Properties will be sufficient to distribute the outstanding certificate balance plus accrued interest and any undistributed shortfalls in interest accrued on the series 2013-KSMC certificates that are subject to the termination. Accordingly, the holders of series 2013-KSMC certificates affected by such a termination may suffer an adverse impact on the overall yield on their series 2013-KSMC certificates, may experience repayment of their investment at an unpredictable and inopportune times or may even incur a loss on their investment, subject to the Freddie Mac Guarantee in the case of the offered certificates. See “The Series 2013-KSMC Pooling and Servicing Agreement—Termination” in this information circular.

Commencing Legal Proceedings Against Parties to the Series 2013-KSMC Pooling and Servicing Agreement May Be Difficult. The trustee may not be required to commence legal proceedings against third parties at the direction of any series 2013-KSMC certificateholders unless, among other conditions, at least 25% of the voting rights (determined without notionally reducing the principal balances of the series 2013-KSMC certificates by any Appraisal Reduction Amounts) associated with the series 2013-KSMC certificates join in the demand and offer indemnification satisfactory to the trustee. Those series 2013-KSMC certificateholders may not commence legal proceedings themselves unless the trustee has refused to institute proceedings after the conditions described in the proceeding sentence have been satisfied. These provisions may limit your personal ability to enforce the provisions of the series 2013-KSMC pooling and servicing agreement.

The Limited Nature of Ongoing Information May Make It Difficult for You To Resell Your Series 2013-KSMC Certificates. The primary source of ongoing information regarding your 2013-KSMC certificates, including information regarding the status of the related underlying mortgage loans, will be the periodic reports delivered by the certificate administrator described under the heading “Description of the Series 2013-KSMC Certificates—Reports to Certificateholders and Freddie Mac; Available Information” in this information circular. We cannot assure you that any additional ongoing information regarding your series 2013-KSMC certificates will be available through any other source. In addition, the depositor is not aware of any source through which price information about the series 2013-KSMC certificates will be generally available on an ongoing basis. The limited nature of the information regarding the series 2013-KSMC certificates may adversely affect the liquidity of the offered certificates, even if a secondary market for the series 2013-KSMC certificates is available. There will have been no secondary market for the series 2013-KSMC certificates prior to this offering. We cannot assure you that a secondary market will develop or, if it does develop, that it will provide you with liquidity of investment or continue for the life of the offered certificates. The market value of the series 2013-KSMC certificates will fluctuate with changes in prevailing rates of interest or other credit related market changes. Consequently, the sale of the series 2013-KSMC certificates in any market that may develop may be at a discount from the related par value or purchase price. In addition, we have not engaged any nationally recognized statistical rating organization (“NRSRO”), as defined in Section 3(a)(62) of the Securities Exchange Act of 1934, as amended (the “Exchange Act”), to rate any class of the series 2013-KSMC certificates. The absence of ratings may adversely affect the ability of an investor to purchase or retain, or otherwise impact the liquidity, market value and regulatory characteristics of, the series 2013-KSMC certificates.

The Right of the Master Servicer and the Trustee To Receive Interest on Advances May Result in Additional Losses to the Issuing Entity. The master servicer and the trustee will each be entitled to receive interest on unreimbursed advances made by it. This interest will generally accrue from the date on which the related advance is made through the date of reimbursement. In addition, under certain circumstances, including a default by the borrower in the payment of principal and interest on an underlying mortgage loan, that mortgage loan will become specially serviced and the special servicer will be entitled to compensation for performing special servicing functions pursuant to the related governing document(s). The right to receive these distributions of interest and compensation is senior to the rights of holders to receive distributions on the offered certificates and, consequently, may result in losses being allocated to the offered certificates that would not have resulted absent the accrual of this interest.

Bankruptcy of the Master Servicer, the Special Servicer, the Operating Trust Advisor, the Trustee or the Certificate Administrator May Adversely Affect Collections on the Underlying Mortgage Loans and the Ability to Replace the Master Servicer, the Special Servicer, the Operating Trust Advisor, the Trustee or the Certificate Administrator. The master servicer, the special servicer, the operating trust advisor, the trustee or the certificate administrator for the series 2013-KSMC certificates may be eligible to become a debtor under the United States Bankruptcy Code or enter into receivership under the Federal Deposit Insurance Act. If the master servicer, the special servicer, the operating trust advisor, the trustee or the certificate administrator were to become a debtor under the United States Bankruptcy Code or enter into receivership under the Federal Deposit Insurance Act, although the issuing entity may be entitled to the termination of any such party, such provision may not be enforceable. An assumption under the Bankruptcy Code would require the master servicer, the special servicer, the trustee or the certificate administrator to cure its pre-bankruptcy defaults, if any, and demonstrate that it is able to perform following assumption. The impact of insolvency by an entity governed by state insolvency law would vary depending on the laws of the particular state. We cannot assure you that a bankruptcy or receivership of the master servicer, the special servicer, the operating trust advisor, the trustee or the certificate administrator would not adversely impact the servicing or administration of the underlying mortgage loans or that the issuing entity would be entitled to terminate any such party in a timely manner or at all.

If the master servicer, the special servicer, the operating trust advisor, the trustee or the certificate administrator becomes the subject of bankruptcy or similar proceedings, claims by the issuing entity to funds in the possession of the master servicer, the special servicer, the operating trust advisor, the trustee or the certificate administrator at the time of the bankruptcy filing or other similar filing may not be perfected due to the circumstances of any bankruptcy or similar proceedings. In this event, funds available to pay principal and interest on the series 2013-KSMC certificates may be delayed or reduced.

Inability To Replace the Master Servicer Could Affect Collections and Recoveries on the Mortgage Loans. The structure of the servicing fee payable to the master servicer might affect the ability of the trustee to find a replacement master servicer. Although the trustee is required to replace the master servicer if the master servicer is terminated or resigns, if the trustee is unwilling (including for example because the servicing fee is insufficient) or unable (including for example, because the trustee does not have the computer systems required to service mortgage loans), it may be necessary to appoint a replacement master servicer. Because the master servicing fee is structured as a percentage of the stated principal balance of each mortgage loan, it may be difficult to replace the servicer at a time when the balance of the mortgage loans has been significantly reduced because the fee may be insufficient to cover the costs associated with servicing the mortgage loans and/or related REO Properties remaining in the mortgage pool. The performance of the mortgage loans may be negatively impacted, beyond the expected transition period during a servicing transfer, if a replacement master servicer is not retained within a reasonable amount of time.

The Terms of the Underlying Mortgage Loans Will Affect Payments on Your Offered Certificates. Each of the underlying mortgage loans will specify the terms on which the related borrower must repay the outstanding principal amount of the loan. The rate, timing and amount of scheduled payments of principal may vary, and may vary significantly, from mortgage loan to mortgage loan. The rate at which the underlying mortgage loans amortize will directly affect the rate at which the principal balance or notional amount of your offered certificates is paid down or otherwise reduced.

In addition, any underlying mortgage loan may permit the related borrower during some of the loan term to prepay the loan. In general, a borrower will be more likely to prepay its mortgage loan when it has an economic incentive to do so, such as obtaining a larger loan on the same underlying real property or a lower or otherwise more advantageous interest rate through refinancing. If a mortgage loan includes some form of prepayment restriction, the likelihood of prepayment should decline. These restrictions may include an absolute or partial prohibition against voluntary prepayments during some of the loan term, during which voluntary principal payments are prohibited (although, for a portion of that period, beginning no sooner than the second anniversary of the date of initial issuance of the offered certificates, the mortgage loan may be defeased).

In many cases, however, there will be no restriction associated with the application of insurance proceeds or condemnation proceeds as a prepayment of principal.

The Terms of the Underlying Mortgage Loans Do Not Provide Absolute Certainty as Regards the Rate, Timing and Amount of Payments on Your Offered Certificates. Notwithstanding the terms of the underlying mortgage loans, the amount, rate and timing of payments and other collections on those mortgage loans will, to some degree, be unpredictable because of borrower defaults and because of casualties and condemnations with respect to the underlying real properties.

The investment performance of your offered certificates may vary materially and adversely from your expectations due to—

- the rate of prepayments and other unscheduled collections of principal on the underlying mortgage loans being faster or slower than you anticipated;
- the rate of defaults on the underlying mortgage loans being faster, or the severity of losses on the underlying mortgage loans being greater, than you anticipated;
- the actual net cash flow for the underlying mortgage loans being different than the underwritten net cash flow for the underlying mortgage loans as presented in this information circular; or
- the debt service coverage ratios for the underlying mortgage loans as set forth in the related loan documents being different than the debt service coverage ratios for the underlying mortgage loans as presented in this information circular.

The actual yield to you, as a holder of an offered certificate, may not equal the yield you anticipated at the time of your purchase, and the total return on investment that you expected may not be realized. In deciding whether to purchase any offered certificates, you should make an independent decision as to the appropriate prepayment, default and loss assumptions to be used.

Prepayments on the Underlying Mortgage Loans Will Affect the Average Life of Your Offered Certificates; and the Rate and Timing of Those Prepayments May Be Highly Unpredictable. Payments of principal and/or interest on your offered certificates will depend upon, among other things, the rate and timing of payments on the related mortgage loans. Prepayments on the underlying mortgage loans may result in a faster rate of principal payments on your offered certificates, thereby resulting in a shorter average life for your offered certificates than if those prepayments had not occurred. The rate and timing of principal prepayments on pools of mortgage loans is influenced by a variety of economic, demographic, geographic, social, tax and legal factors. Although all of the underlying mortgage loans provide for prepayment lockout periods which cover a substantial portion of the loan terms, a prepayment may still occur during such period as a result of a casualty or condemnation event. In addition, prepayments may occur in connection with a release of a mortgaged real property pursuant to the terms of the master cross-collateralization agreement or in connection with a permitted substitution or partial release of a mortgaged real property. See “Description of the Underlying Mortgage Loans—Certain Terms and Conditions of the Underlying Mortgage Loans—Release of Property Through Substitution, Defeasance or Prepayment” in this information circular.

In addition, any repurchase of an underlying mortgage loan by the mortgage loan seller due to a defect or breach of a representation or warranty will have the same effect as a prepayment of such underlying mortgage loan. See “Description of the Underlying Mortgage Loans—Cures, Repurchases and Substitutions” in this information circular.

Accordingly, we cannot predict the rate and timing of principal prepayments on the mortgage loans underlying your offered certificates. As a result, repayment of your offered certificates could occur significantly earlier or later, and the average life of your offered certificates could be significantly shorter or longer, than you expected.

The extent to which prepayments on the underlying mortgage loans ultimately affect the average life of your offered certificates depends on the terms and provisions of your offered certificates. A class of offered certificates may entitle the holders to a *pro rata* share of any prepayments on the underlying mortgage loans, to all or a disproportionately large share of those prepayments, or to none or a disproportionately small share of those prepayments. If you are entitled to a disproportionately large share of any prepayments on the underlying mortgage loans, your offered certificates may be retired at an earlier date. If, however, you are only entitled to a small share of

the prepayments on the underlying mortgage loans, the average life of your offered certificates may be extended. Your entitlement to receive payments, including prepayments, of principal of the underlying mortgage loans may—

- vary based on the occurrence of specified events, such as the retirement of one or more other classes of certificates; or
- be subject to various contingencies, such as prepayment and default rates with respect to the underlying mortgage loans.

Potential Conflicts of Interest of the Mortgage Loan Seller, the Depositor and the Depositor's Affiliates. The mortgage loan seller and certain of the depositor's affiliates own, lease or manage a number of properties other than the mortgaged real properties and may acquire additional properties in the future. Such other properties, similar to other third-party owned real estate, may compete with the mortgaged real properties for existing and potential tenants. We cannot assure you that the activities of the mortgage loan seller or the depositor's affiliates with respect to such other properties will not adversely impact the performance of the mortgaged real properties.

The mortgage loan seller, the depositor and the depositor's affiliates (including one of the placement agents of the Series K-SMC SPCs) may benefit from this offering in a number of ways, some of which may be inconsistent with the interests of purchasers of the series 2013-KSMC certificates. The mortgage loan seller, the depositor and its affiliates may benefit from a completed offering of the series 2013-KSMC certificates because the offering would establish a market precedent and a valuation data point for securities similar to the series 2013-KSMC certificates, thus enhancing the ability of the mortgage loan seller, the depositor and its affiliates to conduct similar offerings in the future and permitting them to write up, avoid writing down or otherwise adjust the fair value of the underlying mortgage loans or other similar loans or securities held on their balance sheet.

Each of the foregoing relationships should be considered carefully by you before you invest in any of the series 2013-KSMC certificates.

Potential Conflicts of Interest of the Operating Trust Advisor. In the normal course of conducting its business, Trimont Real Estate Advisors, Inc. and its affiliates have rendered services to, performed surveillance of, and negotiated with, numerous parties engaged in activities related to structured finance and commercial mortgage securitization. These parties may have included the depositor, the sponsor, the mortgage loan seller, the originator, the certificate administrator, the trustee, the master servicer, the special servicer or the series 2013-KSMC directing certificateholder or affiliates of any of those parties. These relationships may continue in the future. Each of these relationships, to the extent they exist, may involve a conflict of interest with respect to Trimont Real Estate Advisors, Inc.'s duties as operating trust advisor. We cannot assure you that the existence of these relationships and other relationships in the future will not impact the manner in which Trimont Real Estate Advisors, Inc. performs its duties under the series 2013-KSMC pooling and servicing agreement.

The operating trust advisor serves as special servicer in other commercial mortgage securitization transactions and has advised us that it intends to continue to serve, or reserves the right to serve, as a special servicer with respect to existing and new commercial and multifamily mortgage loans for itself and its affiliates and for third parties, including portfolios of mortgage loans similar to the mortgage loans included in the issuing entity. These other mortgage loans and the related mortgaged properties may be in the same markets as, or have owners, obligors or property managers in common with, one or more of the mortgage loans in the issuing entity and the related mortgaged properties. As a result of the activities described above, the interests of the operating trust advisor and its affiliates and their clients may differ from and compete with the interests of the issuing entity. Although the operating trust advisor is required to consider the Servicing Standard in connection with its activities under the series 2013-KSMC pooling and servicing agreement, the operating trust advisor will not itself be bound by the Servicing Standard, provided that the operating trust advisor is required to act in accordance by the Operating Trust Advisor Standard.

In addition, the operating trust advisor and its affiliates may have interests that are in conflict with those of the series 2013-KSMC certificateholders if the operating trust advisor or any of its affiliates holds any of the series 2013-KSMC certificates, or has financial interests in or financial dealings with a borrower or an affiliate of a borrower. Each of these relationships may also create a conflict of interest.

Each of the foregoing relationships should be considered carefully before making an investment in any class of Series K-SMC SPCs or any class of series 2013-KSMC certificates.

Potential Conflicts of Interest of the Placement Agents and Their Affiliates. We expect that Freddie Mac will include the offered certificates in pass-through pools that it will form for its Series K-SMC SPCs, which we expect Freddie Mac will offer to investors through placement agents. The activities of those placement agents and their respective affiliates (collectively, the “Placement Agent Entities”) may result in certain conflicts of interest. The Placement Agent Entities may retain, or own in the future, classes of Series K-SMC SPCs or series 2013-KSMC certificates and any voting rights of those classes could be exercised by any such Placement Agent Entity in a manner that could adversely impact one or more classes of the Series K-SMC SPCs or one or more classes of the series 2013-KSMC certificates. If that were to occur, that Placement Agent Entity’s interests may not be aligned with the interests of the holders of the Series K-SMC SPCs or the series 2013-KSMC certificates.

The Placement Agent Entities include broker-dealers whose business includes executing securities and derivative transactions on their own behalf as principals and on behalf of clients. As such, they actively make markets in and trade financial instruments for their own accounts and for the accounts of customers. These financial instruments include debt and equity securities, currencies, commodities, bank loans, indices, baskets and other products. The Placement Agent Entities’ activities include, among other things, executing large block trades and taking long and short positions directly and indirectly, through derivative instruments or otherwise. The securities and instruments in which the Placement Agent Entities take positions, or expect to take positions, include loans similar to the underlying mortgage loans, securities and instruments similar to the Series K-SMC SPCs and the series 2013-KSMC certificates, and other securities and instruments. Market making is an activity where the Placement Agent Entities buy and sell on behalf of customers, or for their own accounts, to satisfy the expected demand of customers. By its nature, market making involves facilitating transactions among market participants that have differing views of securities and instruments. As a result, you should expect that the Placement Agent Entities will take positions that are inconsistent with, or adverse to, the investment objectives of investors in one or more classes of the Series K-SMC SPCs or one or more classes of the series 2013-KSMC certificates.

As a result of the Placement Agent Entities’ various financial market activities, including acting as a research provider, investment advisor, market maker or principal investor, you should expect that personnel in various businesses throughout the Placement Agent Entities will have and express research or investment views and make recommendations that are inconsistent with, or adverse to, the objectives of investors in one or more classes of the Series K-SMC SPCs or one or more classes of the series 2013-KSMC certificates.

To the extent a Placement Agent Entity makes a market in the Series K-SMC SPCs or series 2013-KSMC certificates (which it is under no obligation to do), it would expect to receive income from the spreads between its bid and offer prices for the Series K-SMC SPCs or series 2013-KSMC certificates. The price at which a Placement Agent Entity may be willing to purchase Series K-SMC SPCs or series 2013-KSMC certificates, if it makes a market, will depend on market conditions and other relevant factors and may be significantly lower than the issue price for the Series K-SMC SPCs or series 2013-KSMC certificates and significantly lower than the price at which it may be willing to sell the Series K-SMC SPCs or series 2013-KSMC certificates.

In addition, the Placement Agent Entities will have no obligation to monitor the performance of the Series K-SMC SPCs, the series 2013-KSMC certificates or the actions of the master servicer, the special servicer, the operating trust advisor, the certificate administrator or the trustee and will have no authority to advise the master servicer, the special servicer, the operating trust advisor, the certificate administrator or the trustee or to direct their actions. Furthermore, the Placement Agent Entities may have ongoing relationships with, render services to, and engage in transactions with the borrowers, the sponsors and their respective affiliates, which relationships and transactions may create conflicts of interest between the Placement Agent Entities, on the one hand, and the issuing entity, on the other hand.

Furthermore, the Placement Agent Entities expect that a completed offering will enhance their ability to assist clients and counterparties in the transaction or in related transactions (including assisting clients in additional purchases and sales of the certificates and hedging transactions). The Placement Agent Entities expect to derive fees and other revenues from these transactions. In addition, participating in a successful offering and providing related services to clients may enhance the Placement Agent Entities’ relationships with various parties, facilitate additional business development, and enable them to obtain additional business and generate additional revenue.

The Placement Agent Entities are playing several roles in this transaction. Morgan Stanley & Co. LLC, one of the placement agents for the Series K-SMC SPCs, is also one of the initial purchasers of the series 2013-KSMC certificates and is an affiliate of Morgan Stanley Capital I Inc., which is the depositor. Jefferies LLC, one of the placement agents for the Series K-SMC SPCs, is also one of the initial purchasers of the series 2013-KSMC certificates. Each of the foregoing relationships should be considered carefully before making an investment in any class of Series K-SMC SPCs or any class of series 2013-KSMC certificates.

Your Lack of Control Over the Issuing Entity Can Adversely Impact Your Investment. Except as described below, investors in the series 2013-KSMC certificates do not have the right to make decisions with respect to the administration of the issuing entity. These decisions are generally made, subject to the express terms of the series 2013-KSMC pooling and servicing agreement, by the master servicer, the special servicer and the trustee. Any decision made by any of those parties in respect of the issuing entity in accordance with the terms of the series 2013-KSMC pooling and servicing agreement, even if it determines that decision to be in your best interests, may be contrary to the decision that you would have made and may negatively affect your interests.

Notwithstanding the foregoing, the series 2013-KSMC directing certificateholder and Freddie Mac or its designee have the right to exercise various rights and powers in respect of the issuing entity as described under “The Series 2013-KSMC Pooling and Servicing Agreement—Realization Upon Mortgage Loans” and “The Series 2013-KSMC Pooling and Servicing Agreement—Resignation, Removal and Replacement of Servicers; Transfer of Servicing Duties” in this information circular.

In addition, in certain limited circumstances, series 2013-KSMC certificateholders have the right to vote on matters affecting the issuing entity. In some cases, these votes are by series 2013-KSMC certificateholders taken as a whole and in others the vote is by class. In all cases, voting is based on the outstanding certificate balance, which is reduced by realized losses. These limitations on voting could adversely affect your ability to protect your interests with respect to matters voted on by series 2013-KSMC certificateholders. See “Description of the Series 2013-KSMC Certificates—Voting Rights” in this information circular.

The Interests of the Series 2013-KSMC Directing Certificateholder or Freddie Mac May Be in Conflict with the Interests of the Offered Certificateholders. The B-Piece Buyer is expected to be the initial series 2013-KSMC directing certificateholder. The initial series 2013-KSMC directing certificateholder is an affiliate of the borrowers of the underlying mortgage loans, and in conjunction with the mortgage loan seller, determined the underlying mortgage loans that would be included in the issuing entity. Although it will not be the series 2013-KSMC directing party with respect to any Affiliated Borrower Loan, the B-Piece Buyer, as the series 2013-KSMC directing certificateholder, will still have the right to terminate the special servicer for any reason, including if it disagrees with an action proposed to be taken by the special servicer with respect to an Affiliated Borrower Loan. See “Description of the Series 2013-KSMC Pooling and Servicing Agreement—Resignation, Removal and Replacement of Servicers; Transfer of Servicing Duties” in this information circular. We cannot assure you that the exercise of such rights by the series 2013-KSMC directing certificateholder will not adversely affect the performance of the series 2013-KSMC certificates. See “—Risks Related to the Offered Certificates—The Interests of the Series 2013-KSMC Directing Certificateholder or Freddie Mac May Be in Conflict with the Interests of the Offered Certificateholders” below.

See “Description of SMC” in this information circular. The series 2013-KSMC directing certificateholder and Freddie Mac or its designee have the right to exercise the various rights and powers in respect of the mortgage pool described under “The Series 2013-KSMC Pooling and Servicing Agreement—Realization Upon Mortgage Loans” in this information circular. You should expect that the series 2013-KSMC directing certificateholder and Freddie Mac or its designee will exercise those rights and powers on behalf of itself, and they will not be liable to any series 2013-KSMC certificateholders for doing so. However, certain matters relating to Affiliated Borrower Loans will require the special servicer or operating trust advisor to act in place of the series 2013-KSMC directing certificateholder. See “The Series 2013-KSMC Pooling and Servicing Agreement—Realization Upon Mortgage Loans—Asset Status Report” and “The Series 2013-KSMC Pooling and Servicing Agreement—Rights and Obligations of the Operating Trust Advisor in Its Role as Operating Trust Advisor” in this information circular.

In addition, subject to the conditions described under “The Series 2013-KSMC Pooling and Servicing Agreement—Resignation, Removal and Replacement of Servicers; Transfer of Servicing Duties” in this information circular, the series 2013-KSMC directing certificateholder (even if it is not the series 2013-KSMC directing party)

may remove the special servicer, with or without cause, and appoint a successor special servicer chosen by it without the consent of the holders of any other series 2013-KSMC certificates, the trustee, the certificate administrator or the master servicer, but with the approval of Freddie Mac, which approval may not be unreasonably withheld. In addition, the special servicer may be terminated by Freddie Mac based on the recommendation of the operating trust advisor. In the absence of significant losses on the underlying mortgage loans, the series 2013-KSMC directing certificateholder will be a holder of a non-offered class of series 2013-KSMC certificates. The series 2013-KSMC directing certificateholder is therefore likely to have interests that conflict with those of the holders of the offered certificates. See “The Series 2013-KSMC Pooling and Servicing Agreement—Realization Upon Mortgage Loans—Series 2013-KSMC Directing Certificateholder” in this information circular.

You May Be Bound by the Actions of Other Series 2013-KSMC Certificateholders. In some circumstances, the consent or approval of the holders of a specified percentage of the series 2013-KSMC certificates will be permitted to direct, consent to or approve certain actions, including amending the series 2013-KSMC pooling and servicing agreement. In these cases, this consent or approval will be sufficient to bind all holders of series 2013-KSMC certificates.

Terrorist Attacks and United States Military Action Could Adversely Affect the Value of the Revenues of the Mortgaged Real Properties. On September 11, 2001, the United States was subjected to multiple terrorist attacks, resulting in the loss of many lives and massive property damage and destruction in New York City, the Washington, D.C. area and Pennsylvania. Subsequently a number of thwarted planned attacks in the United States have been reported. The possibility of such attacks could (i) lead to damage to the mortgaged real properties if any such attacks occur, (ii) result in higher costs for insurance premiums, which could adversely affect the cash flow at the mortgaged real properties, (iii) impact office leasing patterns which could adversely impact office property rent and (iv) impact shopping patterns which could adversely impact retail property traffic and percentage rent. As a result, the ability of the mortgaged real properties to generate cash flow may be adversely affected. It is impossible to predict whether, or the extent to which, future terrorist activities may occur in the United States.

All of the underlying mortgage loans are located in the Baltimore, Maryland, Baltimore County, Maryland, suburban Maryland and suburban Virginia regions. The increased risk of loss of life and property due to terrorist attacks in the Washington, D.C. region may negatively impact the regional economy, which may in turn, due to the geographic concentration of the related mortgaged real properties in the Baltimore, Maryland, Baltimore County, Maryland, suburban Maryland and suburban Virginia regions, adversely impact a greater number of mortgaged real properties than would otherwise be affected if the geographic concentration of the mortgaged real properties were more diverse.

It is uncertain what effects any future terrorist activities in the United States or abroad and/or any consequent actions on the part of the United States Government and others, including military action, could have on general economic conditions, real estate markets, particular business segments (including those that are important to the performance of multifamily mortgage loans) and/or insurance costs and the availability of insurance coverage for terrorist acts. Among other things, reduced investor confidence could result in substantial volatility in securities markets and a decline in real estate-related investments. In addition, reduced consumer confidence, as well as a heightened concern for personal safety, could result in a material decline in personal spending and travel.

As a result of the foregoing, defaults on real estate loans could increase; and, regardless of the performance of the underlying mortgage loans, the liquidity and market value of the offered certificates may be impaired.

The Volatile Economy and Credit Crisis May Increase Loan Defaults and Affect the Value and Liquidity of Your Investment. The global economy recently experienced a significant recession, as well as a severe, ongoing disruption in the credit markets, including the general absence of investor demand for and purchases of commercial and multifamily mortgage-backed securities (“CMBS”) and other asset-backed securities and structured financial products. The United States economic recovery has been weak and may not be sustainable for any specific period of time, and the global or United States economy could slip into an even more significant recession. Downward price pressures and increasing defaults and foreclosures in residential real estate or other conditions that severely depressed the overall economy and contributed to the credit crisis have also led to increased vacancies, decreased rents or other declines in income from, or the value of, commercial and multifamily real estate.

Additionally, decreases in the value of commercial and multifamily properties and the tightening by commercial and multifamily real estate lenders of underwriting standards have prevented many commercial and multifamily mortgage borrowers from refinancing their mortgages. A very substantial amount of United States mortgage loans, with balloon payment obligations in excess of their respective current property values, are maturing over the coming three years. These circumstances have increased delinquency and default rates of securitized commercial and multifamily mortgage loans, and may lead to widespread commercial and multifamily mortgage defaults. In addition, the declines in commercial and multifamily real estate values have resulted in reduced borrower equity, hindering the ability of borrowers to refinance in an environment of increasingly restrictive lending standards and giving them less incentive to cure delinquencies and avoid foreclosure. Higher loan-to-value ratios are likely to result in lower recoveries on foreclosure, and an increase in loss severities above those that would have been realized had commercial and multifamily property values remained the same or continued to increase. Defaults, delinquencies and losses have further decreased property values, thereby resulting in additional defaults by commercial and multifamily mortgage borrowers, further credit constraints, further declines in property values and further adverse effects on the perception of the value of CMBS. Even if the real estate market does recover, the mortgaged real properties and, therefore, the offered certificates, may decline in value. Any further economic downturn may adversely affect the financial resources of the borrowers under the underlying mortgage loans and may result in the inability of the borrowers to make principal and interest payments on the underlying mortgage loans. In the event of default by a borrower under an underlying mortgage loan, the series 2013-KSMC certificateholders would likely suffer a loss on their investment.

In addition, the global financial markets have recently experienced increased volatility due to uncertainty surrounding the level and sustainability of the sovereign debt of various countries. Much of this uncertainty has related to certain countries, including Greece, Ireland, Spain, Portugal and Italy, that participate in the European Monetary Union and whose sovereign debt is generally denominated in euros, the common currency shared by members of that union. In addition, some economists, observers and market participants have expressed concerns regarding the sustainability of the monetary union and the common currency in their current form. Concerns regarding sovereign debt may spread to other countries at any time. Furthermore, many state and local governments in the United States are experiencing, and are expected to continue to experience, severe budgetary strain. One or more states could default on their debt, or one or more significant local governments could default on their debt or seek relief from their debt under the Bankruptcy Code or by agreement with their creditors. Any or all of the circumstances described above may lead to further volatility in or disruption of the credit markets at any time.

Moreover, other types of events, domestic or international, may affect general economic conditions and financial markets, such as wars, revolts, insurrections, armed conflicts, energy supply or price disruptions, terrorism, political crises, natural disasters and man-made disasters. We cannot predict such matters or their effect on the value or performance of the offered certificates.

Investors should consider that general conditions in the commercial and multifamily real estate and mortgage markets may adversely affect the performance of the underlying mortgage loans and accordingly the performance of the offered certificates. In addition, in connection with all the circumstances described above, you should be aware in particular that:

- such circumstances may result in substantial delinquencies and defaults on the underlying mortgage loans and adversely affect the amount of liquidation proceeds the issuing entity would realize in the event of foreclosures and liquidations;
- defaults on the underlying mortgage loans may occur in large concentrations over a period of time, which might result in rapid declines in the value of your certificates;
- notwithstanding that all of the underlying mortgage loans were recently underwritten and originated, the values of the mortgaged real properties may have declined since the related underlying mortgage loans were originated and may decline following the issuance of the series 2013-KSMC certificates and such declines may be substantial and occur in a relatively short period following the issuance of the series 2013-KSMC certificates; and such declines may or may not occur for reasons largely unrelated to the circumstances of the particular mortgaged real property;

- if you determine to sell your series 2013-KSMC certificates, you may be unable to do so or you may be able to do so only at a substantial discount from the price you paid; this may be the case for reasons unrelated to the then-current performance of the offered certificates or the underlying mortgage loans; and this may be the case within a relatively short period following the issuance of the series 2013-KSMC certificates;
- if the underlying mortgage loans default, then the yield on your investment may be substantially reduced notwithstanding that liquidation proceeds may be sufficient to result in the repayment of the principal of and accrued interest on your offered certificates; an earlier than anticipated repayment of principal (even in the absence of losses) in the event of a default in advance of the maturity date would tend to shorten the weighted average period during which you earn interest on your investment; and a later than anticipated repayment of principal (even in the absence of losses) in the event of a default upon the maturity date would tend to delay your receipt of principal and the interest on your investment may be insufficient to compensate you for that delay;
- even if liquidation proceeds received on defaulted underlying mortgage loans are sufficient to cover the principal and accrued interest on those underlying mortgage loans, the issuing entity may experience losses in the form of special servicing fees and other expenses, and you may bear losses as a result, or your yield may be adversely affected by such losses;
- the time periods to resolve defaulted mortgage loans may be long, and those periods may be further extended because of borrower bankruptcies and related litigation; this may be especially true in the case of loans made to borrowers that have, or whose affiliates have, substantial debts other than the underlying mortgage loan, including related subordinate or mezzanine financing;
- trading activity associated with indices of CMBS may also drive spreads on those indices wider than spreads on CMBS, thereby resulting in a decrease in the value of such CMBS, including your offered certificates, and spreads on those indices may be affected by a variety of factors, and may or may not be affected for reasons involving the commercial and multifamily real estate markets and may be affected for reasons that are unknown and cannot be discerned; and
- even if you intend to hold your series 2013-KSMC certificates, depending on your circumstances, you may be required to report declines in the value of your series 2013-KSMC certificates, and/or record losses, on your financial statements or regulatory or supervisory reports, and/or repay or post additional collateral for any secured financing, hedging arrangements or other financial transactions that you are entering into that are backed by or make reference to your series 2013-KSMC certificates, in each case as if your series 2013-KSMC certificates were to be sold immediately.

In connection with all the circumstances described above, the risks we describe elsewhere under “Risk Factors” in this information circular are heightened substantially, and you should review and carefully consider such risk factors in light of such circumstances.

Legal and Regulatory Provisions Affecting Investors Could Adversely Affect the Liquidity of Your Investment. We make no representation as to the proper characterization of the series 2013-KSMC certificates for legal investment, financial institution regulatory, financial reporting or other purposes, as to the ability of particular investors to purchase the series 2013-KSMC certificates under applicable legal investment or other restrictions or as to the consequences of an investment in the series 2013-KSMC certificates for such purposes or under such restrictions. We note that regulatory or legislative provisions applicable to certain investors may have the effect of limiting or restricting their ability to hold or acquire CMBS, which in turn may adversely affect the ability of investors in the series 2013-KSMC certificates who are not subject to those provisions to resell their series 2013-KSMC certificates in the secondary market. For example:

- Member States of the European Economic Area (“EEA”) have implemented Article 122a of the Banking Consolidation Directive (Directive 2006/48/EC, as amended) (“Article 122a”), which applies to securitizations issued on or after January 1, 2011 as well as certain existing securitizations issued prior to that date only where new assets are added or substituted after December 31, 2014. Article 122a imposes a

severe capital charge on a securitization position acquired by an EEA regulated credit institution unless, among other conditions, (a) the originator, sponsor or original lender for the securitization has explicitly disclosed to the EEA-regulated credit institution that it will retain, on an ongoing basis, a material net economic interest of not less than 5% in respect of the securitization, and (b) the acquiring institution is able to demonstrate that it has undertaken certain due diligence in respect of its securitization position and the underlying exposures and that procedures are established for such activities to be monitored on an ongoing basis. For purposes of Article 122a, an EEA regulated credit institution may be subject to the capital requirements as a result of activities of its overseas affiliates, possibly including those that are based in the United States. Requirements similar to the retention requirement in Article 122a are scheduled to apply in the future to investment in securitizations by EEA insurance and reinsurance undertakings, by EEA undertakings for collective investment in transferable securities, and by investment funds managed by EEA alternative investment fund managers. None of Freddie Mac, the Depositor or the issuing entity has taken, or intends to take, any steps to comply with the requirements of Article 122a. As neither the Depositor nor Freddie Mac will retain a 5% net economic interest with respect to the series 2013-KSMC certificates in one of the forms prescribed by Article 122a, the adverse effect of Article 122a to EEA-regulated institutions and their affiliates may cause them not to invest in the series 2013-KSMC certificates.

- The Dodd-Frank Wall Street Reform and Consumer Protection Act requires that federal banking agencies amend their regulations to remove reference to or reliance on credit agency ratings, including but not limited to those found in the federal banking agencies' risk-based capital regulations. New regulations have been proposed, some of which have been adopted as final rules while others remain pending. As the regulations are adopted and become effective, investments in CMBS such as the series 2013-KSMC certificates by institutions subject to the risk-based capital regulations may result in greater capital charges to financial institutions that own such CMBS, or otherwise adversely affect the treatment of CMBS for regulatory capital purposes.
- The Financial Accounting Standards Board has adopted changes to the accounting standards for structured products. These changes, or any future changes, may affect the accounting for entities such as the issuing entity, could under certain circumstances require an investor or its owner generally to consolidate the assets of the issuing entity in its financial statements and record third parties' investments in the issuing entity as liabilities of that investor or owner or could otherwise adversely affect the manner in which the investor or its owner must report an investment in CMBS for financial reporting purposes.

Accordingly, all investors whose investment activities are subject to legal investment laws and regulations, regulatory capital requirements or review by regulatory authorities should consult with their own legal, accounting and other advisors in determining whether, and to what extent, the series 2013-KSMC certificates will constitute legal investments for them or are subject to investment or other restrictions, unfavorable accounting treatment, capital charges or reserve requirements.

The Prospective Performance of the Underlying Mortgage Loans Included in the Issuing Entity Should Be Evaluated Separately from the Performance of the Mortgage Loans in Any of Our Other Trusts. While there may be certain common factors affecting the performance and value of income-producing real properties in general, those factors do not apply equally to all income-producing real properties and, in many cases, there are unique factors that will affect the performance and/or value of a particular income-producing real property. Moreover, the effect of a given factor on a particular mortgaged real property will depend on a number of variables, including but not limited to property type, geographic location, competition, sponsorship and other characteristics of the property and the related mortgage loan. Each income-producing mortgaged real property represents a separate and distinct business venture and, as a result each mortgage loan requires a unique underwriting analysis. Furthermore, economic and other conditions affecting mortgaged real properties, whether worldwide, national, regional or local, vary over time. The performance of a pool of mortgage loans originated and outstanding under a given set of economic conditions may vary significantly from the performance of an otherwise comparable mortgage pool originated and outstanding under a different set of economic conditions. Accordingly, investors should evaluate the underlying mortgage loans independently from the performance of mortgage loans underlying any other series of certificates.

The Market Value of Your Certificates Will Be Sensitive to Factors Unrelated to the Performance of Your Certificates and the Underlying Mortgage Loans. The market value of your certificates can decline even if those certificates and the underlying mortgage loans are performing at or above your expectations. The market value of your certificates will be sensitive to fluctuations in current interest rates. However, a change in the market value of your certificates as a result of an upward or downward movement in current interest rates may not equal the change in the market value of your certificates as a result of an equal but opposite movement in interest rates.

The market value of your certificates will also be influenced by the supply of and demand for commercial mortgage-backed securities generally. The supply of commercial mortgage-backed securities will depend on, among other things, the amount of commercial and multifamily mortgage loans, whether newly originated or held in portfolio, that are available for securitization. A number of factors will affect investors' demand for commercial mortgage-backed securities, including—

- the availability of alternative investments that offer high yields or are perceived as being a better credit risk, having a less volatile market value or being more liquid;
- legal and other restrictions that prohibit a particular entity from investing in commercial mortgage-backed securities or limit the amount or types of commercial mortgage-backed securities that it may acquire;
- investors' perceptions regarding the commercial and multifamily real estate markets which may be adversely affected by, among other things, a decline in real estate values or an increase in defaults and foreclosures on mortgage loans secured by income-producing properties; and
- investors' perceptions regarding the capital markets in general, which may be adversely affected by political, social and economic events completely unrelated to the commercial and multifamily real estate markets.

If you decide to sell your certificates, you may have to sell at a discount from the price you paid for reasons unrelated to the performance of your certificates or the related mortgage loans. Pricing information regarding your certificates may not be generally available on an ongoing basis.

Changes to Accounting Standards Could Have an Adverse Impact on the Certificates. In recent years, the Financial Accounting Standards Board has adopted changes to the accounting standards for structured products. These changes, or any other future changes, may impact the accounting for entities such as the issuing entity. Each investor in the certificates should consult its accounting advisor to determine the impact these accounting changes might have as a result of their investment in the certificates.

The Certificates Will Not Be Rated. We have not engaged any NRSRO to rate any class of the series 2013-KSMC certificates. The absence of ratings may adversely affect the ability of an investor to purchase or retain, or otherwise impact the liquidity, market value and regulatory characteristics of, the series 2013-KSMC certificates.

If your investment activities are subject to legal investment laws and regulations, regulatory capital requirements, or review by regulatory authorities, then you may be subject to restrictions on investment in the series 2013-KSMC certificates. You should consult your own legal advisors for assistance in determining the suitability of and consequences to you of the purchase, ownership and sale of the series 2013-KSMC certificates.

Risks Relating to the Mortgage Loan Seller and Guarantor

The Conservator May Repudiate Freddie Mac's Contracts, Including Its Guarantee and Other Obligations Related to the Offered Certificates. On September 6, 2008, the Federal Housing Finance Agency ("FHFA") was appointed Freddie Mac's conservator by the FHFA director. See "Description of the Mortgage Loan Seller and Guarantor—Freddie Mac Conservatorship" in this information circular. The conservator has the right to transfer or sell any asset or liability of Freddie Mac, including its guarantee obligation, without any approval, assignment or consent. If the conservator were to transfer Freddie Mac's guarantee obligation to another party, holders of the offered certificates would have to rely on that party for the satisfaction of the guarantee obligation and would be exposed to the credit risk of that party. Freddie Mac is also the mortgage loan seller and as such has certain

obligations to repurchase underlying mortgage loans in the event of material breaches of certain representations or warranties. If the conservator were to transfer Freddie Mac's obligations as mortgage loan seller to another party, holders of the series 2013-KSMC certificates would have to rely on that party for satisfaction of the repurchase obligation and would be exposed to credit risk of that party.

Future Legislation and Regulatory Actions Will Likely Affect the Role of Freddie Mac. Future legislation will likely materially affect the role of Freddie Mac, its business model, its structure and future results of operations. Some or all of Freddie Mac's functions could be transferred to other institutions, and it could cease to exist as a stockholder-owned company or at all.

On February 11, 2011, the Obama Administration delivered a report to Congress that lays out the Administration's plan to reform the U.S. housing finance market, including options for structuring the government's long-term role in a housing finance system in which the private sector is the dominant provider of mortgage credit. The report recommends winding down Freddie Mac and Fannie Mae, stating that the Administration will work with FHFA to determine the best way to responsibly reduce the role of Freddie Mac and Fannie Mae in the market and ultimately wind down both institutions. The report recommends using a combination of policy levers to wind down Freddie Mac and Fannie Mae, shrink the government's footprint in housing finance, and help bring private capital back to the mortgage market, including: (i) increasing guarantee fees; (ii) increasing private capital ahead of Freddie Mac and Fannie Mae guarantees and phasing in a ten (10) percent down payment requirement; (iii) reducing conforming loan limits; and (iv) winding down Freddie Mac and Fannie Mae's investment portfolios.

In addition to legislative actions, FHFA has expansive regulatory authority over Freddie Mac, and the manner in which FHFA will use its authority in the future is unclear. FHFA could take a number of regulatory actions that could materially adversely affect Freddie Mac, such as changing or reinstating current capital requirements, which are not binding during conservatorship.

FHFA Could Terminate the Conservatorship by Placing Freddie Mac into Receivership, Which Could Adversely Affect the Freddie Mac Guarantee. Under the Federal Housing Finance Regulatory Reform Act (the "Reform Act"), FHFA must place Freddie Mac into receivership if FHFA determines in writing that Freddie Mac's assets are less than its obligations for a period of 60 days. FHFA has notified Freddie Mac that the measurement period for any mandatory receivership determination with respect to Freddie Mac's assets and obligations would commence no earlier than the SEC public filing deadline for its quarterly or annual financial statements and would continue for 60 calendar days after that date. FHFA has also advised Freddie Mac that, if, during that 60-day period, Freddie Mac receives funds from the U.S. Department of the Treasury ("Treasury") in an amount at least equal to the deficiency amount under the senior preferred stock purchase agreement between FHFA, as conservator of Freddie Mac, and Treasury (as amended, the "Purchase Agreement"), the Director of FHFA will not make a mandatory receivership determination.

In addition, Freddie Mac could be put into receivership at the discretion of the Director of FHFA at any time for other reasons, including conditions that FHFA has already asserted existed at the time Freddie Mac was placed into conservatorship. These include: a substantial dissipation of assets or earnings due to unsafe or unsound practices; the existence of an unsafe or unsound condition to transact business; an inability to meet its obligations in the ordinary course of business; a weakening of its condition due to unsafe or unsound practices or conditions; critical undercapitalization; the likelihood of losses that will deplete substantially all of its capital; or by consent. A receivership would terminate the conservatorship. The appointment of FHFA (or any other entity) as Freddie Mac's receiver would terminate all rights and claims that its creditors may have against Freddie Mac's assets or under its charter arising as a result of their status as creditors, other than the potential ability to be paid upon Freddie Mac's liquidation. Unlike a conservatorship, the purpose of which is to conserve Freddie Mac's assets and return it to a sound and solvent condition, the purpose of a receivership is to liquidate Freddie Mac's assets and resolve claims against Freddie Mac.

In the event of a liquidation of Freddie Mac's assets, there can be no assurance that there would be sufficient proceeds to pay the secured and unsecured claims of the company, repay the liquidation preference of any series of its preferred stock or make any distribution to the holders of its common stock. To the extent that Freddie Mac is placed in receivership and does not or cannot fulfill its guarantee or other contractual obligations to the holders of its mortgage-related securities, including the series 2013-KSMC certificates, such holders could become unsecured

creditors of Freddie Mac with respect to claims made under Freddie Mac's guarantee or its other contractual obligations.

As receiver, FHFA could repudiate any contract entered into by Freddie Mac prior to its appointment as receiver if FHFA determines, in its sole discretion, that performance of the contract is burdensome and that repudiation of the contract promotes the orderly administration of Freddie Mac's affairs. The Reform Act requires that any exercise by FHFA of its right to repudiate any contract occur within a reasonable period following its appointment as receiver.

If FHFA, as receiver, were to repudiate Freddie Mac's guarantee obligations, the receivership estate would be liable for actual direct compensatory damages as of the date of receivership under the Reform Act. Any such liability could be satisfied only to the extent that Freddie Mac's assets were available for that purpose.

Moreover, if Freddie Mac's guarantee obligations were repudiated, payments of principal and/or interest to the holders of the offered certificates would be reduced in the event of any borrower's late payment or failure to pay or a servicer's failure to remit borrower payments into the issuing entity or advance borrower payments. Any actual direct compensatory damages owed as a result of the repudiation of Freddie Mac's guarantee obligations may not be sufficient to offset any shortfalls experienced by the holders of the offered certificates.

During a receivership, certain rights of the holders of the offered certificates under the series 2013-KSMC pooling and servicing agreement and mortgage loan purchase agreement may not be enforceable against FHFA, or enforcement of such rights may be delayed.

The Reform Act also provides that no person may exercise any right or power to terminate, accelerate or declare an event of default under certain contracts to which Freddie Mac is a party, or obtain possession of or exercise control over any property of Freddie Mac, or affect any contractual rights of Freddie Mac, without the approval of FHFA as receiver, for a period of 90 days following the appointment of FHFA as receiver.

If Freddie Mac is placed into receivership and does not or cannot fulfill its guarantee obligations or other contractual obligations under the series 2013-KSMC pooling and servicing agreement, holders of the series 2013-KSMC certificates could become unsecured creditors of Freddie Mac with respect to claims made under its guarantee or other contractual obligations.

CAPITALIZED TERMS USED IN THIS INFORMATION CIRCULAR

From time to time we use capitalized terms in this information circular. A capitalized term used throughout this information circular will have the meaning assigned to it in the "Glossary" to this information circular.

FORWARD-LOOKING STATEMENTS

This information circular includes the words "expects," "intends," "anticipates," "likely," "estimates," and similar words and expressions. These words and expressions are intended to identify forward-looking statements. Any forward-looking statements are made subject to risks and uncertainties that could cause actual results to differ materially from those stated. These risks and uncertainties include, among other things, declines in general economic and business conditions, increased competition, changes in demographics, changes in political and social conditions, regulatory initiatives and changes in customer preferences, many of which are beyond our control and the control of any other person or entity related to this offering. The forward-looking statements made in this information circular are accurate as of the date stated on the cover of this information circular. We have no obligation to update or revise any forward-looking statement.

DESCRIPTION OF THE ISSUING ENTITY

The entity issuing the offered certificates will be FREMF 2013-KSMC Mortgage Trust, which we refer to in this information circular as the "issuing entity." The issuing entity is a New York common law trust that will be formed on the Closing Date pursuant to the series 2013-KSMC pooling and servicing agreement. The only activities

that the issuing entity may perform are those set forth in the series 2013-KSMC pooling and servicing agreement, which are generally limited to owning and administering the underlying mortgage loans and any REO Property, disposing of defaulted mortgage loans and REO Property, issuing the offered certificates and making distributions and providing reports to certificateholders. Accordingly, the issuing entity may not issue securities other than the certificates, or invest in securities, other than investment of funds in certain accounts maintained under the series 2013-KSMC pooling and servicing agreement in certain short-term, high-quality investments. The issuing entity may not lend or borrow money, except that the master servicer or the trustee may make advances to the issuing entity only to the extent it deems such advances to be recoverable from the related underlying mortgage loan. Such advances are intended to be in the nature of a liquidity, rather than a credit facility. The series 2013-KSMC pooling and servicing agreement may be amended as set forth under “The Series 2013-KSMC Pooling and Servicing Agreement—Amendment” in this information circular. The issuing entity administers the underlying mortgage loans through the master servicer and the special servicer. A discussion of the duties of the servicers, including any discretionary activities performed by each of them, is set forth under “The Series 2013-KSMC Pooling and Servicing Agreement” in this information circular.

The only assets of the issuing entity other than the underlying mortgage loans and any REO Properties are certain accounts maintained pursuant to the series 2013-KSMC pooling and servicing agreement, the obligations of Freddie Mac pursuant to the Freddie Mac Guarantee and the short-term investments in which funds in the collection accounts and other accounts are invested. The issuing entity has no present liabilities, but has potential liability relating to ownership of the underlying mortgage loans and any REO Properties, and indemnity obligations to the trustee, the custodian, the certificate administrator, the master servicer, the special servicer, the operating trust advisor and Freddie Mac. The fiscal year of the issuing entity is the calendar year. The issuing entity has no executive officers or board of directors. It acts through the trustee, the custodian, the certificate administrator, the master servicer, the special servicer and the operating trust advisor.

The depositor is contributing the underlying mortgage loans to the issuing entity. The depositor is purchasing the underlying mortgage loans from the mortgage loan seller pursuant to a mortgage loan purchase agreement, as described in “Summary of Information Circular—The Underlying Mortgage Loans—Source of the Underlying Mortgage Loans” and “Description of the Underlying Mortgage Loans—Representations and Warranties” in this information circular.

As a common-law trust, it is anticipated that the issuing entity would not be subject to the Bankruptcy Code. In connection with the sale of the underlying mortgage loans from the depositor to the issuing entity, a legal opinion is required to be rendered to the effect that if the depositor were to become a debtor in a case under the Bankruptcy Code, a federal bankruptcy court, which acted reasonably and correctly applied the law to the facts as set forth in such legal opinion after full consideration of all relevant factors, would hold that the transfer of the underlying mortgage loans from the depositor to the issuing entity was a true sale rather than a pledge such that (i) the underlying mortgage loans, and payments under the underlying mortgage loans and identifiable proceeds from the underlying mortgage loans would not be property of the estate of the depositor under Section 541 of the Bankruptcy Code and (ii) the automatic stay arising pursuant to Section 362 of the Bankruptcy Code upon the commencement of a bankruptcy case of the depositor is not applicable to payments on the underlying mortgage loans. This legal opinion is based on numerous assumptions, and we cannot assure you that all of such assumed facts are true, or will continue to be true. Moreover, we cannot assure you that a court would rule as anticipated in the foregoing legal opinion.

There are no legal proceedings pending against the issuing entity that are material to the series 2013-KSMC certificateholders.

DESCRIPTION OF THE DEPOSITOR

The depositor is Morgan Stanley Capital I Inc., a Delaware corporation. The depositor is an affiliate of Morgan Stanley & Co. LLC, which will be one of the initial purchasers of the series 2013-KSMC certificates and one of the placement agents for the Series K-SMC SPCs. The depositor maintains its principal office at 1585 Broadway, New York, New York 10036. Its telephone number is (212) 761-4000. The depositor does not have, nor is it expected in the future to have, any significant assets or liabilities.

The depositor will have minimal ongoing duties with respect to the offered certificates and the underlying mortgage loans. The depositor's duties pursuant to the series 2013-KSMC pooling and servicing agreement include, without limitation, the duty to appoint a successor trustee or certificate administrator in the event of the resignation or removal of the trustee or the certificate administrator, to remove the trustee or the certificate administrator if requested by at least a majority of certificateholders, to provide information in its possession to the certificate administrator to the extent necessary to perform REMIC tax administration and to indemnify the trustee, the certificate administrator and any similar party and issuing entity for any liability, assessment or costs arising from its bad faith, negligence, fraud or malfeasance in providing such information. The depositor is required under the certificate purchase agreement relating to the offered certificates to indemnify Freddie Mac for certain liabilities.

Under the series 2013-KSMC pooling and servicing agreement, the depositor and various related persons and entities will be entitled to be indemnified by the issuing entity for certain losses and liabilities incurred by the depositor as described in "The Series 2013-KSMC Pooling and Servicing Agreement—Certain Indemnities" in this information circular.

There are no legal proceedings pending against the depositor that are material to the series 2013-KSMC certificateholders.

Neither we nor any of our affiliates will guarantee any of the underlying mortgage loans. Furthermore, no governmental agency or instrumentality will guarantee or insure any of those mortgage loans.

DESCRIPTION OF THE MORTGAGE LOAN SELLER AND GUARANTOR

The Mortgage Loan Seller and Guarantor

All of the underlying mortgage loans were sold to us by Freddie Mac, the mortgage loan seller. Each mortgage loan was purchased by the mortgage loan seller from Berkadia Commercial Mortgage LLC, and were re-underwritten by the mortgage loan seller.

Freddie Mac is one of the largest participants in the U.S. mortgage market. Freddie Mac is a stockholder-owned government-sponsored enterprise chartered by Congress on July 24, 1970 under the Freddie Mac Act to stabilize residential mortgage markets in the United States and expand opportunities for homeownership and affordable rental housing.

Freddie Mac's statutory purposes are:

- To provide stability in the secondary market for residential mortgages;
- To respond appropriately to the private capital markets;
- To provide ongoing assistance to the secondary market for residential mortgages (including mortgages on housing for low- and moderate-income families involving a reasonable economic return that may be less than the return earned on other activities) by increasing the liquidity of mortgage investments and improving the distribution of investment capital available for residential mortgage financing; and
- To promote access to mortgage credit throughout the United States (including central cities, rural areas and other underserved areas) by increasing the liquidity of mortgage investments and improving the distribution of investment capital available for residential mortgage financing.

Freddie Mac fulfills the requirements of its charter by purchasing residential mortgages and mortgage-related securities in the secondary mortgage market and securitizing such mortgages into mortgage-related securities for its mortgage-related investment portfolio. It also purchases multifamily residential mortgages in the secondary mortgage market and holds these loans either for investment or sale. Freddie Mac finances the purchases of its mortgage-related securities and mortgage loans, and manages its interest-rate and other market risks, primarily by issuing a variety of debt instruments and entering into derivative contracts in the capital markets. Although it is chartered by Congress, Freddie Mac is solely responsible for making payments on its obligations. Neither the U.S. government nor any agency or instrumentality of the U.S. government other than Freddie Mac guarantees its obligations.

Freddie Mac Conservatorship

Freddie Mac continues to operate under the conservatorship that commenced on September 6, 2008, conducting its business under the direction of the FHFA, Freddie Mac's conservator (the "Conservator"). FHFA was established under the Reform Act. Prior to the enactment of the Reform Act, the U.S. Department of Housing and Urban Development ("HUD") had general regulatory authority over Freddie Mac, including authority over Freddie Mac's affordable housing goals and new programs. Under the Reform Act, FHFA now has general regulatory authority over Freddie Mac, though HUD still has authority over Freddie Mac with respect to fair lending.

Upon its appointment, FHFA, as Conservator, immediately succeeded to all rights, titles, powers and privileges of Freddie Mac and of any stockholder, officer or director of Freddie Mac with respect to Freddie Mac and its assets, and succeeded to the title to all books, records and assets of Freddie Mac held by any other legal custodian or third party. During the conservatorship, the Conservator has delegated certain authority to Freddie Mac's Board of Directors to oversee, and to Freddie Mac's management to conduct, day-to-day operations so that Freddie Mac can continue to operate in the ordinary course of business. There is significant uncertainty as to whether or when Freddie Mac will emerge from conservatorship, as it has no specified termination date, and as to what changes may occur to Freddie Mac's business structure during or following conservatorship, including whether Freddie Mac will continue to exist. While Freddie Mac is not aware of any current plans of its Conservator to significantly change its business structure in the near term, there are likely to be significant changes beyond the near-term that will be decided by the Obama Administration and Congress.

To address deficits in Freddie Mac's net worth, FHFA, as Conservator, entered into the Purchase Agreement with Treasury, and (in exchange for an initial commitment fee of senior preferred stock and warrants to purchase common stock) Treasury made a commitment to provide funding, under certain conditions. Freddie Mac is dependent upon the continued support of Treasury and FHFA in order to continue operating its business. Freddie Mac's ability to access funds from Treasury under the Purchase Agreement is critical to keeping it solvent and avoiding appointment of a receiver by FHFA under statutory mandatory receivership provisions.

On February 11, 2011, the Obama Administration delivered a report to Congress that lays out the Administration's plan to reform the U.S. housing finance market, including options for structuring the government's long-term role in a housing finance system in which the private sector is the dominant provider of mortgage credit. The report recommends winding down Freddie Mac and Fannie Mae, stating that the Administration will work with FHFA to determine the best way to responsibly reduce the role of Freddie Mac and Fannie Mae in the market and ultimately wind down both institutions. The report states that these efforts must be undertaken at a deliberate pace, which takes into account the impact that these changes will have on borrowers and the housing market.

The report states that the government is committed to ensuring that Freddie Mac and Fannie Mae have sufficient capital to perform under any guarantees issued now or in the future and the ability to meet any of their debt obligations, and further states that the Administration will not pursue policies or reforms in a way that would impair the ability of Freddie Mac and Fannie Mae to honor their obligations. The report states the Administration's belief that under the companies' senior preferred stock purchase agreements with Treasury, there is sufficient funding to ensure the orderly and deliberate wind down of Freddie Mac and Fannie Mae, as described in the Administration's plan.

Additional information regarding the conservatorship, the Purchase Agreement and other matters concerning Freddie Mac is available in the annual reports on Form 10-K, quarterly reports on Form 10-Q and other reports filed with the SEC by Freddie Mac.

Proposed Operation of Multifamily Mortgage Business on a Stand-Alone Basis

On March 8, 2012, the Conservator instituted a scorecard of objectives for Freddie Mac in 2012. One objective of this scorecard is for Freddie Mac to undertake a market analysis exploring the viability of operating its multifamily business model on a stand-alone basis and, after attracting private capital, without guarantees. Freddie Mac has conducted that analysis and has submitted its findings to FHFA.

If Freddie Mac were to transition its multifamily operations to one or more stand-alone entities, such entities may be entitled to exercise the rights and perform the obligations of Freddie Mac under the series 2013-KSMC

pooling and servicing agreement, the mortgage loan purchase agreement and other transaction documents. However, Freddie Mac's obligations under the Freddie Mac Guarantee and as mortgage loan seller would continue to be the obligations of Freddie Mac in its capacity as guarantor of the Guaranteed Certificates and mortgage loan seller, respectively.

Litigation Involving Mortgage Loan Seller and Guarantor

For more information on Freddie Mac's involvement as a party to various legal proceedings, see the annual reports on Form 10-K, quarterly reports on Form 10-Q and other reports filed with the SEC by Freddie Mac.

Mortgage Loan Purchase and Servicing Standards of the Mortgage Loan Seller

General. Any mortgages that Freddie Mac purchases must satisfy the mortgage purchase standards that are contained in the Freddie Mac Act. These standards require Freddie Mac to purchase mortgages of a quality, type and class that meet generally the purchase standards imposed by private institutional mortgage investors. This means the mortgages must be readily marketable to institutional mortgage investors.

The Guide. In addition to the standards in the Freddie Mac Act, which Freddie Mac cannot change, Freddie Mac has established its own multifamily mortgage purchase standards, appraisal guidelines and servicing policies and procedures. These are in Freddie Mac's Multifamily Seller/Servicer Guide which can be accessed by subscribers at www.allregs.com (the "Guide"). Forms of Freddie Mac's current loan documents can be found on Freddie Mac's website, www.freddiemac.com. The master servicer and special servicer will be required to service the underlying mortgage loans other than REO Loans, REO Properties and specially serviced mortgage loans pursuant to, among other things, the Guide, as described in "The Series 2013-KSMC Pooling and Servicing Agreement—Servicing Under the Series 2013-KSMC Pooling and Servicing Agreement" in this information circular.

Freddie Mac may waive or modify its mortgage purchase standards and guidelines and servicing policies and procedures when it purchases any particular mortgage or afterward. We have described those changes in this information circular if we believe they will materially change the prepayment behavior of the mortgages included in the issuing entity. Freddie Mac also reserves the right to change its mortgage purchase standards, credit, appraisal, underwriting guidelines and servicing policies and procedures at any time. This means that the mortgages included in the issuing entity may not conform at any particular time to all of the provisions of the Guide or Freddie Mac's mortgage purchase documents.

Certain aspects of Freddie Mac's mortgage purchase and servicing guidelines are summarized below. However, this summary is qualified in its entirety by the Guide, any applicable mortgage purchase documents, any applicable servicing agreement and any applicable supplemental disclosure.

Mortgage Purchase Standards. Freddie Mac uses mortgage information available to it to determine which mortgages it will purchase, the prices it will pay for mortgages, how to pool the mortgages it purchases and which mortgages it will retain in its portfolio. The information Freddie Mac uses varies over time, and may include:

- the loan-to-value and debt service coverage ratios of the mortgage;
- the strength of the market in which the mortgaged real property is located;
- the strength of the mortgaged real property's operations;
- the physical condition of the mortgaged real property;
- the financial strength of the borrower and its principals;
- the management experience and ability of the borrower and its principals or the property manager, as applicable; and
- Freddie Mac's evaluation of and experience with the seller of the mortgage.

To the extent allowed by the Freddie Mac Act, Freddie Mac has discretion to determine its mortgage purchase standards and whether the mortgages it purchases will be securitized or held in its portfolio.

Eligible Sellers, Servicers and Warranties. Freddie Mac approves sellers and servicers of mortgages based on a number of factors, including their financial condition, operational capability and mortgage origination and servicing experience. The seller or servicer of a mortgage need not be the originator of that mortgage.

In connection with its purchase of a mortgage loan, Freddie Mac relies on the representations and warranties of the seller with respect to certain matters, as is customary in the secondary market. These warranties cover such matters as:

- the accuracy of the information provided by the borrower;
- the accuracy and completeness of any third party reports prepared by a qualified professional;
- the validity of each mortgage as a first or second lien, as applicable;
- the timely payments on each mortgage at the time of delivery to Freddie Mac;
- the physical condition of the mortgaged real property;
- the accuracy of rent schedules; and
- the originator's compliance with applicable state and federal laws.

Mortgage Servicing Policies and Procedures. Freddie Mac generally supervises servicing of the mortgages according to the policies and procedures in the Guide. Each servicer must diligently perform all services and duties customary to the servicing of multifamily mortgages and as required by the Guide. These include:

- collecting and posting payments on the mortgages;
- investigating delinquencies and defaults;
- analyzing and recommending any special borrower requests, such as requests for assumptions, subordinate financing and partial release;
- submitting monthly electronic remittance reports and annual financial statements obtained from borrowers;
- administering escrow accounts;
- inspecting properties;
- responding to inquiries of borrowers or government authorities; and
- collecting insurance claims.

Servicers service the mortgages, either directly or through approved sub-servicers, and receive fees for their services. Freddie Mac monitors the servicer's performance through periodic and special reports and inspections to ensure it complies with its obligations. A servicer may remit payments to Freddie Mac under various arrangements but these arrangements do not affect the timing of payments to investors. Freddie Mac invests those payments at its own risk and for its own benefit until it passes through the payments to investors. The master servicer and special servicer will be required to service the underlying mortgage loans other than REO Loans, REO Properties and specially serviced mortgage loans pursuant to, among other things, the Guide, as described in "The Series 2013-KSMC Pooling and Servicing Agreement—Servicing Under the Series 2013-KSMC Pooling and Servicing Agreement" in this information circular.

DESCRIPTION OF THE BORROWERS

Each of the borrowers is a recycled single purpose Maryland, Delaware or Virginia limited liability company, limited partnership or limited liability limited partnership entity structured to be bankruptcy remote. All of the borrowers are affiliated with David H. Hillman and SMC. Each entity was formed for the purpose of acquiring, developing, owning and operating its respective property. The borrowers will not have significant assets other than the mortgaged real properties that they own, respectively. See “Risk Factors—Risks Related to the Underlying Mortgage Loans—The Type of Borrower May Entail Risk” in this information circular. There are seventy-three (73) borrowers because four (4) of the underlying mortgage loans, secured by the mortgaged real properties identified on Exhibit A-1 to this information circular as “Charles Towers Apartments,” “Park Charles Apartments,” “Park Place Apartments” and “The Atrium At Market Center,” have co-borrowers.

Gallows Manager, LLC is a newly formed Delaware limited liability company that holds at least a 0.5% equity interest in each of the seventy-three (73) borrowers and is the managing member or general partner of each borrower. Gallows Manager, LLC is 100% owned by The Gallows Corporation, a Delaware corporation that is 100% owned and controlled by David H. Hillman and related entities. Mr. Hillman is the President of The Gallows Corporation. Each borrower has an independent director/manager. The same independent director/manager serves that role for all seventy-three (73) borrower entities.

David H. Hillman and SMC are the guarantors on the non-recourse carve-out provisions of each underlying mortgage loan. SMC is a Maryland corporation that is 100% owned and controlled by David H. Hillman and related entities. Mr. Hillman is the Chairman and Chief Executive Officer of SMC.

DESCRIPTION OF SMC

SMC is a Maryland corporation that is 100% owned and controlled by David H. Hillman and related entities. Mr. Hillman is the Chairman and Chief Executive Officer of SMC. All of the borrowers are affiliated with SMC and SMC is a guarantor on the non-recourse carve-out provisions of each underlying mortgage loan. In addition, each of the mortgaged real properties is managed by SMC, a Maryland corporation organized in 1981 to own and manage multifamily and commercial properties in the Baltimore, Maryland and Washington, D.C. suburban area pursuant to a written property management agreement. According to information provided by SMC, SMC is one of the largest privately owned property management companies in the Mid-Atlantic region and its property management portfolio currently consists of seventy-six (76) multifamily properties with approximately 25,080 apartment units and with respect to ten (10) of those multifamily properties, approximately 300,000 square feet of mixed use space consisting of office and retail space and seven (7) properties with approximately 1,000,000 square feet of office space. SMC has approximately 1,500 full time employees. According to SMC, its properties are geographically located from Woodbridge, Virginia to Cockeysville, Maryland. According to SMC, the property management agreement for each of the mortgaged real properties provides for a management fee of 4% of gross revenues to be paid to SMC, and each such agreement has a term of no less than ten (10) years remaining.

Neither the underlying mortgage loans nor the series 2013-KSMC certificates represent indebtedness or obligations of SMC or the depositor.

DESCRIPTION OF THE UNDERLYING MORTGAGE LOANS

General

The issuing entity will consist primarily of sixty-nine (69) fixed rate loans, secured by sixty-nine (69) multifamily properties. We refer to these fixed rate loans that we intend to include in the issuing entity collectively in this information circular as the “underlying mortgage loans.” The underlying mortgage loans will have an initial total principal balance of approximately \$1,500,000,000 as of their applicable due dates in March 2013 (which will be March 1, 2013, subject, in some cases, to a next succeeding business day convention) (which we refer to in this information circular as the “Cut-off Date”), subject to a variance of plus or minus 5%.

The Cut-off Date Principal Balance of any underlying mortgage loan is equal to its unpaid principal balance as of the Cut-off Date, after application of all monthly debt service payments due with respect to the mortgage loan on or before that date, whether or not those payments were received. The Cut-off Date Principal Balance of each underlying mortgage loan is shown on Exhibit A-1 to this information circular.

Each of the underlying mortgage loans is an obligation of the related borrower to repay a specified sum with interest. Each of those mortgage loans is evidenced by one or more promissory notes and secured by a mortgage, deed of trust or other similar security instrument that creates a mortgage lien on the fee and/or leasehold interest of the related borrower or another party in one or more multifamily real properties. That mortgage lien will, in all cases, be a first priority lien subject to certain standard permitted encumbrances.

Except for certain standard nonrecourse carveouts, each of the underlying mortgage loans is a nonrecourse obligation of the related borrower. In the event of a payment default by the related borrower, recourse will be limited to the corresponding mortgaged real property or properties for satisfaction of that borrower's obligations. None of the underlying mortgage loans will be insured or guaranteed by any governmental entity or by any other person.

We provide in this information circular a variety of information regarding the underlying mortgage loans. When reviewing this information, please note that—

- All numerical information provided with respect to those mortgage loans is provided on an approximate basis.
- All weighted average information provided with respect to those mortgage loans reflects a weighting by their respective Cut-off Date Principal Balances.
- In calculating the Cut-off Date Principal Balances of the underlying mortgage loans, we have assumed that—
 1. all scheduled payments of principal and/or interest due on those mortgage loans on or before their respective due dates in March 2013, are timely made; and
 2. there are no prepayments or other unscheduled collections of principal with respect to any of those mortgage loans during the period from its due date in February 2013 up to and including March 1, 2013.
- When information with respect to mortgaged real properties is expressed as a percentage of the initial mortgage pool balance, the percentages are based upon the Cut-off Date Principal Balances of the related underlying mortgage loans.
- Sixty-eight (68) of the underlying mortgage loans, collectively representing 97.6% of the initial mortgage pool balance, belong to the Crossed Mortgage Loan Group. The underlying mortgage loans in the Crossed Mortgage Loan Group are cross-defaulted with each other and are cross-collateralized by each mortgaged real property securing each such underlying mortgage loan. In addition, the underlying mortgage loans in the Crossed Mortgage Loan Group are cross-defaulted with the Kings Gardens Mortgage Loan (such that a default with respect to the Kings Gardens Mortgage Loan is also a default under each underlying mortgage loan in the Crossed Mortgage Loan Group but a default with respect to any underlying mortgage loan in the Crossed Mortgage Loan Group is not a default under the Kings Gardens Mortgage Loan), and the mortgaged real properties securing the underlying mortgage loans in the Crossed Mortgage Loan Group also secure the Kings Gardens Mortgage Loan (but the mortgaged real property securing the Kings Gardens Mortgage Loan does not secure any of the underlying mortgage loans in the Crossed Mortgage Loan Group). Unless otherwise indicated, when an underlying mortgage loan belongs to the Crossed Mortgage Loan Group, we present the information regarding such underlying mortgage loan in the Crossed Mortgage Loan Group as a separate loan. None of the underlying mortgage loans will be cross-collateralized or cross-defaulted with any mortgage loan that is not in the issuing entity.
- Whenever we refer to a particular mortgaged real property by name, we mean the property identified by that name on Exhibit A-1 to this information circular. Whenever we refer to a particular underlying

mortgage loan by name, we mean the underlying mortgage loan secured by the mortgaged real property identified by that name on Exhibit A-1 to this information circular.

- Statistical information regarding the underlying mortgage loans may change prior to the date of initial issuance of the offered certificates due to changes in the composition of the mortgage pool prior to that date.

Cross-Collateralized Mortgage Loans and Mortgage Loans with Affiliated Borrowers

All mortgaged real properties have affiliated borrowers and each such borrower is affiliated with SMC. Sixty-eight (68) of the underlying mortgage loans, collectively representing 97.6% of the initial mortgage pool balance, belong to the Crossed Mortgage Loan Group. The underlying mortgage loans in the Crossed Mortgage Loan Group are cross-defaulted with each other and are cross-collateralized by each mortgaged real property securing each such underlying mortgage loan. In addition, the underlying mortgage loans in the Crossed Mortgage Loan Group are cross-defaulted with the Kings Gardens Mortgage Loan (such that a default with respect to the Kings Gardens Mortgage Loan is also a default under each underlying mortgage loan in the Crossed Mortgage Loan Group but a default with respect to any underlying mortgage loan in the Crossed Mortgage Loan Group is not a default under the Kings Gardens Mortgage Loan), and the mortgaged real properties securing the underlying mortgage loans in the Crossed Mortgage Loan Group also secure the Kings Gardens Mortgage Loan (but the mortgaged real property securing the Kings Gardens Mortgage Loan does not secure any of the underlying mortgage loans in the Crossed Mortgage Loan Group). Underlying mortgage loans in the Crossed Mortgage Loan Group may be released from the cross-collateralization and cross-default provisions of the related master cross-collateralization agreement under certain circumstances, as more particularly described below.

Generally, the amount of the mortgage lien encumbering any particular one of those properties may be less than the full amount secured by the underlying mortgage loans in the Crossed Mortgage Loan Group, generally to minimize recording tax. The mortgage amount may equal the appraised value or allocated loan amount for the particular real property. This would limit the extent to which proceeds from that property would be available to offset declines in value of the underlying mortgage loans in the Crossed Mortgage Loan Group.

Cross-Collateralization and Cross-Default Provisions. Underlying mortgage loans in the Crossed Mortgage Loan Group are cross-defaulted with each other and cross-collateralized by each related mortgaged real property securing each such underlying mortgage loan pursuant to a master cross-collateralization agreement, dated as December 20, 2012, as amended, modified and supplemented. All of the borrowers related to underlying mortgage loans in the Crossed Mortgage Loan Group executed the master cross-collateralization agreement. The borrower related to the Kings Gardens Mortgage Loan is not a party to the master cross-collateralization agreement. Pursuant to the master cross-collateralization agreement, each related borrower (other than the borrower for the Kings Gardens Mortgage Loan) generally agreed as follows:

- Each related borrower (other than the borrower under the Kings Gardens Mortgage Loan) agrees to pay any indebtedness due under the loan documents related to any other underlying mortgage loan (including the Kings Gardens Mortgage Loan), and that the indebtedness of any related borrower (including the borrower under the Kings Gardens Mortgage Loan) constitutes the joint and several obligation of each other related borrower (other than the borrower under the Kings Gardens Mortgage Loan).
- Notwithstanding the fact that each related underlying mortgage loan (including the Kings Gardens Mortgage Loan) represents an independent obligation of each related borrower (including the borrower under the Kings Gardens Mortgage Loan), each related borrower (other than the borrower under the Kings Gardens Mortgage Loan) executed the master cross-collateralization agreement intending that the underlying mortgage loans (including the Kings Gardens Mortgage Loan) be treated as if they were the single, integrated indebtedness of the related borrowers (except in the case of the borrower under the Kings Gardens Mortgage Loan).
- The aggregate of all of the mortgaged real properties securing the underlying mortgage loans (other than the mortgaged real property securing the Kings Gardens Mortgage Loan) will secure to the lender for the related underlying mortgage loans (including the lender for the Kings Gardens Mortgage Loan) the payment and performance of all of the total indebtedness existing in connection with the related underlying

mortgage loans (including the indebtedness existing in connection with the Kings Gardens Mortgage Loan).

- If any of the related borrowers (including the borrower under the Kings Gardens Mortgage Loan) fails to pay fully, when due, any amount payable to the lender for the related underlying mortgage loans (including the lender for the Kings Gardens Mortgage Loan) pursuant to the master cross-collateralization or any related loan document (including the loan documents related to the Kings Gardens Mortgage Loan), then
 - (i) the lender for the related underlying mortgage loans may elect, in its discretion, to treat that amount as being due and owing by all of the related borrowers (excluding, however, the borrower under the Kings Gardens Mortgage Loan) on a joint and several basis;
 - (ii) the lender for the related underlying mortgage loans may enforce its rights and remedies against and collect such amounts from the related borrowers (excluding, however, the borrower under the Kings Gardens Mortgage Loan) on a joint and several basis; and
 - (iii) the lender for the related underlying mortgage loans may recover such amounts from the value of each related mortgaged properties (excluding, however, the mortgaged real property securing the Kings Gardens Mortgage Loan) on a *pro rata* basis or otherwise, as determined by the lender for the related underlying mortgage loans (including the lender for the Kings Gardens Mortgage Loans) in its discretion.
- Each of the following occurrences constitutes an event of default under the master cross-collateralization agreement:
 - (i) a default or breach by any borrower under an underlying mortgage loan included in the Crossed Mortgage Loan Group (which excludes the borrower under the Kings Gardens Mortgage Loan) of any provision of the master cross-collateralization agreement.
 - (ii) any event or condition constituting any event of default under any related underlying loan document (including an event of default under the loan documents for the Kings Gardens Mortgage Loan).
- Any event of default under the master cross-collateralization agreement constitutes an event of default under each loan agreement and each security instrument (excluding, however, the loan agreement and security instrument related to the Kings Gardens Mortgage Loan).

Certain Terms and Conditions of the Underlying Mortgage Loans

Due Dates. Subject, in some cases, to a next business day convention, monthly installments of principal and/or interest will be due on the first of the month with respect to each of the underlying mortgage loans.

Mortgage Interest Rates; Calculations of Interest. Each of the underlying mortgage loans bears interest at a mortgage interest rate that, in the absence of default or modification, is fixed until maturity.

The current mortgage interest rate for each of the underlying mortgage loans is shown on Exhibit A-1 to this information circular.

None of the underlying mortgage loans provides for negative amortization or for the deferral of interest.

All of the underlying mortgage loans accrue interest on an Actual/360 Basis.

Balloon Loans. All of the underlying mortgage loans are characterized by—

- an amortization schedule that is significantly longer than the actual term of the subject mortgage loan, and
- a substantial payment of principal on its stated maturity date.

Additional Amortization Considerations. All of the underlying mortgage loans provide for an initial interest-only period of twenty-four (24) months.

Prepayment Provisions. As of origination, all of the underlying mortgage loans provided for certain restrictions and/or requirements with respect to prepayments during some portion of their respective loan terms. The relevant restrictions and requirements will generally consist of the following:

- All of the underlying mortgage loans provide for –
 1. a prepayment lockout and a defeasance period, during which voluntary principal prepayments are prohibited (although, for a portion of that period, beginning no sooner than the second anniversary of the date of initial issuance of the offered certificates, the related mortgage loan may be defeased), followed by;
 2. an open prepayment period prior to maturity during which voluntary principal prepayments may be made without payment of any prepayment consideration.

The open prepayment period for any underlying mortgage loan will begin six (6) months prior to the month in which the underlying mortgage loan matures.

The prepayment terms of the underlying mortgage loans are more particularly described in Exhibit A-1 to this information circular.

Unless an underlying mortgage loan is relatively near its stated maturity date or unless the sale price or the amount of the refinancing of the related mortgaged real property is considerably higher than the current outstanding principal balance of that mortgage loan due to an increase in the value of the mortgaged real property or otherwise, the prepayment consideration may, even in a relatively low interest rate environment, offset entirely or render insignificant any economic benefit to be received by the borrower upon a refinancing or sale of the mortgaged real property. The prepayment consideration provision is intended to create an economic disincentive for the borrower to prepay a mortgage loan voluntarily.

Casualty and Condemnation. In the event of a condemnation or casualty at the mortgaged real property securing any of the underlying mortgage loans, the borrower will generally be required to restore that mortgaged real property. However, the lender may under certain circumstances apply the condemnation award or insurance proceeds to the repayment of debt, which will not require payment of any prepayment premium.

Lockboxes. All of the underlying mortgage loans provide for a soft lockbox with springing cash management. Such accounts are in the form of a cash management arrangement pursuant to which rents (and other amounts received) are deposited by the borrower or the property manager into the lockbox account and (i) prior to an event of default with respect to the related underlying mortgage loan, such funds are swept to a borrower-controlled account and (ii) after an event of default with respect to the related underlying mortgage loan, such funds are swept to a lender-controlled account and used to pay debt service, reserves and any other amounts due under the related underlying mortgage loan.

Escrow and Reserve Accounts. Most of the underlying mortgage loans provide for the establishment of escrow and/or reserve accounts for the purpose of holding amounts required to be on deposit as reserves for—

- taxes and insurance;
- capital improvements; and/or
- various other purposes.

As of the date of initial issuance of the offered certificates, these accounts will be under the sole control of the master servicer. Most of the underlying mortgage loans that provide for such accounts require that the accounts be funded out of monthly escrow and/or reserve payments by the related borrower.

Tax Escrows. In the case of all of the underlying mortgage loans escrows were funded or will be funded for taxes. The related borrower is generally required to deposit on a monthly basis an amount equal to one-twelfth of the annual real estate taxes and assessments. If an escrow was funded, the funds will be applied by the master servicer to pay for taxes and assessments at the related mortgaged real property.

Insurance Escrows. In the case of all of the underlying mortgage loans escrows were funded or will be funded for insurance premiums. The related borrower is generally required to deposit on a monthly basis an amount equal to one-twelfth of the annual premiums payable on insurance policies that the borrower is required to maintain. If an escrow was funded, the funds will be applied by the master servicer to pay for insurance premiums at the related mortgaged real property.

Under some of the other underlying mortgage loans, the insurance carried by the related borrower is in the form of a blanket policy. In these cases, the amount of the escrow is an estimate of the proportional share of the premium allocable to the mortgaged real property, or the related borrower pays the premium directly. See “—Hazard, Liability and Other Insurance” below.

In still other cases, no insurance escrow was funded because the mortgage loan seller did not deem it necessary for various reasons.

Recurring Replacement Reserves. The column titled “Replacement Reserve (Monthly)” on Exhibit A-1 to this information circular shows for each applicable underlying mortgage loan the reserve deposits that the related borrower has been or is required to make into a separate account for capital replacements and repairs.

In the case of some of the mortgaged real properties that secure an underlying mortgage loan, those reserve deposits are initial amounts and may vary over time. In these cases, the related mortgage instrument and/or other related loan documents may provide for applicable reserve deposits to cease upon achieving predetermined maximum amounts in the related reserve account. Under some of the underlying mortgage loans, the related borrowers may be permitted to deliver letters of credit from third parties in lieu of establishing and funding the reserve accounts or may substitute letters of credit and obtain release of established reserve accounts.

Engineering Reserves. The column titled “Engineering Escrow/Deferred Maintenance” on Exhibit A-1 to this information circular shows the engineering reserves established at the origination of the corresponding underlying mortgage loans for deferred maintenance items that are generally required to be corrected within twelve (12) months from origination. In a significant number of those cases, the engineering reserve for a mortgaged real property is less than the cost estimate in the related inspection report because—

- the mortgage loan seller may not have considered various items identified in the related inspection report significant enough to require a reserve; and/or
- various items identified in the related inspection report may have been corrected.

In the case of some of the mortgaged real properties securing the underlying mortgage loans, the engineering reserve was a significant amount and substantially in excess of the cost estimate set forth in the related inspection report because the mortgage loan seller required the borrower to establish reserves for the completion of major work that had been commenced. In the case of some mortgaged real properties acquired with the proceeds of the related underlying mortgage loan, the related borrower escrowed an amount substantially in excess of the cost estimate set forth in the related inspection report because it contemplated completing repairs in addition to those shown in the related inspection report. Not all engineering reserves are required to be replenished. We cannot provide any assurance that the work for which reserves were required will be completed in a timely manner or that the reserved amounts will be sufficient to cover the entire cost of the required work.

Release of Property Through Substitution, Defeasance or Prepayment.

Substitution. With respect to all of the underlying mortgage loans, the related loan documents (including a related master substitution agreement) permit the related borrower to substitute another multifamily property for the related mortgaged real property upon the satisfaction of certain conditions and subject to certain limitations specified in the loan documents, including but not limited to: (i) the loan-to-value ratio of the substitute mortgaged real property at the time of the substitution may not exceed the lesser of (a) the underwritten loan-to-value ratio of the

mortgaged real property to be released as set forth on the then-effective substitution schedule and (b) the loan-to-value ratio of the mortgaged real property to be released as of the date immediately preceding the substitution; (ii) the debt service coverage ratio for the substitute mortgaged real property for the 12-month period immediately preceding the substitution is greater than or equal to each of (a) the debt service coverage ratio for the mortgaged real property to be released as set forth on the then-effective substitution schedule and (b) the debt service coverage ratio for the mortgaged real property to be released as of the date immediately preceding substitution; (iii) the net operating income for the substitute mortgaged real property does not show a downward trend over the three (3) years immediately prior to the date of substitution or such shorter period of time as may be determined from the net operating income information available; (iv) a total of seventeen (17) substitutions is allowed during the period that any of the underlying mortgage loans are outstanding; provided, however, that the total number of substitutions may be adjusted downward upon release of a mortgaged real property from the lien of its related security instrument in connection with a release from the master cross-collateralization agreement, to the extent that the number of permitted substitutions may not exceed the number of underlying mortgage loans subject to the master cross-collateralization agreement divided by four (4) and rounded down to the nearest whole number; (v) a substitution is only allowed to the extent that the aggregate original principal balances of the underlying mortgage loans secured by substitute properties will not exceed \$150,000,000; (vi) any substitute property must be a multifamily property in a market equal or better than the market of the mortgaged real property to be released, as determined by the lender; (vii) upon closing of the substitution, the related borrower must pay to the lender a substitution approval fee equal to 0.25% of the unpaid principal balance of the related underlying mortgage loan; and (viii) no substitution request may be considered earlier than twelve (12) months after the origination of the related underlying mortgage loan or during any applicable lockout period and any substitution must be completed no later than twenty-four (24) months prior to the scheduled maturity date of the related underlying mortgage loan.

With respect to any underlying mortgage loan which by its terms provides that the related borrower may effect a substitution for a mortgage loan that is subject to the master substitution agreement, the master servicer (for any underlying mortgage loan that is not a specially serviced mortgage loan) or the special servicer (in the case of any specially serviced mortgage loan) is required to process such a request in accordance with the terms of the related loan documents and the master substitution agreement; *provided, however*, that the master servicer (for any underlying mortgage loan that is not a specially serviced mortgage loan) or the special servicer (in the case of any specially serviced mortgage loan), as applicable, may waive any related conditions or requirements set forth in such related loan documents if it determines that doing so would be in accordance with the Servicing Standard, including (for any mortgage loan that is not a specially serviced mortgage loan) any guidance provided by the Guide, as applicable. Any such substitution will not require the review or approval of the series 2013-KSMC directing party.

Defeasance. All of the underlying mortgage loans permit the borrower to obtain the release of the related mortgaged real property through defeasance of the related underlying mortgage loan.

The borrower is permitted to deliver, during specified periods and subject to specified conditions, (i) direct, non-callable and non-redeemable U.S. treasury obligations, (ii) non-callable bonds, debentures, notes and other similar debt obligations issued by Freddie Mac or Fannie Mae and/or (iii) direct, non-callable and non-redeemable securities issued or fully insured as to payment by any Federal Home Loan Bank, as substitute collateral and obtain a full release of the mortgaged real property. In general, the securities that are to be delivered in connection with the defeasance of any underlying mortgage loan must provide for a series of payments that—

- will be made prior, but as closely as possible, to all successive due dates through and including the maturity date (or, in some cases, the end of the lockout period), and
- will, in the case of each due date, be in the total amount equal to or greater than the monthly debt service payment, including any applicable balloon payment, scheduled to be due on that date.

In connection with any delivery of defeasance collateral, the related borrower will be required to deliver a security agreement granting the issuing entity a first priority security interest in the collateral, together with an opinion of counsel confirming the first priority status of the security interest.

None of the underlying mortgage loans may be defeased prior to the second anniversary of the date of initial issuance of the offered certificates.

We do not make any representation as to the enforceability of the defeasance provisions of any of the underlying mortgage loans.

Prepayment. All of the underlying mortgage loans permit the related borrowers, during the open prepayment period prior to maturity, to obtain the release of all of the mortgaged real properties securing the related underlying mortgage loans upon the prepayment of such mortgage loans in full without the imposition of any prepayment penalty and without any lockout period as described in “—Prepayment Provisions” above; provided that each of the underlying mortgage loans that are a part of the Crossed Mortgage Loan Group permits the related borrower to obtain the release of the mortgaged real property securing the underlying mortgage loan from the lien of the master cross-collateralization upon the prepayment of any such underlying mortgage loan in an amount equal to the unpaid amounts due on such underlying mortgage pursuant to the related loan documents, plus an amount equal to 10% of the unpaid principal balance of the related underlying mortgage loan as more fully described in “—Releases of Mortgage Loans from the Crossed Mortgage Loan Group” below.

Partial Releases.

With respect to the underlying mortgage loan secured by the mortgaged real property identified on Exhibit A-1 to this information circular as “Marlboro Classic Apartments,” representing 0.7% of the initial mortgage pool balance, pursuant to the related loan documents, the related borrower may release a portion of the related mortgaged real property from the lien of the underlying mortgage loan upon the satisfaction of certain conditions including, but not limited to: (i) the receipt by the lender of an endorsement to the title policy indicating the release parcel has been legally subdivided and represents a separate tax lot, (ii) the payment by the related borrower of any associated costs, taxes and expenses and (iii) immediately after the partial release, either (a) the loan-to-value ratio of the related mortgaged real property is equal to or less than 125% or (b) the principal balance of the underlying mortgage loan is paid down by the lesser of (1) the fair market value of the release parcel at the time of the partial release and (2) an amount such that the loan-to-value ratio of the underlying mortgage loan does not increase after the partial release, unless the lender receives an opinion of counsel that if such amount is not paid, the issuing entity will not fail to maintain its status as a REMIC as a result of the partial release.

Releases of Mortgage Loans from the Crossed Mortgage Loan Group. Underlying mortgage loans in the Crossed Mortgage Loan Group may be released from the cross-collateralization and cross-default provisions of the related master cross-collateralization agreement under certain circumstances, including repurchases due to breaches of the representations and warranties outlined on Exhibit C-1 to this information circular. Pursuant to the master cross-collateralization agreement, any time after the earlier of (i) the date of the twelfth (12th) monthly installment due date of interest payments under any underlying mortgage loan subject to the master cross-collateralization agreement or (ii) the expiration of the prepayment lockout period for any underlying mortgage loan subject to the master cross-collateralization agreement, a mortgaged real property related to an underlying mortgage loan subject to the master cross-collateralization agreement may be released from the master cross-collateralization agreement subject generally to satisfaction of the following conditions: (i) the lender for the related underlying mortgage loan receives a request for release of such underlying mortgage loan at least ninety (90) days prior to the proposed release date of such loan; (ii) no event of default has occurred under the master cross-collateralization agreement; (iii) with respect to any release occurring during the applicable defeasance period for the related underlying mortgage loan, (a) the underlying mortgage loan related to the mortgaged real property to be released from the master cross-collateralization agreement has been wholly defeased in compliance with all applicable defeasance provisions of the related underlying mortgage loan (including any such provisions pertaining to any requirements in compliance with the REMIC provisions of the Code); and (b) an additional amount equal to ten (10%) percent of the outstanding principal balance of the underlying mortgage loan to be released has been provided; (iv) with respect to any release occurring during any time other than during the defeasance period for the related underlying mortgage loan, the related borrowers subject to the master cross-collateralization agreement have paid to the lender for each of the following amounts: (a) the entire indebtedness applicable to the underlying mortgage loan for the related mortgaged real property to be released from the master cross-collateralization agreement, including, but not limited to principal, accrued interest and unpaid interest and any prepayment premium; (b) a release price equal to ten (10%) percent of the outstanding principal balance of the underlying mortgage loan for the related mortgaged real property to be released from the master cross-collateralization agreement; and (c) any prepayment premiums due in connection with the partial prepayment of any of the underlying mortgage loans remaining in the Crossed Mortgage Loan Group (the “Remaining Property Loans”) as a result of the application of the related release price; (v) payment of

certain administrative fees; (vi) the Remaining Property Loans have met certain aggregate debt service coverage ratio requirements and loan-to-value ratio requirements, as more particularly described in the master cross-collateralization agreement; (vii) following securitization of the Crossed Mortgage Loan Group, (a) upon delivery to the lender, upon request, of an opinion of counsel that the release of the related mortgaged real property will not cause the issuing entity to fail to meet applicable federal income tax qualification requirements or subject the issuing entity to tax and (b) the lender for the related underlying mortgage loan has determined in its sole and absolute discretion that the loan-to-value ratio of the Remaining Property Loans and the related mortgaged real properties will not exceed 125% or as otherwise may be required at such time by then-current REMIC provisions of the Code; (viii) if requested by the lender, the receipt by the lender of an endorsement each title policy insuring the related security instrument applicable to each of the mortgaged real properties related to the Remaining Property Loans that re-dates the title insurance policy to the date of the recording of the release of the underlying mortgage loan from the master cross-collateralization agreement and confirms that notwithstanding the release of the related mortgaged real property, the related security instrument remains a first priority lien upon any applicable mortgaged real property pertaining to the Remaining Property Loans.

Because certain states exact a mortgage recording or documentary stamp tax based on the principal amount of debt secured by a mortgage, the individual mortgages recorded with respect to certain of the underlying mortgage loans in the Crossed Mortgage Loan Group, loans collateralized by properties in such states may secure an amount less than the total initial principal balance of the Crossed Mortgage Loan Group. For the same reason, the mortgages recorded with respect to certain underlying mortgage loans may secure only a multiple of the initial principal balance of the note applicable to the underlying mortgage loan rather than the entire initial principal balance of the underlying mortgage loans in the Crossed Mortgage Loan Group. See “Risk Factors—Risks Related to the Underlying Mortgage Loans—Enforceability of Cross-Collateralization Provisions May Be Challenged and the Benefits of These Provisions May Otherwise Be Limited” in this information circular.

With respect to any underlying mortgage loan which by its terms provides that the related borrower may effect a release for an underlying mortgage loan that is subject to the master cross-collateralization agreement, the master servicer (for any underlying mortgage loan that is not a specially serviced mortgage loan) or the special servicer (in the case of any specially serviced mortgage loan) is required to process such a request in accordance with the terms of the related loan documents and the master cross-collateralization agreement; *provided, however*, that the master servicer (for any underlying mortgage loan that is not a specially serviced mortgage loan) or the special servicer (in the case of any specially serviced mortgage loan), as applicable, may waive any related conditions or requirements set forth in such related loan documents if it determines that doing so would be in accordance with the Servicing Standard, including (for any underlying mortgage loan that is not a specially serviced mortgage loan) any guidance provided by the Guide, as applicable. Any such release will not require the review or approval of the series 2013-KSMC directing party.

Pursuant to the series 2013-KSMC pooling and servicing agreement, with respect to a request by the related borrower to release a mortgaged real property securing an underlying mortgage loan that is a part of the Crossed Mortgage Loan Group through defeasance pursuant to the terms of the master cross-collateralization agreement, the master servicer will be required to effect the defeasance and the release of such mortgaged real property in accordance with the terms of the master cross-collateralization agreement, subject to the restrictions of the series 2013-KSMC pooling and servicing agreement. With respect to any additional defeasance collateral required to be provided pursuant to the terms of the master cross-collateralization agreement by the borrowers under the underlying mortgage loans in the Crossed Mortgage Loan Group that will remain as security for the lien of the master cross-collateralization after the release of any mortgaged real property through defeasance (each such remaining underlying mortgage loan a “Remaining Property Loan” and any related borrower a “Remaining Borrower”), the master servicer will determine, in accordance with the Servicing Standard and subject to the approval of Freddie Mac, which such Remaining Borrower or Remaining Borrowers will be required to provide such additional defeasance collateral with respect to which Remaining Property Loan or Remaining Property Loans and in what percentages. Upon such determination, the master servicer will be required to provide prompt notice to the Remaining Borrower or Remaining Borrowers and will apply the proceeds of any additional defeasance collateral to monthly payments and any balloon payments due with respect to such Remaining Property Loan or Remaining Property Loans.

In addition, the series 2013-KSMC pooling and servicing agreement provides that, with respect to a request by a borrower under an underlying mortgage loan to release the related mortgaged real property securing such underlying mortgage loan which is a part of the Crossed Mortgage Loan Group through a prepayment pursuant to the terms of the master cross-collateralization agreement, the master servicer or the special servicer, as applicable, is required to effect the prepayment and the release of such related mortgaged real property in accordance with the terms of the master cross-collateralization agreement, subject to the terms of the series 2013-KSMC pooling and servicing agreement. If the related borrower, as required by the terms of the master cross-collateralization agreement (as outlined above), provides any prepayment amount in excess of the prepayment amount required to prepay in full the underlying mortgage loan secured by mortgaged real property being released, the master servicer is required to allocate such prepayment amount to the Stated Principal Balance(s) of one or more underlying mortgage loans remaining in the Crossed Mortgage Loan Group (and that remain subject to the master cross-collateralization agreement) in accordance with the Servicing Standard and subject to the approval of Freddie Mac. Upon the application of any such prepayment amount with respect to any such remaining underlying mortgage loan, the master servicer is required to promptly provide notice to the related borrower detailing any reduction or adjustment of the Stated Principal Balance with respect to such underlying mortgage loan.

Further, pursuant to the terms of the 2013-KSMC pooling and servicing agreement, as to each underlying mortgage loan, which pursuant to the terms of the related loan documents provides that the related lender may request that the related borrower provide, at such borrower's expense, an opinion of independent counsel as to the compliance of such release or substitution with the REMIC provisions of the Code, the master servicer or the special servicer, as applicable, will be required to obtain such opinion of counsel prior to effecting any such release or substitution.

Due-on-Sale and Due-on-Encumbrance Provisions. All of the underlying mortgage loans contain both a due-on-sale clause and a due-on-encumbrance clause. In general, except for the requested transfers discussed in the next paragraph and subject to the discussion under “—Permitted Additional Debt” below, these clauses either—

- permit the holder of the related mortgage instrument to accelerate the maturity of the subject underlying mortgage loan if the borrower sells or otherwise transfers an interest in the corresponding mortgaged real property, related borrower or controlling entity or encumbers the corresponding mortgaged real property without the consent of the holder of the mortgage, unless such sale, transfer or encumbrance is permitted by the loan documents; or
- unless permitted by the loan documents, prohibit the borrower from otherwise selling, transferring or encumbering the corresponding mortgaged real property without the consent of the holder of the mortgage.

All of the underlying mortgage loans permit one or more of the following types of transfers:

- transfer of the mortgaged real property if specified conditions are satisfied, without any adjustment to the interest rate or to any other economic terms of a mortgage loan, which conditions typically include, among other things—
 1. the transferee meets lender's eligibility, credit, management and other standards satisfactory to lender in its sole discretion;
 2. the transferee's organization, credit and experience in the management of similar properties are deemed by the lender, in its discretion, to be appropriate to the overall structure and documentation of the existing financing;
 3. the corresponding mortgaged real property will be managed by a property manager meeting the requirements set forth in the loan documents; and
 4. the corresponding mortgaged real property, at the time of the proposed transfer, meets all standards as to its physical condition, occupancy, net operating income and the collection of reserves satisfactory to lender in its sole discretion.

- a transfer that occurs by devise, descent, or by operation of law upon the death of a natural person to one or more members of the immediate family of such natural person or to a trust or family conservatorship established for the benefit of such immediate family member or members, if specified conditions are satisfied, which conditions typically include, among other things—
 1. the property manager (or a replacement property manager approved by lender), if applicable, continues to be responsible for the management of the corresponding mortgaged real property, and such transfer may not result in a change in the day-to-day operations of the corresponding mortgaged real property; and
 2. those persons responsible for the management and control of the applicable borrower remain unchanged as a result of such transfer, or any replacement management is approved by lender;
- any transfer of an interest in an applicable borrower or any interest in a controlling entity, such as the transfers set forth below:
 - a sale or transfer to one or more of the transferor's immediate family members (a spouse, parent, child, stepchild, grandchild or step-grandchild);
 - a sale or transfer to any trust having as its sole beneficiaries the transferor and/or one or more of the transferor's immediate family members (a spouse, parent, child, stepchild, grandchild or step-grandchild);
 - a sale or transfer from a trust to any one or more of its beneficiaries who are immediate family members (a spouse, parent, child, stepchild, grandchild or step-grandchild) of the transferor;
 - the substitution or replacement of the trustee of any trust with a trustee who is an immediate family member (a spouse, parent, child, stepchild, grandchild or step-grandchild) of the transferor;
 - a sale or transfer to an entity owned and controlled by the transferor or the transferor's immediate family members (a spouse, parent, child, stepchild, grandchild or step-grandchild); or
 - a transfer of non-controlling ownership interests in the related borrower;

if, in each case, specified conditions are satisfied, which conditions typically include, among other things, a specified entity or person retains control of the applicable borrower and manages the day-to-day operations of the corresponding mortgaged real property.

We make no representation as to the enforceability of any due-on-sale or due-on-encumbrance provision in any underlying mortgage loan.

Permitted Additional Debt.

General. Other than as described below, the underlying mortgage loans generally prohibit borrowers from incurring, without lender consent, any additional debt secured or unsecured, direct or contingent other than (i) permitted supplemental mortgages and (ii) customary unsecured trade payables incurred in the ordinary course of owning and operating the corresponding mortgaged real property that do not exceed, in the aggregate, at any time a maximum amount of up to 5.0% of the original principal amount of the corresponding mortgage loan and are paid within sixty (60) days of the date incurred.

Permitted Subordinated Mortgage Debt. The borrowers under all of the underlying mortgage loans are permitted to incur an additional limited amount of indebtedness secured by the related mortgaged real properties beginning twelve (12) months after the origination date of each related underlying mortgage loan. It is a condition to the incurrence of any future secured subordinate indebtedness on these mortgage loans that, among other things: (i) the total loan-to-value ratio of these loans be below, and the debt service coverage ratio be above, certain thresholds set out in the related loan documents and (ii) subordination agreements and intercreditor agreements be put in place between the issuing entity and the related lenders. In the event a borrower satisfies these conditions, the

borrower will be permitted to obtain secured subordinate debt from certain approved lenders who will make such subordinate financing exclusively for purchase by Freddie Mac.

The loan documents require that any such subordinate debt be governed by an intercreditor agreement which will, in general, govern the respective rights of the holder of the subordinate indebtedness and the issuing entity as the holder of the related senior mortgage loan. The following paragraphs describe certain provisions that will be included in the intercreditor agreements, but they do not purport to be complete and are subject, and qualified in their entirety by reference to the actual provisions of each intercreditor agreement. The issuing entity as the holder of the senior mortgage loan is referred to in these paragraphs as the “Senior Lender” and the related mortgage loan included in the issuing entity is referred to as the “Senior Loan.” The holder of the subordinate indebtedness is referred to in these paragraphs as the “Junior Lender” and the related subordinate indebtedness is referred to as the “Junior Loan.”

Allocations of Payments. The right of the Junior Lender to receive payments of interest, principal and other amounts will be subordinated to the rights of the Senior Lender. Generally, as long as no event of default has occurred under the Senior Loan or the Junior Loan, the related borrower will make separate payments of principal and interest to the Junior Lender and the Senior Lender, respectively. If an event of default occurs with respect to the Senior Loan or the Junior Loan, or the related borrower becomes a subject of any bankruptcy, insolvency or reorganization proceeding, then, prior to any application of payments to the Junior Loan, all amounts tendered by the related borrower or otherwise available for payment will be applied (with any payments received by the Junior Lender during this time to be forwarded to the Senior Lender), net of certain amounts, to satisfy the interest (other than default interest), principal and other amounts owed with respect to the related Senior Loan until these amounts are paid in full.

Modifications. The Senior Lender will be permitted to enter into any amendment, deferral, extension, modification, increase, renewal, replacement, consolidation, supplement or waiver of any term or provision of any Senior Loan without the consent of the Junior Lender unless such modification will (i) increase the interest rate or principal amount of the Senior Loan, (ii) increase in any other material respect any monetary obligations of related borrower under the Senior Loan, (iii) extend or shorten the scheduled maturity date of the Senior Loan (other than pursuant to extension options exercised in accordance with the terms and provisions of the related loan documents), (iv) convert or exchange the Senior Loan into or for any other indebtedness or subordinate any of the Senior Loan to any indebtedness of related borrower, (v) amend or modify the provisions limiting transfers of interests in the related borrower or the related mortgaged real property, (vi) modify or amend the terms and provisions of the Senior Loan cash management agreement with respect to the manner, timing and method of the application of payments under the related loan documents, (vii) cross-default the Senior Loan with any other indebtedness, (viii) consent to a higher strike price with respect to any new or extended interest rate cap agreement entered into in connection with the extended term of the Senior Loan, (ix) obtain any contingent interest, additional interest or so-called “kicker” measured on the basis of the cash flow or appreciation of the mortgaged real property (or other similar equity participation), or (x) extend the period during which voluntary prepayments are prohibited. However, in no event will Senior Lender be obligated to obtain Junior Lender’s consent in the case of a work-out or other surrender, compromise, release, renewal, or modification of the Senior Loan during the existence of a continuing Senior Loan event of default, except that under all conditions Senior Lender will obtain Junior Lender’s consent to a modification with respect to clause (i) (with respect to increasing the principal amount of the Senior Loan only) and clause (x) of this paragraph.

The Junior Lender will be permitted to enter into any amendment, deferral, extension, modification, increase, renewal, replacement, consolidation, supplement or waiver of any term or provision of any Junior Loan without the consent of the Senior Lender unless such modification will (i) increase the interest rate or principal amount of the Junior Loan, (ii) increase in any other material respect any monetary obligations of related borrower under the related loan documents with respect to the Junior Loan, (iii) extend or shorten the scheduled maturity date of the Junior Loan (other than pursuant to extension options exercised in accordance with the terms and provisions of the related loan documents), (iv) convert or exchange the Junior Loan into or for any other indebtedness or subordinate any of the Junior Loan to any indebtedness of the related borrower, (v) amend or modify the provisions limiting transfers of interests in the related borrower or the related mortgaged real property, (vi) consent to a higher strike price with respect to any new or extended interest rate cap agreement entered into in connection with the extended term of the Junior Loan, (vii) cross-default the Junior Loan with any other indebtedness, (viii) obtain any contingent

interest, additional interest or so-called “kicker” measured on the basis of the cash flow or appreciation of the related mortgaged real property (or other similar equity participation) or (ix) extend the period during which voluntary prepayments are prohibited. However, in no event will Junior Lender be obligated to obtain Senior Lender’s consent to a modification or amendment in the case of a work-out or other surrender, compromise, release, renewal, or modification of the Junior Loan if an event of default has occurred and is continuing with respect to the Junior Loan, except that under all conditions Junior Lender will be required to obtain Senior Lender’s consent to a modification with respect to clause (i) (with respect to increasing the principal amount of the Junior Loan only), clause (ii), clause (iii) (with respect to shortening the scheduled maturity date of the Junior Loan only), clause (iv), clause (viii) and clause (ix) of this paragraph.

Cure. Upon the occurrence of any default that would permit the Senior Lender under the related loan documents to commence an enforcement action, the Junior Lender will also have the right to receive notice from the Senior Lender of the default and the right to cure that default after or prior to the expiration of the related borrower’s cure period or in some cases for a period extending beyond the related borrower’s cure period. The Junior Lender generally will have a specified period of time, set forth in the related intercreditor agreement, to cure any default, depending on whether the default is monetary or non-monetary. The Junior Lender is prohibited from curing monetary defaults for longer than four consecutive months. Before the lapse of such cure period, neither the master servicer nor the special servicer may foreclose on the related mortgaged real property or exercise any other remedies with respect to the mortgaged real property.

Purchase Option. If the Senior Loan becomes a Defaulted Loan (in accordance with the series 2013-KSMC pooling and servicing agreement), pursuant to the intercreditor agreement and the series 2013-KSMC pooling and servicing agreement, the Junior Lender and, if the Defaulted Loan is not an Affiliated Borrower Loan, the series 2013-KSMC directing certificateholder will have an option to purchase the Senior Loan at a purchase price equal to at least the Fair Value of such Senior Loan, and the Junior Lender will have the first right to purchase such Defaulted Loan at a purchase price (the “Purchase Price”) equal to the unpaid principal balance of such Senior Loan, plus (i) accrued and unpaid interest on such underlying mortgage loan (which would include unpaid master servicing fees and operating trust advisor fees), (ii) related special servicing fees and, if applicable, liquidation fees payable to the special servicer (to the extent accrued and unpaid or previously paid by the issuing entity), (iii) all related unreimbursed Servicing Advances, (iv) all related Servicing Advances that were previously reimbursed from general collections on the mortgage pool, (v) all accrued and unpaid interest on related Servicing Advances and P&I Advances, (vi) all interest on related Servicing Advances and P&I Advances that was previously reimbursed from general collections on the mortgage pool and (vii) solely if such underlying mortgage loan is being purchased by the related borrower or an affiliate of the related borrower, all default interest, late payment fees, extension fees and similar fees or charges incurred with respect to such underlying mortgage loan and all out-of-pocket expenses reasonably incurred (whether paid or then owing) by the master servicer, the special servicer, the operating trust advisor, the depositor, the custodian, the certificate administrator and the trustee in respect of such purchase, including, without duplication of any amounts described above in this definition, any issuing entity expenses incurred prior to such purchase date with respect to such underlying mortgage loan. If the Defaulted Loan is an Affiliated Borrower Loan, the series 2013-KSMC directing certificateholder will only be able to purchase such Senior Loan at a cash price equal to the Purchase Price. See “The Series 2013-KSMC Pooling and Servicing Agreement—Realization Upon Mortgage Loans—Purchase Option” in this information circular.

Hazard, Liability and Other Insurance. The loan documents for each of the underlying mortgage loans generally require the related borrower to maintain with respect to the corresponding mortgaged real property the following insurance coverage, subject to exceptions in some cases for tenant insurance:

- hazard insurance in an amount that is, subject to a customary deductible, equal to the full insurable replacement cost of the improvements located on the insured property;
- if any portion of the improvements of the subject property was in a special flood hazard area, flood insurance in an amount that is equal to the full insurable value of all improvements below grade and of the first two (2) floors of the portion of the improvements within the flood zone, but no less than the property insurance maximum provided by the National Flood Improvement Program, if such insurance is available;

- commercial general liability insurance, including contractual injury, bodily injury, broad form death and property damage liability against any and all claims, including all legal liability to the extent insurable imposed upon the applicable borrower and all attorneys' fees and costs, arising out of or connected with the possession, use, leasing, operation, maintenance or condition of the corresponding mortgaged real property with:
 - (i) a combined limit of not less than \$2,000,000 in the aggregate and \$1,000,000 per occurrence, plus
 - (ii) umbrella or excess liability coverage with minimum limits in the aggregate and per occurrence of \$1,000,000 for each story of the improvements with maximum required coverage of \$8,000,000, plus
 - (iii) motor vehicle liability coverage for all owned, rented and leased vehicles containing minimum limits of \$1,000,000 per occurrence; and
- business interruption, including loss of rental value, insurance for the mortgaged real property in an amount equal to (i) not less than twelve (12) months' estimated gross rents and based on gross rents for the immediately preceding year or, (ii) in the case of a mortgaged real property consisting of five (5) or more stories or mortgage loans equal to or greater than \$50,000,000, a minimum of eighteen (18) months' estimated gross rents attributable to the mortgaged real property and based on gross rents for the immediately preceding year and, in each case, otherwise sufficient to avoid any co-insurance penalty with, in the case of a majority of the underlying mortgage loans, a 30-day to 90-day extended period of indemnity.

Earthquake insurance was not required because the probable maximum loss for each of those mortgaged real properties is less than 20% of the amount of the replacement cost of the improvements.

With respect to each of the mortgaged real properties for the underlying mortgage loans, subject to the discussion below regarding insurance for acts of terrorism, the master servicer will be required to use reasonable efforts consistent with the Servicing Standard to cause each borrower to maintain, and, if the borrower does not so maintain, the master servicer will itself cause to be maintained, for each mortgaged real property (including each mortgaged real property relating to any specially serviced mortgage loan) all insurance coverage as is required, subject to applicable law, under the related loan documents or the Servicing Standard. The master servicer will not be required to require the borrower to obtain or maintain earthquake or flood insurance coverage that is not available at commercially reasonable rates, as determined by the master servicer in accordance with the Servicing Standard. If the related borrower fails to do so, the master servicer must maintain that insurance coverage, to the extent—

- the trustee has an insurable interest;
- the insurance coverage is available at commercially reasonable rates, as determined by the master servicer in accordance with the Servicing Standard; and
- any related Servicing Advance is deemed by the master servicer to be recoverable from collections on the related mortgage loan.

Notwithstanding the foregoing, the master servicer will not be required to call a default under a mortgage loan in the issuing entity if the related borrower fails to maintain insurance providing for coverage for property damage resulting from a terrorist or similar act, and the master servicer need not maintain (or require the borrower to obtain) such insurance, if the special servicer has determined (after due inquiry in accordance with the Servicing Standard and with the consent of the series 2013-KSMC directing certificateholder, which consent is subject to certain limitations and a specified time period as set forth in the series 2013-KSMC pooling and servicing agreement; *provided* that the special servicer will not follow any such direction, or refrain from acting based upon the lack of any such direction, of the series 2013-KSMC directing certificateholder, if following any such direction of the series 2013-KSMC directing certificateholder or refraining from taking such action based upon the lack of any such direction of the series 2013-KSMC directing party would violate the Servicing Standard), in accordance with the Servicing Standard, that either:

- such insurance is not available at commercially reasonable rates and such hazards are not at the time commonly insured against for properties similar to the related mortgaged real property and located in and around the region in which the subject mortgaged real property is located; or
- such insurance is not available at any rate.

We cannot assure you regarding the extent to which the mortgaged real properties securing the underlying mortgage loans will be insured against acts of terrorism.

If the related loan documents do not expressly require a particular type of insurance but permit the mortgagee to require such other insurance as is reasonable, the related borrower may challenge whether maintaining that type of insurance is reasonable in light of all the circumstances, including the cost. The master servicer's efforts to require such insurance may be further impeded if the originator did not require the subject borrower to maintain such insurance, regardless of the terms of the related loan documents.

Various forms of insurance maintained with respect to one or more of the mortgaged real properties securing the underlying mortgage loans, including casualty insurance, may be provided under a blanket insurance policy. That blanket insurance policy will also cover other real properties, some of which may not secure loans in the issuing entity. As a result of total limits under any of those blanket policies, losses at other properties covered by the blanket insurance policy may reduce the amount of insurance coverage with respect to a property securing one of the loans in the issuing entity.

The underlying mortgage loans generally provide that insurance and condemnation proceeds are to be applied either—

- to restore the related mortgaged real property (with any balance to be paid to the borrower); or
- towards payment of the subject mortgage loan.

If any mortgaged real property is acquired by the issuing entity through foreclosure, deed-in-lieu of foreclosure or otherwise following a default on the related underlying mortgage loan, the special servicer will be required to maintain for that property insurance comparable to that required by the related loan documents or, at the special servicer's election and with the series 2013-KSMC directing party's consent (which consent is subject to certain limitations and a specified time period as set forth in the series 2013-KSMC pooling and servicing agreement), coverage satisfying insurance requirements consistent with the Servicing Standard, *provided* that such coverage is available at commercially reasonable rates. The special servicer, to the extent consistent with the Servicing Standard, may maintain earthquake insurance on REO Properties, provided that coverage is available at commercially reasonable rates and to the extent the trustee has an insurable interest.

Each of the master servicer and the special servicer may satisfy its obligations regarding maintenance of the hazard insurance policies referred to in this information circular by maintaining a lender placed insurance policy insuring against hazard losses on all of the mortgage loans and/or REO Properties in the issuing entity for which it is responsible. Any lender placed insurance policy maintained by the master servicer or the special servicer may contain a deductible clause in an amount not in excess of customary amounts, in which case if (i) an insurance policy complying with the loan documents or, in the case of REO Properties, as permitted by the series 2013-KSMC pooling and servicing agreement, is not maintained on the related mortgaged real property or REO Property and (ii) there are losses which would have been covered by such insurance policy had it been maintained, the master servicer or the special servicer, as applicable, must deposit into the collection account from the master servicer's or the special servicer's, as applicable, own funds the portion of such loss or losses that would have been covered under such insurance policy but is not covered under the lender placed insurance policy because such deductible exceeds the deductible limitation required by the related loan documents or, in the case of REO Properties, as permitted by the series 2013-KSMC pooling and servicing agreement, or, in the absence of any such deductible limitation, the deductible limitation which is consistent with the Servicing Standard.

Mortgage Pool Characteristics

A detailed presentation of various characteristics of the underlying mortgage loans and of the corresponding mortgaged real properties, on an individual basis and in tabular format, is shown on Exhibit A-1 and Exhibit A-2 to this information circular. The statistics in the tables and schedules on Exhibit A-1 and Exhibit A-2 to this information circular were derived, in many cases, from information and operating statements furnished by or on behalf of the respective borrowers. The information and the operating statements were generally unaudited and have not been independently verified by us or Freddie Mac.

Additional Loan and Property Information

Borrower Structures. With respect to all of the underlying mortgage loans the related borrowers are single purpose entities whose organizational documents or the terms of the mortgage loans limit their activities to the ownership of only the related mortgaged real property or properties and, subject to exceptions, including relating to subordinate debt secured by the related mortgaged real properties, generally limit the borrowers' ability to incur additional indebtedness other than trade payables and equipment financing relating to the mortgaged real properties in the ordinary course of business.

See "Risk Factors—Risks Related to the Underlying Mortgage Loans—The Type of Borrower May Entail Risk" in this information circular for a further description of each of these borrower structures.

Delinquencies. None of the underlying mortgage loans was, as of March 1, 2013, thirty (30) days or more delinquent with respect to any monthly debt service payment.

Title, Survey and Similar Issues. In the case of certain mortgaged real properties securing the underlying mortgage loans, the permanent improvements on the subject property may encroach over an easement or a setback line or onto another property. In other instances, certain oil, gas or water estates may affect a property. Generally, in those cases, either (i) the related lender's title policy insures against loss if a court orders the removal of the improvements causing the encroachment or (ii) the respective title and/or survey issue was analyzed by the originating lender and determined not to materially affect the respective mortgaged real property for its intended use. There is no assurance, however, that any such analysis in this regard is correct, or that such determination was made in each and every case.

Underwriting Matters

General. Each underlying mortgage loan was generally originated by the applicable originator substantially in accordance with the standards in the Freddie Mac Act and the Guide, each as described in "Description of the Mortgage Loan Seller and Guarantor—Mortgage Loan Purchase and Servicing Standards of the Mortgage Loan Seller" in this information circular. In connection with the origination or acquisition of each of the underlying mortgage loans, the related originator or acquiror of the subject mortgage loan evaluated the corresponding mortgaged real property or properties in a manner generally consistent with the standards described in this "—Underwriting Matters" section.

The information provided by us in this information circular regarding the condition of the mortgaged real properties, any environmental conditions at the mortgaged real properties, valuations of or market information relating to the mortgaged real properties or legal compliance of the mortgaged real properties is based on reports described below under "—Environmental Assessments," "—Property Condition Assessments," "—Appraisals and Market Studies" and "—Zoning and Building Code Compliance," provided by certain third-party independent contractors, which reports have not been independently verified by—

- us;
- any of the other parties to the series 2013-KSMC pooling and servicing agreement;
- the mortgage loan seller; or
- the affiliates of any of these parties.

Environmental Assessments. With respect to all of the mortgaged real properties securing the underlying mortgage loans, Phase I environmental site assessments were prepared in connection with the origination of the mortgage loan. The environmental site assessments were prepared pursuant to the American Society for Testing and Materials standards for “Phase I” environmental assessments. In addition to the Phase I standards, many of the environmental reports included additional research, such as limited sampling for asbestos-containing material, lead-based paint and radon, depending upon the property use and/or age. Additionally, as needed pursuant to American Society for Testing and Materials standards, supplemental “Phase II” site investigations were completed for some mortgaged real properties to evaluate further certain environmental issues. We cannot assure you that the environmental assessments or investigations, as applicable, identified all environmental conditions and risks at, or that any environmental conditions will not have a material adverse effect on the value of or cash flow from, one or more of the mortgaged real properties.

The series 2013-KSMC pooling and servicing agreement requires that the special servicer obtain an environmental site assessment of a mortgaged real property within 12 months prior to acquiring title to the property or assuming its operation. This requirement precludes enforcement of the security for the related mortgage loan until a satisfactory environmental site assessment is obtained or until any required remedial action is taken. We cannot assure you that the requirements of the series 2013-KSMC pooling and servicing agreement will effectively insulate the issuing entity from potential liability for a materially adverse environmental condition at any mortgaged real property.

Property Condition Assessments. With respect to all of the mortgaged real properties securing the mortgage loans expected to be included in the issuing entity, a third-party engineering firm inspected the property to assess exterior walls, roofing, interior construction, mechanical and electrical systems and general condition of the site, buildings and other improvements located at each of the mortgaged real properties.

The inspections identified various deferred maintenance items and necessary capital improvements at some of the mortgaged real properties. The resulting inspection reports generally included an estimate of cost for any recommended repairs or replacements at a mortgaged real property. When repairs or replacements were recommended and deemed material by the related originator, the related borrower was required to carry out necessary repairs or replacements and, in some instances, to establish reserves, generally in the amount of 100% to 125% of the cost estimated in the inspection report, to fund deferred maintenance or replacement items that the reports characterized as in need of prompt attention. See the columns titled “Engineering Escrow/Deferred Maintenance,” “Replacement Reserve (Initial)” and “Replacement Reserve (Monthly)” on Exhibit A-1 to this information circular. We cannot assure you that another inspector would not have discovered additional maintenance problems or risks, or arrived at different, and perhaps significantly different, judgments regarding the problems and risks disclosed by the respective inspection reports and the cost of corrective action.

Appraisals and Market Studies. An independent appraiser that is state-certified and/or a member of the Appraisal Institute conducted an appraisal during the 14-month period ending on March 1, 2013, in order to establish an appraised value with respect to all of the mortgaged real properties securing the underlying mortgage loans. Those appraisals are the basis for the Appraised Values for the respective mortgaged real properties set forth on Exhibit A-1 to this information circular.

In general, appraisals seek to establish the amount a typically motivated buyer would pay a typically motivated seller. However, this amount could be significantly higher than the amount obtained from the sale of a particular mortgaged real property under a distress or liquidation sale. Implied in the Appraised Values shown on Exhibit A-1 to this information circular, is the contemplation of a sale at a specific date and the passing of ownership from seller to buyer under the following conditions:

- buyer and seller are motivated;
- both parties are well informed or well advised, and each is acting in what he considers his own best interests;
- a reasonable time is allowed to show the property in the open market;
- payment is made in terms of cash in U.S. dollars or in comparable financial arrangements; and

- the price paid for the property is not adjusted by special or creative financing or sales concessions granted by anyone associated with the sale.

Each appraisal of a mortgaged real property referred to above involved a physical inspection of the property and reflects a correlation of the values established through the Sales Comparison Approach, the Income Approach and/or the Cost Approach.

Either the appraisal upon which is based the Appraised Value for each mortgaged real property shown on Exhibit A-1 to this information circular, or a separate letter, contains a statement to the effect that the appraisal guidelines set forth in Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 were followed in preparing that appraisal. However, we have not independently verified the accuracy of this statement.

In the case of any underlying mortgage loan, the related borrower may have acquired the mortgaged real property at a price less than the appraised value on which the mortgage loan was underwritten.

Zoning and Building Code Compliance. In connection with the origination of each underlying mortgage loan, the originator examined whether the use and operation of the related mortgaged real property were in material compliance with zoning, land-use, building, fire and health ordinances, rules, regulations and orders then-applicable to the mortgaged real property. Evidence of this compliance may have been in the form of certifications and other correspondence from government officials or agencies, title insurance endorsements, engineering, consulting or zoning reports, appraisals, legal opinions, surveys, recorded documents, temporary or permanent certificates of occupancy and/or representations by the related borrower. Where a material noncompliance was found or the property as currently operated is a permitted non-conforming use and/or structure, an analysis was generally conducted as to—

- whether, in the case of material noncompliance, such noncompliance constitutes a permitted non-conforming use and/or structure, and if not, whether an escrow or other requirement was appropriate to secure the taking of necessary steps to remediate any material noncompliance or constitute the condition as a permitted non-conforming use or structure;
- the likelihood that a material casualty would occur that would prevent the property from being rebuilt in its current form; and
- whether existing replacement cost hazard insurance or, if necessary, supplemental law or ordinance coverage would, in the event of a material casualty, be sufficient—
 1. to satisfy the entire subject mortgage loan; or
 2. taking into account the cost of repair, to pay down the subject mortgage loan to a level that the remaining collateral would be adequate security for the remaining loan amount.

We cannot assure you that any such analysis in this regard is correct, or that the above determinations were made in each and every case.

Significant Mortgage Loans

For summary information on the ten largest underlying mortgage loans, see Exhibit A-3 to this information circular.

Significant Originator

Berkadia Commercial Mortgage LLC, a Delaware limited liability company (“Berkadia”), originated all of the underlying mortgage loans. Berkadia will also serve as the master servicer and special servicer of the underlying mortgage loans pursuant to the series 2013-KSMC pooling and servicing agreement. Berkadia is, indirectly, wholly-owned by Leucadia National Corporation and Berkshire Hathaway Inc.

On December 11, 2009, Berkadia began operations by acquiring the commercial mortgage origination and servicing businesses (including substantially all of the employees) of Capmark Financial Group Inc. and certain of

its subsidiaries. Since the beginning of 2010, Berkadia has originated approximately \$7 billion in multifamily mortgage loans designated for subsequent sale to Freddie Mac for inclusion in securitization transactions similar to this transaction. Each of these loans are generally sold to Freddie Mac within 60 days of such loan's origination. Berkadia's current delinquency rate on the Berkadia originated Freddie Mac portfolio is 0.1575%. With respect to multifamily mortgage loans that Berkadia originates for resale to Freddie Mac, unless otherwise noted to Freddie Mac with respect to any particular loan or loans, Berkadia originates such mortgage loans substantially in accordance with the standards in the Freddie Mac Act and the Guide as described in "Description of the Mortgage Loan Seller and Guarantor—Mortgage Loan Purchase and Servicing Standards of the Mortgage Loan Seller" in this information circular. The underwriting standards of Berkadia are consistent in all material respects with the standards and practices set forth in "—Underwriting Matters" in this information circular.

The information set forth in this section "—Significant Originator" has been provided by Berkadia. Neither the depositor nor any other person other than Berkadia makes any representation or warranty as to the accuracy or completeness of such information.

Assignment of the Underlying Mortgage Loans

On or before the date of initial issuance of the offered certificates, the mortgage loan seller will transfer to us the underlying mortgage loans, and we will transfer to the trustee all of those underlying mortgage loans. The trustee will hold those mortgage loans for the benefit of the certificateholders and Freddie Mac within the meaning of Section 1367(b)(19)(B) of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992, as amended. In each case, the transferor will assign the subject mortgage loans, without recourse, to the transferee.

In connection with the foregoing transfers, at the closing or at such later date as is permitted under the series 2013-KSMC pooling and servicing agreement, the mortgage loan seller will generally be required to deliver or cause the delivery of the mortgage file to the custodian with respect to each of the underlying mortgage loans as to which it is identified as the mortgage loan seller on Exhibit A-1 to this information circular, which mortgage file will consist of the following documents, among others:

- either—
 1. the original promissory note, endorsed without recourse, representation or warranty (other than as set forth in the mortgage loan purchase agreement) to the order of the trustee or in blank, or
 2. if the original promissory note has been lost, a copy of that note, together with a lost note affidavit and indemnity;
- the original, certified copy or a copy of the mortgage instrument, and if the particular document has been returned from the applicable recording office, together with originals, certified copies or copies of any intervening assignments of that document, in each case, with evidence of recording on the document or certified by the applicable recording office;
- an original of any related loan agreement (if separate from the related mortgage);
- an executed original assignment of the related mortgage instrument in favor of the trustee or in blank, in recordable form except for any missing recording information relating to that mortgage instrument;
- originals or copies of all written assumption agreements, modification agreements, written assurance agreements and substitution agreements, if any, in those instances where the terms or provisions of the related mortgage instrument, loan agreement or promissory note have been modified or the mortgage loan has been assumed;
- with respect to any other debt of a borrower permitted under the related mortgage loan, an original or copy of a subordination agreement, standstill agreement or other intercreditor, co-lender or similar agreement relating to such other debt, if any, including any preferred equity documents, and a copy of the promissory note relating to such other debt (if such other debt is also secured by the related mortgage);

- original letters of credit, if any, relating to the mortgage loans and all appropriate assignment or amendment documentation related to the assignment to the issuing entity of any letter of credit securing the mortgage loan which entitle the issuing entity to draw on such letter of credit; *provided* that in connection with the delivery of the mortgage file to the issuing entity, such originals will be delivered to the master servicer and copies of such originals will be delivered to the custodian on behalf of the trustee;
- the original or a copy of any environmental indemnity agreements and copies of any environmental insurance policies pertaining to the mortgaged real properties required in connection with the origination of the mortgage loan, if any;
- if any, the original or a copy of a subordination agreement, standstill agreement or other intercreditor, co-lender or similar agreement related to any affiliate debt and the original or copy of any indemnification agreement;
- an original or copy of the lender's title insurance policy or, if a title insurance policy has not yet been issued, a *pro forma* title policy or a "marked up" commitment for title insurance, which in either case is binding on the title insurance company;
- the original or a counterpart of any guaranty of the obligations of the borrower under the underlying mortgage loan, if any;
- an original or counterpart UCC financing statement and an original or counterpart of any intervening assignments from the originator to the mortgage loan seller, in the form submitted for recording, or if recorded, with evidence of recording indicated on such UCC financing statement or intervening assignment;
- original UCC financing statement assignments, sufficient to assign each UCC financing statement filed in connection with the related underlying mortgage loan to the trustee;
- the original or a copy of the related cash management agreement, if any;
- the original or copy of any ground lease (or improvements lease, as applicable) and any related estoppel certificates, if available; and
- the original or a copy of the master cross-collateralization agreement, master substitution agreement, master cash management agreement or master clearing account agreement; *provided* that with respect to any underlying mortgage loan, inclusion of one original of the related master cross-collateralization agreement, master substitution agreement, master cash management agreement or master clearing account agreement, as applicable, in a "deal-level mortgage file" will satisfy the requirements of the mortgage file.

The custodian is required to hold all of the documents delivered to it with respect to the underlying mortgage loans in trust for the benefit of the series 2013-KSMC certificateholders under the terms of the series 2013-KSMC pooling and servicing agreement. Within a specified period of time following that delivery, the custodian will be further required to conduct a review of those documents. The scope of the custodian's review of those documents will, in general, be limited solely to confirming that they have been received, that they appear regular on their face (handwritten additions, changes or corrections will not be considered irregularities if initialed by the borrower), that (if applicable) they appear to have been executed and that they purport to relate to a mortgage loan in the issuing entity. None of the trustee, the certificate administrator, the master servicer, the special servicer or the custodian is under any duty or obligation to inspect, review or examine any of the documents relating to the mortgage loans to determine whether the document is valid, effective, enforceable, in recordable form or otherwise appropriate for the represented purpose.

If—

- any of the above-described documents required to be delivered by the mortgage loan seller to the custodian is not delivered or is otherwise defective, and

- that omission or defect materially and adversely affects the value of the subject mortgage loan, or the interests of any class of series 2013-KSMC certificateholders,

then the omission or defect will constitute a material document defect as to which the series 2013-KSMC certificateholders will have the rights against the mortgage loan seller as described under “—Cures, Repurchases and Substitutions” below.

Within a specified period of time as set forth in the series 2013-KSMC pooling and servicing agreement, the mortgage loan seller or a third-party independent contractor will be required to submit for recording in the real property records of the applicable jurisdiction each of the assignments of recorded loan documents in the trustee’s favor described above. Because some of the underlying mortgage loans are newly originated, many of those assignments cannot be completed and recorded until the related mortgage instrument, reflecting the necessary recording information, is returned from the applicable recording office.

Representations and Warranties

As of the Closing Date (or as of the date otherwise indicated in this information circular or in the mortgage loan purchase agreement), the mortgage loan seller will make, with respect to each mortgage loan that it is selling to us for inclusion in the issuing entity, representations and warranties that are expected to be generally in the form set forth on Exhibit C-1 to this information circular, subject to exceptions that are expected to be generally in the form set forth on Exhibit C-2 to this information circular. The final forms of those representations and warranties and those exceptions will be made in the mortgage loan purchase agreement between Freddie Mac and us, and will be assigned by us to the trustee under the series 2013-KSMC pooling and servicing agreement. You should carefully consider both those representations and warranties and those exceptions.

If—

- there exists a breach of any of those representations and warranties made by the mortgage loan seller, and
- that breach materially and adversely affects the value of the subject mortgage loan, or the interests of any class of series 2013-KSMC certificateholders,

then that breach will be a material breach of the representation and warranty. The rights of the series 2013-KSMC certificateholders against the mortgage loan seller with respect to any material breach are described under “—Cures, Repurchases and Substitutions” below.

Cures, Repurchases and Substitutions

If the mortgage loan seller has been notified of a defect in any mortgage file or a breach of any of its representations and warranties, or, itself has discovered any such defect or breach, which, in either case, materially and adversely affects the value of any mortgage loan (including any REO Property acquired in respect of any foreclosed mortgage loan) or any interests of the holders of any class of series 2013-KSMC certificates, then the mortgage loan seller will be required to take one of the following courses of action:

- cure such breach or defect in all material respects; or
- repurchase the affected mortgage loan at a price generally equal to the sum of—
 1. the outstanding principal balance of such mortgage loan as of the date of purchase, plus
 2. all accrued and unpaid interest on such mortgage loan at the related mortgage interest rate in effect from time to time in absence of a default, to but not including the due date in the Collection Period of purchase (which would include unpaid master servicing fees and operating trust advisor fees), all related special servicing fees and, if applicable, liquidation fees payable to the special servicer (to the extent accrued and unpaid or previously paid by the issuing entity), plus

3. all related unreimbursed Servicing Advances, all related Servicing Advances that were previously reimbursed from general collections on the mortgage pool, all accrued and unpaid interest on related Servicing Advances and P&I Advances at the Prime Rate, and all interest on related Servicing Advances and P&I Advances that was previously reimbursed from general collections on the mortgage pool for such underlying mortgage loan, plus
 4. solely if such underlying mortgage loan is being purchased by the related borrower or an affiliate of the related borrower, all default interest, late payment fees, extension fees and similar fees or charges incurred with respect to such underlying mortgage loan and all out-of-pocket expenses reasonably incurred (whether paid or then owing) by the master servicer, the special servicer, the depositor, the custodian, the certificate administrator and the trustee in respect of such purchase, including, without duplication of any amounts described above in this definition, any issuing entity expenses incurred prior to such purchase date with respect to such underlying mortgage loan, plus
 5. all out-of-pocket expenses reasonably incurred (whether paid or then owing) by the master servicer, the special servicer, the depositor, the trustee, the custodian and the certificate administrator in respect of the breach or defect giving rise to the repurchase obligation, including any expenses arising out of the enforcement of the repurchase obligation; or
- replace the affected mortgage loan with a Qualified Substitute Mortgage Loan; *provided* that in no event may a substitution occur later than the second anniversary of the Closing Date; or
 - for certain breaches, reimburse the issuing entity for certain costs.

In addition, with respect to any affected mortgage loan in the Crossed Mortgage Loan Group, in connection with the repurchase of such affected underlying mortgage loan, such underlying mortgage loan will be removed from the lien of the master cross-collateralization agreement, or, if the affected underlying mortgage loan is the Kings Gardens Mortgage Loan, the cross-default provisions of the master cross-collateralization agreement in respect of the Kings Gardens Mortgage Loan will be terminated.

If the mortgage loan seller replaces one mortgage loan with another, as described in the third bullet of the preceding paragraph, then it will be required to pay to the issuing entity the amount, if any, by which—

- the price at which it would have had to purchase the removed mortgage loan, as described in the second bullet of the preceding paragraph, exceeds
- the Stated Principal Balance of the substitute mortgage loan as of the due date during the month that it is added to the issuing entity.

The time period within which the mortgage loan seller must complete the remedy, repurchase or substitution described in the immediately preceding paragraph, will generally be limited to 90 days following its receipt of notice of the subject material breach or material document defect. However, unless the subject material breach or material document defect relates to any mortgage note (or lost note affidavit or indemnity with respect to such mortgage note), if the subject material breach or material document defect is capable of being cured, if the mortgage loan seller is diligently attempting to correct the material breach or material document defect and with respect to a material document defect, such loan is not then a specially serviced mortgage loan and the missing or defective document is not needed to adequately pursue the lender's rights prior to such time, then it will generally be entitled to as much as an additional 90 days to complete that remedy, repurchase or substitution (unless such material breach or material document defect causes any mortgage loan to not be a "qualified mortgage" within the meaning of the REMIC provisions of the Code).

If any underlying mortgage loan is required to be repurchased or substituted as contemplated above, the applicable defect or breach (as the case may be) will be deemed not to constitute a defect or breach (as the case may be) as to any other underlying mortgage loan in the Crossed Mortgage Loan Group for purposes of the above provisions, and the mortgage loan seller will not be required to repurchase or substitute for any other underlying mortgage loan in the Crossed Mortgage Loan Group other than the affected underlying mortgage loan in accordance with the provisions above, *provided* that the master servicer or the special servicer, as applicable, and each related

borrower have agreed to modify, upon such repurchase or substitution, the related loan documents in a manner such that the underlying mortgage loans that were not repurchased or replaced would no longer be cross-defaulted or cross-collateralized with the repurchased or replaced mortgage loan so long as, with respect to any affected underlying mortgage loan that is in the Crossed Mortgage Loan Group, (i) immediately after such repurchase or substitution, the aggregate loan-to-value ratio for any related crossed mortgage loans that remain in the issuing entity (taking into account only related land and building and not any personal property or going-concern value of the related mortgaged real properties) is equal to or less than 125% (based upon a commercially reasonable valuation method obtained by the special servicer at the expense of the mortgage loan seller); (ii) if the provisions of the immediately preceding clause (i) are not satisfied, the mortgage loan seller pays, in addition to the Purchase Price, an amount as is required to ensure that the issuing entity continues to satisfy the REMIC provisions of the Code; or (iii) each of the trustee, the certificate administrator, the operating trust advisor and the master servicer or special servicer, as applicable, receives an opinion of independent counsel (at the expense of the mortgage loan seller) to the effect that such repurchase or substitution will not result in the imposition of a tax on the issuing entity or its assets, income or gain, cause the crossed mortgage loans not purchased or replaced to have been significantly modified under the REMIC provisions of the Code or cause either Trust REMIC created under the series 2013-KSMC pooling and servicing agreement to fail to qualify as a REMIC for U.S. federal or applicable state tax purposes or become subject to a tax on a “prohibited transaction” at any time that any series 2013-KSMC certificate is outstanding.

Any of the following document defects will be conclusively presumed materially and adversely to affect the interests of a class of series 2013-KSMC certificateholders in an underlying mortgage loan:

- the absence from the mortgage file of the original signed mortgage note, unless the mortgage file contains a signed lost note affidavit, indemnity and endorsement;
- the absence from the mortgage file of the original signed mortgage, unless there is included in the mortgage file (i) a copy of the mortgage and the related recording information; or (ii) prior to the expiration of an applicable cure period, a certified copy of the mortgage in the form sent for recording, with a certificate stating that the original signed mortgage was sent for recordation;
- the absence from the mortgage file of the original lender’s title insurance policy or a copy of the original lender’s title insurance policy (together with all endorsements or riders that were issued with or subsequent to the issuance of such policy), or, if the policy has not yet been issued, a binding written commitment (including a *pro forma* or specimen title insurance policy, which has been accepted or approved in writing by the related title insurance company) relating to the subject mortgage loan;
- the absence from the mortgage file of any intervening assignments or endorsements required to create an effective assignment to the trustee on behalf of the issuing entity, unless there is included in the mortgage file a copy of the intervening assignment that will be or was sent for recordation; or
- the absence from the mortgage file of any required original letter of credit (unless such original has been delivered to the master servicer and a copy of such letter of credit is part of the mortgage file); *provided* that such defect may be cured by providing a substitute letter of credit or a cash reserve.

The foregoing obligation to cure, repurchase, provide a substitute mortgage loan or loans or reimburse the issuing entity will constitute the sole remedies available to the certificateholders and the trustee for any defect in a mortgage file or any breach on the part of the mortgage loan seller of its representations or warranties regarding the underlying mortgage loans.

Any defect or any breach that, in either case, causes any mortgage loan not to be a “qualified mortgage” within the meaning of the REMIC provisions of the Code will be deemed a material breach or material document defect, requiring the mortgage loan seller to purchase or substitute the affected mortgage loan from the issuing entity within 90 days from the discovery of the defect or breach at the applicable purchase price described above in the first paragraph of this subsection and in conformity with the mortgage loan purchase agreement.

We cannot assure you that the mortgage loan seller has or will have sufficient assets with which to fulfill any repurchase/substitution obligations on its part that may arise.

Changes in Mortgage Pool Characteristics

The description in this information circular of the mortgage pool is based upon the mortgage pool as it is expected to be constituted at the time the offered certificates are issued, with adjustments for the monthly debt service payments due on the underlying mortgage loans on or before their respective due dates in March 2013. Prior to the issuance of the offered certificates, one or more mortgage loans may be removed from the mortgage pool if we consider the removal necessary or appropriate. A limited number of other mortgage loans may be included in the mortgage pool prior to the issuance of the offered certificates, unless including those mortgage loans would materially alter the characteristics of the mortgage pool as described in this information circular. We believe that the information in this information circular will be generally representative of the characteristics of the mortgage pool as it will be constituted at the time the offered certificates are issued. However, the range of mortgage interest rates and maturities, as well as the other characteristics of the underlying mortgage loans described in this information circular, may vary, and the actual initial mortgage pool balance may be as much as 5% larger or smaller than the initial mortgage pool balance specified in this information circular.

Certain Legal Aspects of the Underlying Mortgage Loans

The following discussion contains summaries of certain legal aspects related to underlying mortgage loans secured by mortgaged real properties located in Maryland and Virginia, in which mortgaged real properties that secure underlying mortgage loans collectively representing approximately 82.9% and 17.1%, respectively, of the initial mortgage pool balance are located. The summaries are general in nature, do not purport to be complete and are qualified in their entirety by reference to the applicable federal and state laws governing the underlying mortgage loans.

Various states have imposed statutory prohibitions or limitations that limit the remedies of a mortgagee under a mortgage or a beneficiary under a deed of trust. The underlying mortgage loans are limited recourse loans and are, therefore, generally not recourse to the borrowers but limited to the mortgaged real properties. Even if recourse is available pursuant to the terms of an underlying mortgage loan, certain states have adopted statutes which impose prohibitions against or limitations on such recourse. The limitations described below and similar or other restrictions in other jurisdictions where mortgaged real properties are located may restrict the ability of the master servicer or the special servicer, as applicable, to realize on the underlying mortgage loans and may adversely affect the amount and timing of receipts on the underlying mortgage loans.

Certain Legal Aspects of Mortgaged Real Properties Located in Maryland. Commercial mortgage loans in Maryland are generally secured by deeds of trust on the related real estate. Under Maryland law, foreclosure of a deed of trust in Maryland is generally accomplished under a specific “power of sale” or “assent to decree” provision in the deed of trust. After appropriate notices to the borrower and owner of the property are provided as specified in the loan documents, suit is initiated with the filing of an order to docket with the Circuit Court in the County where the property is located, along with the original or a certified copy of the lien instrument, the note, a statement of debt and an affidavit under the Servicemembers Civil Relief Act of 2003, as amended. It is not necessary that process issue or that a hearing be held prior to sale in an action to foreclose a commercial deed of trust under a power of sale. Advertising of the foreclosure is published once a week for three weeks prior to the sale in a newspaper of general circulation in the county in which the action is pending. Notice of the sale, with a copy of the advertisement of sale which is to be published, is sent by certified and regular mail to the owners and all lienholders no sooner than 30 days prior to the sale and not less than 10 days prior to the sale. Notice of the sale must also be sent to the county or municipal corporation where the property is located not less than 15 days before the sale. An affidavit of service is to be filed in the foreclosure action. Before completing the sale of the property, the trustee under the deed of trust must file a bond with the State of Maryland with the Court. The sale must be conducted in the county in which the property is located, either immediately outside the courthouse entrance, on the property or elsewhere as ordered by the court or as specified in the advertisement.

After the sale, a report of sale is filed by the trustee conducting the sale, and an affidavit of the purchaser is filed (in some counties an auctioneer’s affidavit is also filed) along with a draft notice describing the property and stating the date at least thirty days hence by which objections to the ratification of the sale must be filed. This notice is published at least once a week for three successive weeks in a newspaper of general circulation in that county. Any exception to ratification of the sale is ruled upon by the Court. Thereafter, the Court ratifies the sale, and the matter is referred to an auditor to state an account. After being provided with the title report relied upon, invoices and

proofs of advertising, the auditor states an account, which is sent to all interested parties. After any exceptions to the auditor's report are resolved, the Court enters an order ratifying the auditor's report.

Certain Legal Aspects of Mortgaged Real Properties Located in Virginia. Foreclosure of the lien of a deed of trust in Virginia typically and most efficiently is accomplished by a non-judicial trustee's sale under a power of sale provision in the deed of trust. Judicial foreclosure also can be, but seldom is, used. In a non-judicial foreclosure, written notice to the borrower and other lienholders of record and newspaper advertisement of the trustee's sale, containing certain information, must be given for the time period prescribed in the deed of trust, but subject to statutory minimums. After such notice, the trustee may sell the real estate at public auction. Although rarely used in Virginia, in a judicial foreclosure, after notice to all interested parties, a full hearing and judgment in favor of the lienholder, the court orders a foreclosure sale to be conducted by a court-appointed commissioner in chancery or other officer. In either type of foreclosure sale, upon consummation of the foreclosure, the borrower has no right to redeem the property. A deficiency judgment for a recourse loan may be obtained. Further, under Virginia law, under certain circumstances and for certain time periods, a lienholder may petition the court for the appointment of a receiver to collect, protect and disburse the real property's rents and revenues, and otherwise to maintain and preserve the real property, pursuant to the court's instructions. The decision to appoint a receiver is solely within the court's discretion, regardless of what the deed of trust provides.

DESCRIPTION OF THE SERIES 2013-KSMC CERTIFICATES

General

The series 2013-KSMC certificates will be issued, on or about March 28, 2013, under a pooling and servicing agreement, to be dated as of March 1, 2013, among us, as depositor, the trustee, the custodian, the certificate administrator, the master servicer, the special servicer, the operating trust advisor and Freddie Mac. They will represent the entire beneficial ownership interest of the issuing entity. The assets of the issuing entity will include:

- the underlying mortgage loans;
- any and all payments under and proceeds of the underlying mortgage loans received after their respective due dates in March 2013, in each case exclusive of payments of principal, interest and other amounts due on or before that date;
- the loan documents for the underlying mortgage loans;
- our rights under the mortgage loan purchase agreement;
- any REO Properties acquired by the issuing entity with respect to defaulted underlying mortgage loans; and
- those funds or assets as from time to time are deposited in the master servicer's collection account described under "The Series 2013-KSMC Pooling and Servicing Agreement—Collection Accounts" in this information circular, the special servicer's REO account described under "The Series 2013-KSMC Pooling and Servicing Agreement—Realization Upon Mortgage Loans—REO Properties" in this information circular, the certificate administrator's distribution account described under "—Distribution Account" below or the certificate administrator's interest reserve account described under "—Interest Reserve Account" below.

The series 2013-KSMC certificates will include the following classes:

- the class A-1, A-2 and X1 certificates, which are the classes of series 2013-KSMC certificates that are offered by this information circular and have the benefit of the Freddie Mac Guarantee; and
- the class B and R certificates, which are the classes of series 2013-KSMC certificates that—
 1. will be retained or privately placed by us;

2. are not offered by this information circular; and
3. do not have the benefit of the Freddie Mac Guarantee.

The class A-1, A-2 and B certificates are the series 2013-KSMC certificates that will have principal balances. The series 2013-KSMC certificates with principal balances constitute the series 2013-KSMC principal balance certificates. The principal balance of any of these certificates will represent the total distributions of principal to which the holder of the certificate is entitled over time out of payments, or advances in lieu of payments, and other collections on the assets of the issuing entity or, with respect to the offered certificates, the Freddie Mac Guarantee. Accordingly, on each distribution date, the principal balance of each of these certificates will be permanently reduced by any principal distributions actually made with respect to the certificates on that distribution date, including any Balloon Guarantor Payment. See “—Distributions” below. On any particular distribution date, the principal balance of each of these certificates may also be permanently reduced, without any corresponding distribution, in connection with losses on the underlying mortgage loans and default-related and otherwise unanticipated issuing entity expenses. See “—Reductions of Certificate Principal Balances in Connection with Realized Losses and Additional Issuing Entity Expenses” below.

The class X1 and R certificates will not have a principal balance, and the holders of those certificates will not be entitled to receive distributions of principal. However, the class X1 certificates will have a notional amount for purposes of calculating the accrual of interest with respect to that certificate. The class X1 certificates are sometimes referred to in this information circular as the “interest-only certificates.”

For purposes of calculating the accrual of interest as of any date of determination, the class X1 certificates will have a total notional amount that is equal to the then total principal balances of the class A-1 and A-2 certificates.

In general, principal balances and notional amounts will be reported on a class-by-class basis. In order to determine the principal balance or notional amount of any of your offered certificates from time to time, you may multiply the original principal balance or notional amount of that certificate as of the date of initial issuance of the series 2013-KSMC certificates, as specified on the face of that certificate, by the then-applicable certificate factor for the relevant class. The certificate factor for any class of offered certificates, as of any date of determination, will equal a fraction, expressed as a percentage, the numerator of which will be the then-outstanding total principal balance or notional amount of that class, and the denominator of which will be the original total principal balance or notional amount of that class. Certificate factors will be reported monthly in the certificate administrator’s report.

Registration and Denominations

The class A-1 and A-2 certificates will be issued to Freddie Mac in physical form in original denominations of \$10,000 initial principal balance and any whole dollar denomination in excess of \$10,000. The class X1 certificates will be issued to Freddie Mac in physical form in original denominations of \$100,000 initial notional amount and any whole dollar denomination in excess of \$100,000.

Distribution Account

General. The certificate administrator must establish and maintain an account in which it will hold funds pending their distribution on the series 2013-KSMC certificates and from which it will make those distributions. That distribution account must be maintained in a manner and with a depository institution that satisfies NRSRO standards for securitizations similar to the one involving the offered certificates. Funds held in the certificate administrator’s distribution account may be held in cash or, at the certificate administrator’s risk, invested in Permitted Investments. Subject to the limitations in the series 2013-KSMC pooling and servicing agreement, any interest or other income earned on funds in the certificate administrator’s distribution account will be paid to the certificate administrator as additional compensation.

Deposits. On the business day prior to each distribution date (the “Remittance Date”), the master servicer will be required to remit to the certificate administrator for deposit in the distribution account the following funds:

- All payments and other collections on the mortgage loans and any REO Properties in the issuing entity on deposit in the master servicer’s collection account as of close of business on the second business day prior

to the Remittance Date, exclusive of any portion of those payments and other collections that represents one or more of the following:

1. monthly debt service payments due on a due date subsequent to the end of the related Collection Period;
 2. payments and other collections received after the end of the related Collection Period;
 3. amounts that are payable or reimbursable from the master servicer's collection account to any person other than the series 2013-KSMC certificateholders, in accordance with the terms of the series 2013-KSMC pooling and servicing agreement, including—
 - (a) amounts payable to the master servicer, the special servicer or the operating trust advisor as compensation, including master servicing fees, special servicing fees, operating trust advisor fees, work-out fees, liquidation fees, assumption fees, assumption application fees, modification fees, extension fees, consent fees, waiver fees, earnout fees and similar charges and, to the extent not otherwise applied to cover interest on advances and/or other Additional Issuing Entity Expenses with respect to the related underlying mortgage loan, Default Interest and late payment charges, or as indemnification;
 - (b) amounts payable to the master servicer (for itself or on behalf of certain indemnified sub-servicers, if any) and the special servicer;
 - (c) amounts payable in reimbursement of outstanding advances, together with interest on those advances; and
 - (d) amounts payable with respect to other issuing entity expenses including, without limitation, fees, expenses and indemnities of the trustee and the certificate administrator/custodian (including interest on such amounts, if applicable, and subject to the Trustee Aggregate Annual Cap, the Certificate Administrator/Custodian Aggregate Annual Cap and the Trustee/Certificate Administrator/Custodian Aggregate Annual Cap, as applicable);
 4. net investment income on the funds in the master servicer's collection account; and
 5. amounts deposited in the master servicer's collection account in error.
- Any advances of delinquent monthly debt service payments made by the master servicer with respect to that distribution date.
 - Any payments made by the master servicer to cover Prepayment Interest Shortfalls incurred during the related Collection Period.

See “—Advances of Delinquent Monthly Debt Service Payments” below and “The Series 2013-KSMC Pooling and Servicing Agreement—Collection Accounts” and “—Servicing and Other Compensation and Payment of Expenses” in this information circular.

With respect to each distribution date that occurs during March (or February, if the related distribution date is the final distribution date), the certificate administrator will be required to transfer from its interest reserve account, which we describe under “—Interest Reserve Account” below, to its distribution account the interest reserve amounts that are then being held in that interest reserve account with respect to the underlying mortgage loans that accrue interest on an Actual/360 Basis.

The certificate administrator will be authorized, but will not be obligated, to invest or direct the investment of funds held in its distribution account and interest reserve account in Permitted Investments. It will be—

- entitled to retain any interest or other income earned on those funds; and

- required to cover any losses of principal of those investments from its own funds, but the certificate administrator is not required to cover any losses caused by the insolvency of the depository institution or trust company holding such account so long as (i) such depository institution or trust company (a) satisfied the requirements set forth in the series 2013-KSMC pooling and servicing agreement at the time such investment was made and (b) is neither the certificate administrator nor an affiliate of the certificate administrator and (ii) such insolvency occurs within thirty (30) days of the date on which such depository institution or trust company no longer satisfies the requirements set forth in the series 2013-KSMC pooling and servicing agreement.

Withdrawals. The certificate administrator may from time to time make withdrawals from its distribution account for any of the following purposes without regard to the order below:

- without duplication, to pay itself monthly certificate administrator fees, and to the trustee, monthly trustee fees, each as described under “The Series 2013-KSMC Pooling and Servicing Agreement—Matters Regarding the Trustee, the Certificate Administrator and the Custodian” in this information circular;
- to reimburse and pay to the trustee and the master servicer, in that order, for outstanding and unreimbursed nonrecoverable advances and accrued and unpaid interest on such amounts, to the extent it or the master servicer is not reimbursed from the collection account;
- to reimburse the guarantor for any unreimbursed Balloon Guarantor Payment, together with related Timing Guarantor Interest, from collections on any underlying mortgage loan as to which any such Balloon Guarantor Payment was made (net of any such amount used to reimburse the master servicer or the trustee for advances, together with interest on such amounts);
- to pay the guarantor the Guarantee Fee;
- without duplication, to pay indemnity amounts to itself, the custodian, the trustee, the depositor, the master servicer (including on behalf of certain indemnified sub-servicers, if any), the special servicer, the operating trust advisor and various related persons, subject to the relevant Aggregate Annual Caps, as described under “The Series 2013-KSMC Pooling and Servicing Agreement—Certain Indemnities” in this information circular;
- to pay for any opinions of counsel required to be obtained in connection with any amendments to the series 2013-KSMC pooling and servicing agreement, to the extent that the issuing entity is responsible for the cost of such opinions of counsel in accordance with the terms of the series 2013-KSMC pooling and servicing agreement and, if applicable, to pay for the fees of the trustee for confirming the special servicer’s determination of Fair Value of a Defaulted Loan;
- to pay any federal, state and local taxes imposed on the issuing entity, its assets and/or transactions, together with all incidental costs and expenses, including such taxes, that are required to be borne by the issuing entity as described under “The Series 2013-KSMC Pooling and Servicing Agreement—Realization Upon Mortgage Loans—REO Properties” in this information circular;
- with respect to each distribution date during February of any year and each distribution date during January of any year that is not a leap year (unless, in either case, the related distribution date is the final distribution date), to transfer to its interest reserve account the interest reserve amounts required to be so transferred in that month with respect to the underlying mortgage loans that accrue interest on an Actual/360 Basis, as described under “—Interest Reserve Account” below; and
- to pay any amounts deposited in the distribution account in error to the person entitled to them.

On each distribution date, all amounts on deposit in the certificate administrator’s distribution account, exclusive of any portion of those amounts that are to be withdrawn for the purposes contemplated in the foregoing paragraph, will be applied by the certificate administrator on each distribution date to make distributions on the series 2013-KSMC certificates and to the guarantor (with respect to the Guarantor Reimbursement Amounts). Generally, for any distribution date, such amounts that will be distributed to holders of the series 2013-KSMC

certificates consist of those funds, referred to in this information circular as the Available Distribution Amount, which will be paid to the holders of all the series 2013-KSMC certificates and the guarantor, who is entitled to the Guarantee Fee, as described under “—Distributions—Priority of Distributions” below.

Interest Reserve Account

The certificate administrator must maintain an account or subaccount in which it will hold the interest reserve amounts described in the next paragraph with respect to the underlying mortgage loans that accrue interest on an Actual/360 Basis. That interest reserve account must be maintained in a manner and with a depository that satisfies NRSRO standards for securitizations similar to the one involving the series 2013-KSMC certificates.

During January, except in a leap year, and February of each calendar year (unless, in either case, the related distribution date is the final distribution date), the certificate administrator will, on or before the distribution date in that month, withdraw from its distribution account and deposit in its interest reserve account the interest reserve amount with respect to each of the underlying mortgage loans that accrue interest on an Actual/360 Basis and for which the monthly debt service payment due in that month was either received or advanced. In general, the “interest reserve amount” for each of those mortgage loans will equal one day’s interest accrued at the related Net Mortgage Pass-Through Rate on the Stated Principal Balance of that loan as of the end of the related Collection Period.

During March of each calendar year (or February, if the related distribution date is the final distribution date), the certificate administrator will, on or before the distribution date in that month, withdraw from its interest reserve account and deposit in its distribution account any and all interest reserve amounts then on deposit in the interest reserve account with respect to the underlying mortgage loans that accrue interest on an Actual/360 Basis. All interest reserve amounts that are so transferred from the interest reserve account to the distribution account will be included in the Available Distribution Amount for the distribution date during the month of transfer.

The funds held in the certificate administrator’s interest reserve account may be held in cash or, at the risk of the certificate administrator, invested in Permitted Investments. Subject to the limitations in the series 2013-KSMC pooling and servicing agreement, any interest or other income earned on funds in the certificate administrator’s interest reserve account may be withdrawn from the interest reserve account and paid to the certificate administrator as additional compensation.

The certificate administrator will be required to deposit in its interest reserve account the amount of any losses of principal arising from investments of funds held in the interest reserve account, but the certificate administrator is not required to cover any losses caused by the insolvency of the depository institution or trust company holding the interest reserve account so long as (i) such depository institution or trust company (a) satisfied the requirements set forth in the series 2013-KSMC pooling and servicing agreement at the time such investment was made and (b) is neither the certificate administrator nor an affiliate of the certificate administrator and (ii) such insolvency occurs within thirty (30) days of the date on which such depository institution or trust company no longer satisfies the requirements set forth in the series 2013-KSMC pooling and servicing agreement, *provided, however*, that the foregoing exculpation will not be deemed to relieve the certificate administrator from any obligations that arise from it or an affiliate acting as the depository institution or trust company holding such accounts, including, without limitation, any obligation of the certificate administrator to cover losses on such accounts held by it or by an affiliate.

Fees and Expenses

The amounts available for distribution on the certificates on any distribution date will generally be net of the following amounts which are payable to the master servicer, the special servicer, the trustee, the certificate administrator, the custodian or the guarantor, as applicable:

<u>Type/Recipient</u>	<u>Amount</u>	<u>Frequency</u>	<u>Source of Funds</u>
<u>Fees</u>			
Master Servicing Fee / Master Servicer	the Stated Principal Balance of each underlying mortgage loan multiplied by 0.0800% (in the case of Berkadia, acting as both master servicer and primary servicer) (<i>provided</i> , that the portion of such fee that is paid to any sub-servicers as compensation under sub-servicing agreements may not exceed 0.0700% in the aggregate, with respect to each underlying mortgage loan). Such fee is calculated using the same interest accrual basis of such underlying mortgage loan.	monthly	interest payments on related loan or, with respect to liquidated loans, general collections if liquidation proceeds are not sufficient
Additional Servicing Compensation / Master Servicer	<ul style="list-style-type: none"> all late payment fees and default interest (other than on specially serviced mortgage loans) not used to pay interest on advances and certain Additional Issuing Entity Expenses with respect to the related mortgage loans 	from time to time	the related fee
	<ul style="list-style-type: none"> 50% of commercially reasonable fees actually paid by the related borrower on modifications, extensions, earnouts, consents and other actions for non-specially serviced mortgage loans, which require the consent of, or review by, the special servicer and 100% of such fees for non-specially serviced mortgage loans not requiring such consent or review 	from time to time	the related fee
	<ul style="list-style-type: none"> 60% of assumption application fees and assumption fees on non-specially serviced mortgage loans when received from the borrower for such purpose 	from time to time	the related fee
	<ul style="list-style-type: none"> 100% of all reasonable and customary fees in connection with defeasance to the extent actually paid by the related borrower 	from time to time	the related fee
	<ul style="list-style-type: none"> all investment income earned on amounts on deposit in the collection account and certain escrow and reserve accounts 	monthly	investment income
Special Servicing Fee / Special Servicer	the Stated Principal Balance of each specially serviced mortgage loan multiplied by 0.2500% (such fee is calculated using the same interest accrual basis of such mortgage loan)	monthly	general collections
Workout Fee / Special Servicer	1.0% of each collection of principal and interest on each Corrected Mortgage Loan	monthly	the related collections of principal and interest

Type/Recipient	Amount	Frequency	Source of Funds
Liquidation Fee / Special Servicer	1.0% of each recovery of net Liquidation Proceeds, except as specified under “The Series 2013-KSMC Pooling and Servicing Agreement—Servicing and Other Compensation and Payment of Expenses” in this information circular	upon receipt of Liquidation Proceeds	the related Liquidation Proceeds
Additional Special Servicing Compensation / Special Servicer	<ul style="list-style-type: none"> all late payment fees and net default interest (on specially serviced mortgage loans) not used to pay interest on advances and certain Additional Issuing Entity Expenses with respect to the related mortgage loans 	from time to time	the related fee
	<ul style="list-style-type: none"> 50% of commercially reasonable fees actually paid by the related borrower on modifications, extensions, earnouts, consents and other actions for non-specially serviced mortgage loans, which require the consent of, or review, by the special servicer and 100% of such fees on specially serviced mortgage loans 	from time to time	the related fee
	<ul style="list-style-type: none"> 40% of assumption application fees and assumption fees on non-specially serviced mortgage loans and 100% of such fees on specially serviced mortgage loans, when received from the borrower for such purpose 	from time to time	the related fee
	<ul style="list-style-type: none"> all investment income received on funds in any REO account 	from time to time	investment income
Trustee Fee / Trustee	0.0005% multiplied by the Stated Principal Balance of the underlying mortgage loans (such fee is calculated using the same interest accrual basis as each underlying mortgage loan)	monthly	general collections
Certificate Administrator Fee / Certificate Administrator	0.0005% multiplied by the Stated Principal Balance of the underlying mortgage loans (such fee is calculated using the same interest accrual basis as each underlying mortgage loan)	monthly	general collections
Guarantee Fee / Guarantor	0.5300% multiplied by the outstanding principal balance of the Offered Principal Balance Certificates (calculated on a 30/360 Basis)	monthly	general collections
Operating Trust Advisor Fee / Operating Trust Advisor	0.00125% multiplied by the Stated Principal Balance of the underlying mortgage loans (such fee is calculated using the same interest accrual basis as each underlying mortgage loan)	monthly	general collections

<u>Type/Recipient</u>	<u>Amount</u>	<u>Frequency</u>	<u>Source of Funds</u>
<u>Expenses</u>			
Servicing Advances / Master Servicer and Trustee	to the extent of funds available, the amount of any Servicing Advances	time to time	collections on the related loan, or if not recoverable, from general collections
Interest on Servicing Advances / Master Servicer and Trustee	at Prime Rate	when advance is reimbursed	first from default interest/late payment fees, then from general collections
P&I Advances / Master Servicer and Trustee	to the extent of funds available, the amount of any P&I Advances	time to time	collections on the related loan, or if not recoverable, from general collections
Interest on P&I Advances / Master Servicer and Trustee	at Prime Rate	when advance is reimbursed	first from default interest/late payment fees, then from general collections
Indemnification Expenses / Depositor, Trustee, Certificate Administrator/Custodian, Master Servicer, Special Servicer and Operating Trust Advisor	amounts for which the depositor, the trustee, the certificate administrator/custodian, the master servicer (for itself or on behalf of certain indemnified sub-servicers, if any), the special servicer and the operating trust advisor are entitled to indemnification, in each case, up to the related Aggregate Annual Cap (if any) in each calendar year until paid in full	time to time	general collections
Interest on Unreimbursed Indemnification Expenses / Depositor, Trustee, Custodian, Certificate Administrator, Master Servicer, Special Servicer and Operating Trust Advisor	at Prime Rate	when Unreimbursed Indemnification Expenses are reimbursed	general collections

Distributions

General. On each distribution date, the certificate administrator will, subject to the applicable available funds and the exception described in the next sentence, make all distributions required to be made on the series 2013-KSMC certificates on that date to the holders of record as of the close of business on the last business day of the calendar month preceding the month in which those distributions are to be made. The final distribution of principal and/or interest on any offered certificate, however, will be made only upon presentation and surrender of that certificate at the location to be specified in a notice of the pendency of that final distribution.

Distributions made to a class of series 2013-KSMC certificateholders will be allocated among those certificateholders in proportion to their respective percentage interests in that class.

Interest Distributions. All of the classes of the series 2013-KSMC certificates will bear interest, except for the class R certificates.

With respect to each interest-bearing class of the series 2013-KSMC certificates, that interest will accrue during each Interest Accrual Period based upon:

- the pass-through rate with respect to that class for that Interest Accrual Period;
- the total principal balance or notional amount, as the case may be, of that class outstanding immediately prior to the related distribution date; and
- the assumption that each year consists of twelve 30-day months.

On each distribution date, subject to the Available Distribution Amount for that date and the distribution priorities described under “—Priority of Distributions” below and, in the case of the offered certificates, subject to the Freddie Mac Guarantee, the holders of each interest-bearing class of the series 2013-KSMC certificates will be entitled to receive—

- the total amount of interest accrued during the related Interest Accrual Period with respect to that class of certificates, reduced (to not less than zero) by
- the total portion of any Net Aggregate Prepayment Interest Shortfall for that distribution date that is allocable to that class of series 2013-KSMC certificates.

If the holders of any interest-bearing class of the series 2013-KSMC certificates do not receive all of the interest to which they are entitled on any distribution date, as described in the prior two paragraphs (including by means of a Guarantor Payment), then they will continue to be entitled to receive the unpaid portion of that interest on future distribution dates, subject to the Available Distribution Amount for those future distribution dates and the distribution priorities described below.

The portion of any Net Aggregate Prepayment Interest Shortfall for any distribution date that is allocable to reduce the current accrued interest then payable with respect to any particular interest-bearing class of the series 2013-KSMC certificates will be allocated to the class A-1, A-2, X1 and B certificates based on the amount of interest to which such classes are entitled for such distribution date based on their respective pass-through rates.

Notwithstanding any of the foregoing, such Net Aggregate Prepayment Interest Shortfalls with respect to the offered certificates will be covered under the Freddie Mac Guarantee.

Calculation of Pass-Through Rates. The pass-through rate of each interest-bearing class of series 2013-KSMC certificates for the initial Interest Accrual Period is shown in the table on page 6. However, the initial pass-through rates shown in the table on page 6 with respect to the class B and X1 certificates are approximate.

The pass-through rate of each of the class A-1 and A-2 certificates for each Interest Accrual Period will remain fixed at the initial pass-through rates for those classes shown in the table on page 5.

The pass-through rate of the class B certificates for each Interest Accrual Period will equal the Weighted Average Net Mortgage Pass-Through Rate for the related distribution date.

The pass-through rate of the class X1 certificates for any Interest Accrual Period will equal the weighted average of the Class X1 Strip Rates (weighted based upon the relative sizes of their respective components). The “Class X1 Strip Rates” means, for the purposes of calculating the pass-through rate of the class X1 certificates, the rates *per annum* at which interest accrues from time to time on the two components of the total notional amount of the class X1 certificates outstanding immediately prior to the related distribution date. One component will be comprised of the total principal balance of the class A-1 certificates and one component will be comprised of the total principal balance of the class A-2 certificates. For purposes of calculating the pass-through rate of the class X1 certificates for each Interest Accrual Period, the applicable Class X1 Strip Rate with respect to each such component for each such Interest Accrual Period will be a rate *per annum* equal to the excess, if any, of (i) the Weighted Average Net Mortgage Pass-Through Rate for the related distribution date minus, the Guarantee Fee Rate, over (ii) the pass-through rate in effect during such Interest Accrual Period for the class A-1 or A-2 certificates, as applicable. In no event may any Class X1 Strip Rate be less than zero.

Principal Distributions. Subject to the Available Distribution Amount and the priority of distributions described below, the total amount of principal payable with respect to the series 2013-KSMC principal balance certificates on each distribution date will equal the Principal Distribution Amount for that distribution date.

In general, subject to the Available Distribution Amount and the distribution priorities described under “—Priority of Distributions” below, the total amount of principal to which the holders of the Offered Principal Balance Certificates will be entitled on each distribution date will, in the case of each of those classes, generally equal:

- in the case of the class A-1 certificates, an amount (not to exceed the total principal balance of the class A-1 certificates outstanding immediately prior to the subject distribution date) equal to the Principal Distribution Amount for the subject distribution date, until the total principal balance of such class of certificates is reduced to zero; and
- in the case of the class A-2 certificates, an amount (not to exceed the total principal balance of the class A-2 certificates outstanding immediately prior to the subject distribution date) equal to the Principal Distribution Amount for the subject distribution date (exclusive of any distributions of principal to which the holders of the class A-1 certificates are entitled on the subject distribution date as described in the immediately preceding bullet), until the total principal balance of such class of certificates is reduced to zero.

While any Offered Principal Balance Certificates are outstanding, no portion of the Principal Distribution Amount for any distribution date will be allocated to any other class of series 2013-KSMC principal balance certificates.

Because of losses on the underlying mortgage loans and/or default-related or other unanticipated issuing entity expenses, the total principal balance of the class B certificates could be reduced to zero at a time when both of the classes of Offered Principal Balance Certificates remain outstanding. Under those circumstances, any principal distributions on the Offered Principal Balance Certificates will be made on a *pro rata* basis in accordance with the relative sizes of the respective then outstanding total principal balances of those classes.

Following the payment in full of the outstanding principal balances of the Offered Principal Balance Certificates, the Principal Distribution Amount for each distribution date will be allocated to the class B certificates (following reimbursement to Freddie Mac of guarantee payments with respect to the class A-1, A-2 and X1 certificates).

In no event will the holders of the class B certificates be entitled to receive any distributions of principal until the total principal balances of the Offered Principal Balance Certificates are reduced to zero.

If the master servicer or the trustee is reimbursed for any Nonrecoverable Advance or Workout-Delayed Reimbursement Amount (together with accrued interest on such amounts), such amount will be deemed to be reimbursed first out of payments and other collections of principal on all the underlying mortgage loans (thereby reducing the Principal Distribution Amount on the related distribution date), prior to being deemed reimbursed out of payments and other collections of interest on all the underlying mortgage loans. See “—Advances of Delinquent Monthly Debt Service Payments” below and “The Series 2013-KSMC Pooling and Servicing Agreement—Servicing and Other Compensation and Payment of Expenses—Servicing Advances” in this information circular.

Loss Reimbursement Amounts. As discussed under “—Reductions of Certificate Principal Balances in Connection with Realized Losses and Additional Issuing Entity Expenses” below, the total principal balance of any class of series 2013-KSMC principal balance certificates may be reduced without a corresponding distribution of principal. If that occurs with respect to any class of series 2013-KSMC principal balance certificates, then, subject to the Freddie Mac Guarantee in the case of the offered certificates and the Available Distribution Amount for each subsequent distribution date and the priority of distributions described below, the holders of that class will be entitled to be reimbursed for the amount of that reduction, without interest. References to “loss reimbursement amount” in this information circular mean, in the case of any class of series 2013-KSMC principal balance certificates, for any distribution date, the total amount to which the holders of that class are entitled as reimbursement for all previously unreimbursed reductions, if any, made in the total principal balance of that class on

all prior distribution dates as discussed under “—Reductions of Certificate Principal Balances in Connection with Realized Losses and Additional Issuing Entity Expenses” below.

Freddie Mac Guarantee. On each distribution date following the receipt from the certificate administrator of a statement to certificateholders that indicates a Deficiency Amount for any class of offered certificates for such distribution date, the guarantor will distribute the related Guarantor Payment in an aggregate amount equal to the Deficiency Amount for such class of offered certificates for such distribution date directly to the holders of such class of certificates, without first depositing such amount in the collection account or distribution account. Any Guarantor Payment made to any class of Offered Principal Balance Certificates in respect of a Deficiency Amount relating to principal (but not in respect of reimbursement of Realized Losses or Additional Issuing Entity Expenses) will reduce the principal balance of such class by a corresponding amount and will also result in a corresponding reduction in the notional amount of the class X1 certificates. On each distribution date on which a Guarantor Payment is due with respect to any class of offered certificates, the guarantor is required to notify the certificate administrator, the trustee, the master servicer and the special servicer that such Guarantor Payment has been made in full (or if such Guarantor Payment was not paid in full, the amount that was unpaid), and specifying the amount of such Guarantor Payment made to each class of offered certificates. The Freddie Mac Guarantee does not cover prepayment fees or charges related to the underlying mortgage loans. In addition, the Freddie Mac Guarantee does not cover any loss of yield on the class X1 certificates following a reduction in their notional amount resulting from a reduction of the principal balance of the class A-1 or class A-2 certificates. In addition, Freddie Mac will be entitled to a Guarantee Fee equal to 0.5300% *per annum* multiplied by the outstanding principal balance of each class of Offered Principal Balance Certificates. The Freddie Mac Guarantee is not backed by the full faith and credit of the United States. If the guarantor were unable to pay under the Freddie Mac Guarantee, the offered certificates could be subject to losses.

Priority of Distributions. On each distribution date, the certificate administrator will apply the Available Distribution Amount for that date to make the following distributions in the following order of priority, in each case to the extent of the remaining portion of the Available Distribution Amount:

Order of Distribution	Recipient	Type and Amount of Distribution
1 st	A-1, A-2 and X1	Interest up to the total interest distributable on those classes (including accrued and unpaid interest from prior Interest Accrual Periods), <i>pro rata</i> based on the respective entitlements of those classes to interest at their respective pass-through rates
2 nd	A-1 and A-2	Principal up to the total principal distributable on the class A-1 and A-2 certificates, in that order, until the total principal balance of each such class has been reduced to zero*
3 rd	A-1 and A-2	Reimbursement up to the loss reimbursement amounts, if any, for those classes, <i>pro rata</i> , based on the loss reimbursement amounts for those classes
4 th	Guarantor	Any Guarantor Reimbursement Amounts (including any Guarantor Timing Reimbursement Amounts) and then to any Guarantor Reimbursement Interest Amounts, in each case, relating to the class A-1, A-2 and X1 certificates, as applicable
5 th	B	Interest up to the total interest distributable on that class
6 th	B	Principal up to the total principal distributable on that class, until the total principal balance of such class has been reduced to zero
7 th	B	Reimbursement up to the loss reimbursement amount for that class
8 th	R	Any remaining portion of the funds in the Lower-Tier REMIC or Upper-Tier REMIC

* The priority of principal distributions between the class A-1 and A-2 certificates is described above under “—Distributions—Principal Distributions.” Because of losses on the underlying mortgage loans and/or default-related or other unanticipated issuing entity expenses, the total principal balance of the class B certificates could be reduced to zero at a time when both of the class A-1 and A-2 certificates remain outstanding. Under those circumstances, any principal distributions on the class A-1 and A-2 certificates will be made on a *pro rata* basis in accordance with the relative sizes of the respective then outstanding total principal balances of those classes.

Notwithstanding the foregoing, payments on the class A-1, A-2 and X1 certificates will be covered by the Freddie Mac Guarantee, to the extent described in this information circular.

Subordination. As and to the extent described in this information circular, the rights of the holders of the class B certificates to receive distributions of amounts collected or advanced on the underlying mortgage loans will be subordinated to the rights of holders of the class A-1, A-2 and X1 certificates. This subordination is intended to enhance the likelihood of timely receipt by the holders of the class A-1, A-2 and X1 certificates of the full amount of all interest payable in respect of such certificates on each distribution date, and the ultimate receipt by the holders of each class of series 2013-KSMC principal balance certificates of principal in an amount equal to the entire outstanding principal balance of such certificates, which subordination will be accomplished by the application of the Available Distribution Amount on each distribution date in accordance with the order of priority described above under “—Priority of Distributions” and by the allocation of Realized Losses and Additional Issuing Entity Expenses as described below under “—Reductions of Certificate Principal Balances in Connection with Realized Losses and Additional Issuing Entity Expenses.”

Allocation to the Offered Principal Balance Certificates for so long as they are outstanding, of the entire Principal Distribution Amount for each distribution date will generally have the effect of reducing the outstanding principal balance of those classes at a faster rate than would be the case if principal payments were allocated *pro rata* to all classes of certificates with outstanding principal balances. Thus, as principal is distributed to the holders of the Offered Principal Balance Certificates, the percentage interest in the issuing entity evidenced by such will be decreased, with a corresponding increase in the percentage interest in the issuing entity evidenced by the class B certificates, thereby increasing, relative to their respective outstanding principal balances, the subordination afforded to the Offered Principal Balance Certificates by the class B certificates.

Treatment of REO Properties

Notwithstanding that any mortgaged real property may be acquired as part of the issuing entity through foreclosure, deed-in-lieu of foreclosure or otherwise, the related underlying mortgage loan will be treated as having remained outstanding, until the REO Property is liquidated, for purposes of determining—

- distributions on the series 2013-KSMC certificates;
- allocations of Realized Losses and Additional Issuing Entity Expenses to the series 2013-KSMC certificates; and
- the amount of all fees payable to the master servicer, the special servicer, the certificate administrator and the trustee under the series 2013-KSMC pooling and servicing agreement.

In connection with the foregoing, the related underlying mortgage loan will be taken into account when determining the Weighted Average Net Mortgage Pass-Through Rate and the Principal Distribution Amount for each distribution date.

Operating revenues and other proceeds from an REO Property will be applied—

- *first*, to pay, or to reimburse the master servicer, the special servicer, the certificate administrator and/or the trustee for the payment of, any costs and expenses incurred in connection with the operation and disposition of the REO Property, and
- *thereafter*, as collections of principal, interest and other amounts due on the related underlying mortgage loan.

To the extent described under “—Advances of Delinquent Monthly Debt Service Payments” below, the master servicer and the trustee will be required to advance (subject to a nonrecoverability determination) delinquent monthly debt service payments with respect to each underlying mortgage loan as to which the corresponding mortgaged real property has become an REO Property, in all cases as if that underlying mortgage loan had remained outstanding.

Reductions of Certificate Principal Balances in Connection with Realized Losses and Additional Issuing Entity Expenses

As a result of Realized Losses and the application of principal collections on the underlying mortgage loans to pay Additional Issuing Entity Expenses, the total principal balance of the series 2013-KSMC principal balance certificates could exceed the total Stated Principal Balance of the mortgage pool. If this occurs following the distributions made to the series 2013-KSMC certificateholders on any distribution date, then the respective total principal balances of the following classes of the series 2013-KSMC certificates are to be sequentially reduced in the following order, until the total principal balance of those classes of series 2013-KSMC certificates equals the total Stated Principal Balance of the mortgage pool that will be outstanding immediately following the subject distribution date; *provided* that the total Stated Principal Balance of the mortgage pool will be decreased, for this purpose only, by the amount of any unreimbursed Timing Guarantor Payments and increased, for this purpose only, by amounts of principal attributable to the mortgage pool previously used to reimburse nonrecoverable advances and certain advances related to rehabilitated mortgage loans, as described under “—Advances of Delinquent Monthly Debt Service Payments” below and “The Series 2013-KSMC Pooling and Servicing Agreement—Servicing and Other Compensation and Payment of Expenses” in this information circular, other than any such amounts previously used to reimburse advances with respect to mortgage loans that have since become liquidated loans, that will be outstanding immediately following that distribution date.

Order of Allocation	Class
1 st	B
2 nd	A-1 and A-2*

* *Pro rata* based on the respective total outstanding principal balances of the subject classes.

The above-described reductions in the total principal balances of the respective classes of the series 2013-KSMC certificates identified in the foregoing table will represent an allocation of the Realized Losses and/or Additional Issuing Entity Expenses that caused the particular mismatch in balances between the underlying mortgage loans and those classes of series 2013-KSMC certificates. Notwithstanding the foregoing, Freddie Mac will be required under its guarantee to pay the holder of any offered certificates an amount equal to any such loss allocated to its offered certificate as described under “—Distributions—Freddie Mac Guarantee” above.

The loss, if any, in connection with the liquidation of a defaulted underlying mortgage loan, or related REO Property, held by the issuing entity will generally be an amount equal to the excess, if any, of:

- the outstanding principal balance of the subject mortgage loan as of the date of liquidation, together with all accrued and unpaid interest on the subject mortgage loan to but not including the due date in the Collection Period in which the liquidation occurred, exclusive, however, of any portion of that interest that represents Default Interest, and
- all related unreimbursed Servicing Advances (with interest) and unpaid liquidation expenses, over
- the total amount of liquidation proceeds, if any, recovered in connection with the liquidation that are available to pay interest (other than Default Interest) on and principal of the subject mortgage loan.

If any portion of the debt due under any of the underlying mortgage loans is forgiven, whether in connection with a modification, waiver or amendment granted or agreed to by the master servicer or the special servicer or in connection with the bankruptcy, insolvency or similar proceeding involving the related borrower, the amount forgiven, other than Default Interest, also will be treated as a Realized Loss.

The following items, to the extent that they are paid out of collections on the mortgage pool (other than late payment charges and/or Default Interest collected on the underlying mortgage loans) in accordance with the terms of the series 2013-KSMC pooling and servicing agreement, are some examples of Additional Issuing Entity Expenses:

- any special servicing fees, work-out fees and liquidation fees paid to the special servicer;

- any interest paid to the master servicer, the special servicer and/or the trustee with respect to advances;
- the cost of various opinions of counsel required or permitted to be obtained in connection with the servicing of the underlying mortgage loans and the administration of the other assets of the issuing entity;
- any unanticipated expenses of the issuing entity, including—
 1. any reimbursements and indemnifications to the trustee and the custodian and the certificate administrator and various related persons and entities, as described under “The Series 2013-KSMC Pooling and Servicing Agreement—Certain Indemnities” in this information circular,
 2. any reimbursements and indemnification to the master servicer, the special servicer, the operating trust advisor, us and various related persons and entities, as described under “The Series 2013-KSMC Pooling and Servicing Agreement—Certain Indemnities” in this information circular, and
 3. any U.S. federal, state and local taxes, and tax-related expenses, payable out of assets of the issuing entity, as described under “Certain Federal Income Tax Consequences—Taxes That May Be Imposed on a REMIC” in this information circular; and
- any amounts expended on behalf of the issuing entity to remediate an adverse environmental condition at any mortgaged real property securing a defaulted underlying mortgage loan, as described under “The Series 2013-KSMC Pooling and Servicing Agreement—Realization Upon Mortgage Loans” in this information circular.

Late payment charges and Default Interest collected with respect to any underlying mortgage loan are to be applied to pay interest on any advances that have been or are being reimbursed with respect to that mortgage loan. In addition, late payment charges and Default Interest collected with respect to any underlying mortgage loan are also to be applied to reimburse the issuing entity for any Additional Issuing Entity Expenses previously incurred by the issuing entity with respect to that mortgage loan. Late payment charges and Default Interest collected with respect to any underlying mortgage loan that are not so applied to pay interest on advances or to reimburse the issuing entity for previously incurred Additional Issuing Entity Expenses will be paid to the master servicer and/or the special servicer as additional servicing compensation.

Advances of Delinquent Monthly Debt Service Payments

The master servicer will be required to make, for each distribution date, a total amount of advances of principal and/or interest (“P&I Advances”) generally equal to all scheduled monthly debt service payments, other than balloon payments, Default Interest, late payment charges and assumed monthly debt service payments, in each case net of related master servicing fees, that—

- were due or deemed due, as the case may be, during the related Collection Period with respect to the underlying mortgage loans, and
- were not paid by or on behalf of the respective borrowers thereunder or otherwise collected as of the close of business on the last day of the related Collection Period.

Notwithstanding the foregoing, if it is determined that an Appraisal Reduction Amount exists with respect to any mortgage loan in the issuing entity, then the master servicer will reduce the interest portion, but not the principal portion, of each monthly debt service advance that it must make with respect to that mortgage loan during the period that the Appraisal Reduction Amount exists. The interest portion of any monthly debt service advance required to be made with respect to any underlying mortgage loan as to which there exists an Appraisal Reduction Amount, will equal the product of—

- the amount of the interest portion of that monthly debt service advance that would otherwise be required to be made for the subject distribution date without regard to this sentence and the prior sentence, multiplied by
- a fraction—

1. the numerator of which is equal to the Stated Principal Balance of the subject mortgage loan, net of the Appraisal Reduction Amount; and
2. the denominator of which is equal to the Stated Principal Balance of the subject mortgage loan.

However, there will be no such reduction in any advance for delinquent monthly debt service payments due to an Appraisal Reduction Event at any time after the principal balance of the class B certificates has been reduced to zero.

With respect to any distribution date, the master servicer will be required to make monthly debt service advances either out of its own funds or, subject to replacement as and to the extent provided in the series 2013-KSMC pooling and servicing agreement, out of funds held in the master servicer's collection account that are not required to be paid on the series 2013-KSMC certificates on the related distribution date. Further, if a Ratings Trigger Event occurs with respect to the master servicer, the guarantor will have the right to require the master servicer to remit out of its own funds to the master servicer's collection account, an amount equal to all monthly debt service advances previously made out of the master servicer's collection account and not previously repaid from collections on the underlying mortgage loans, and thereafter, the master servicer will be required to make monthly debt service advances solely out of its own funds.

If the master servicer fails to make a required monthly debt service advance and the trustee is aware of that failure, the trustee will be obligated to make that advance.

The master servicer and the trustee will each be entitled to recover from collections on the underlying mortgage loans as to which the advance was made, any monthly debt service advance made by it out of its own funds (together with interest accrued on such amount). Neither the master servicer nor the trustee will be obligated to make any monthly debt service advance that, in its judgment, would not ultimately be recoverable out of collections on the related mortgage loan. If the master servicer or the trustee makes any monthly debt service advance with respect to any of the underlying mortgage loans (including any such advance that is a Workout-Delayed Reimbursement Amount), that it or the special servicer subsequently determines will not be recoverable out of collections on that mortgage loan (or, if such advance is a Workout-Delayed Reimbursement Amount, out of collections of principal on all the underlying mortgage loans after the application of those principal payments and collections to reimburse any party for a Nonrecoverable Advance) (such advance, a "Nonrecoverable P&I Advance"), it may obtain reimbursement for that advance, together with interest accrued on the advance as described in the third succeeding paragraph, out of general collections on the mortgage pool. See "Description of the Series 2013-KSMC Certificates—Advances of Delinquent Monthly Debt Service Payments" and "The Series 2013-KSMC Pooling and Servicing Agreement—Collection Accounts" in this information circular. In making such determination, the master servicer, the trustee or the special servicer, as applicable, may take into account a range of relevant factors, including, among other things, (i) the existence of any outstanding Nonrecoverable Advance or Workout-Delayed Reimbursement Amount on any underlying mortgage loan or REO Loan, (ii) the obligations of the borrower under the related underlying mortgage loan, (iii) the related mortgaged real property in its "as is" condition, (iv) future expenses and (v) the timing of recoveries. Any reimbursement of a Nonrecoverable P&I Advance (including interest accrued on such amount) as described in the second preceding sentence will be deemed to be reimbursed first from payments and other collections of principal on the mortgage pool (thereby reducing the amount of principal otherwise distributable on the series 2013-KSMC certificates on the related distribution date) prior to the application of any other general collections on the mortgage pool against such reimbursement. The trustee will be entitled to conclusively rely on the master servicer's determination that a monthly debt service advance is nonrecoverable. The master servicer and the trustee will be required to conclusively rely on and be bound by the special servicer's determination that a monthly debt service advance is nonrecoverable, *provided* that in the absence of such determination by the special servicer, each of the master servicer and the trustee will be entitled to make its own determination that a monthly debt service advance is nonrecoverable, and in no event will a determination by the special servicer that a monthly debt service advance is nonrecoverable would be recoverable be binding on the master servicer or the trustee.

Notwithstanding the foregoing, instead of obtaining reimbursement out of general collections on the mortgage pool immediately for a Nonrecoverable P&I Advance, the master servicer or the trustee, as applicable, may, in its sole discretion, elect to obtain reimbursement for such Nonrecoverable P&I Advance over a period of time (not to exceed six months without the consent of the series 2013-KSMC directing party or 12 months in any event), with

interest continuing to accrue on such amount at the Prime Rate. At any time after such a determination to obtain reimbursement over time in accordance with the preceding sentence, the master servicer or the trustee, as applicable, may, in its sole discretion, decide to obtain reimbursement for such Nonrecoverable P&I Advance from general collections on the mortgage pool (including, without limitation, interest collections) immediately. In general, such a reimbursement deferral will only be permitted under the series 2013-KSMC pooling and servicing agreement if and to the extent that the subject Nonrecoverable P&I Advance, after taking into account other outstanding Nonrecoverable Advances, could not be reimbursed with interest out of payments and other collections of principal on the mortgage pool during the current Collection Period. The fact that a decision to recover a Nonrecoverable P&I Advance over time, or not to do so, benefits some classes of series 2013-KSMC certificateholders to the detriment of other classes of series 2013-KSMC certificateholders will not constitute a violation of the Servicing Standard or a breach of the terms of the series 2013-KSMC pooling and servicing agreement by any party to the series 2013-KSMC pooling and servicing agreement or a violation of any duty owed by any party to the series 2013-KSMC certificateholders.

In addition, in the event that any monthly debt service advance with respect to a defaulted underlying mortgage loan remains unreimbursed following the time that such mortgage loan is modified and returned to performing status and the amount of such advance becomes an obligation of the related borrower under the terms of the modified loan documents (a “Workout-Delayed Reimbursement Amount”), the master servicer or the trustee will be entitled to reimbursement for that advance and interest accrued on such advance (even though that advance is not deemed a Nonrecoverable P&I Advance), on a monthly basis, out of – but solely out of – payments and other collections of principal on all the underlying mortgage loans after the application of those principal payments and collections to reimburse any party for any Nonrecoverable Advance, prior to any distributions of principal on the series 2013-KSMC certificates. If any such advance is not reimbursed in whole due to insufficient principal collections during the related Collection Period, then the portion of that advance which remains unreimbursed will be carried over (with interest on such amount continuing to accrue) for reimbursement in the following Collection Period (to the extent of principal collections available for that purpose). If any such advance, or any portion of any such advance, is determined, at any time during this reimbursement process, to be a Nonrecoverable Advance, then the master servicer or the trustee, as applicable, will be entitled to immediate reimbursement out of general collections as a Nonrecoverable Advance in an amount equal to the portion of that advance that remains outstanding, plus accrued interest.

The master servicer and the trustee will each be entitled to receive interest on monthly debt service advances made by that party out of its own funds. That interest will accrue on the amount of each monthly debt service advance for so long as that advance is outstanding from the date made (or, if made prior to the end of the applicable grace period, from the end of that grace period), at an annual rate equal to the Prime Rate. Subject to the discussion in the two preceding paragraphs, interest accrued with respect to any monthly debt service advance on an underlying mortgage loan will be payable out of general collections on the mortgage pool.

A monthly debt service payment will be assumed to be due with respect to:

- each underlying mortgage loan that is delinquent with respect to its balloon payment beyond the end of the Collection Period in which its maturity date occurs and as to which no arrangements have been agreed to for the collection of the delinquent amounts, including an extension of maturity; and
- each underlying mortgage loan as to which the corresponding mortgaged real property has become an REO Property.

The assumed monthly debt service payment deemed due on any underlying mortgage loan described in the prior sentence will equal, for its maturity date (if applicable) and for each successive due date following the relevant event that it or any related REO Property remains part of the issuing entity, the sum of (a) the principal portion, if any, of the monthly debt service payment that would have been due on the subject mortgage loan on the relevant date if the related balloon payment had not come due or the related mortgaged real property had not become an REO Property, as the case may be, and the subject mortgage loan had, instead, continued to amortize and accrue interest according to its terms in effect prior to that event, plus (b) one month’s interest on the Stated Principal Balance of the subject mortgage loan at the related mortgage interest rate (but not including Default Interest).

Reports to Certificateholders and Freddie Mac; Available Information

Certificate Administrator Reports. Based on information provided on a one-time basis by the mortgage loan seller, and in monthly reports prepared by the master servicer and the special servicer in accordance with the series 2013-KSMC pooling and servicing agreement, and in any event delivered to the certificate administrator, the certificate administrator will be required to prepare and make available electronically or, upon written request, provide by first class mail, (i) three business days prior to each distribution date to Freddie Mac and (ii) on each distribution date to each registered holder of a series 2013-KSMC certificate, a statement to certificateholders substantially in the form of, and containing substantially the information set forth in, Exhibit B to this information circular. The certificate administrator's statement to certificateholders will detail the distributions on the series 2013-KSMC certificates on that distribution date and the performance, both in total and individually to the extent available, of the underlying mortgage loans and the related mortgaged real properties. Recipients will be deemed to have agreed to keep the subject information confidential.

The master servicer will be required to provide the standard CREFC investor reporting package to the certificate administrator on a monthly basis. The certificate administrator will not be obligated to deliver any such report until the reporting package is provided by the master servicer.

Information Available Electronically. To the extent the "deal documents", "periodic reports", "additional documents" and "special notices" listed in the following bullet points are in the certificate administrator's possession and prepared by it or delivered to it in a readable, uploadable, uncorrupted and unlocked electronic format, the certificate administrator will be required to make available to any Privileged Person via the certificate administrator's website in accordance with the terms and provisions of the series 2013-KSMC pooling and servicing agreement:

- the following "deal documents":
 - (a) this information circular;
 - (b) the Freddie Mac offering circular supplement related to the Series K-SMC SPCs;
 - (c) the series 2013-KSMC pooling and servicing agreement;
 - (d) the mortgage loan purchase agreement; and
 - (e) the CREFC loan setup file received by the certificate administrator from the master servicer;
- the following "periodic reports":
 - (a) certain underlying mortgage loan information as presented in the standard CREFC investor reporting package (other than the CREFC loan setup file); and
 - (b) statements to certificateholders;
- the following "additional documents":
 - (a) inspection reports; and
 - (b) appraisals;
- the following "special notices":
 - (a) notice of any failure by the mortgage loan seller to repurchase an underlying mortgage loan that has an uncured material breach of a representation or warranty or a material document defect;
 - (b) notice of final payment on the certificates;

- (c) notice of the resignation, termination, merger or consolidation of the master servicer, the special servicer, the certificate administrator or the trustee and any notice of the acceptance of appointment by any successor thereto;
- (d) notice of the occurrence of any event of default that has not been cured;
- (e) notice of any request by the series 2013-KSMC directing certificateholder to terminate the special servicer;
- (f) any request by series 2013-KSMC certificateholders to communicate with other series 2013-KSMC certificateholders;
- (g) any amendment of the series 2013-KSMC pooling and servicing agreement;
- (h) any notice of the occurrence of or termination of any Affiliated Borrower Loan Event;
- (i) any officer's certificates supporting the determination that any advance was (or, if made, would be) a nonrecoverable advance; and
- (j) such other reports or information at the reasonable direction of the depositor or the guarantor;

provided, however, that the certificate administrator may not provide to (i) any person that is a borrower under an underlying mortgage loan or an affiliate of a borrower under an underlying mortgage loan unless, subject to clause (ii) below, such person is the series 2013-KSMC directing certificateholder, (1) any asset status report, inspection report, appraisal or internal valuation, (2) the CREFC special servicer loan file or (3) any supplemental reports in the CREFC investor reporting package or (ii) the series 2013-KSMC directing certificateholder, any asset status report, inspection report or appraisal or internal valuation relating to any Affiliated Borrower Loan.

The certificate administrator's website will initially be located at www.usbank.com/abs. Access will be provided by the certificate administrator to Privileged Persons upon receipt by the certificate administrator from such person of an investor certification in the form(s) described in the series 2013-KSMC pooling and servicing agreement, which form(s) may also be located on and submitted electronically via the certificate administrator's website. The parties to the series 2013-KSMC pooling and servicing agreement will be given access to the website without providing that certification. For assistance with the certificate administrator's website, certificateholders may call (800) 934-6802.

The certificate administrator will make no representations or warranties as to the accuracy or completeness of, and may disclaim responsibility for, any report, document or other information made available by it for which it is not the original source. The certificate administrator will not be deemed to have obtained actual knowledge of any information posted on the certificate administrator's website to the extent such information was not produced by the certificate administrator.

The certificate administrator may require registration and the acceptance of a disclaimer, as well as an agreement to keep the subject information confidential, in connection with providing access to its website. The certificate administrator will not be liable for the dissemination of information made by it in accordance with the series 2013-KSMC pooling and servicing agreement.

Other Information. The series 2013-KSMC pooling and servicing agreement will obligate the certificate administrator (or in the case of the items listed in the sixth and eighth bullet points below, the custodian) to make available at its offices, during normal business hours, upon reasonable advance written notice, or electronically via its website, for review by, among others, any holder or beneficial owner of an offered certificate or any person identified to the certificate administrator as a prospective transferee of an offered certificate or any interest in that offered certificates, originals or copies, in paper or electronic form, of, among other things, the following items, to the extent such documents have been delivered to the certificate administrator or the custodian, as applicable:

- any private placement memorandum or other disclosure document relating to the applicable class of series 2013-KSMC certificates, in the form most recently provided to the certificate administrator;
- the series 2013-KSMC pooling and servicing agreement, including exhibits, and any amendments to the series 2013-KSMC pooling and servicing agreement;

- all monthly reports of the certificate administrator delivered, or otherwise electronically made available, to series 2013-KSMC certificateholders since the date of initial issuance of the offered certificates;
- all officer's certificates delivered to the certificate administrator by the master servicer and/or the special servicer since the date of initial issuance of the offered certificates, as described under "The Series 2013-KSMC Pooling and Servicing Agreement—Evidence as to Compliance" in this information circular;
- all accountant's reports delivered to the certificate administrator with respect to the master servicer and/or the special servicer since the date of initial issuance of the offered certificates, as described under "The Series 2013-KSMC Pooling and Servicing Agreement—Evidence as to Compliance" in this information circular;
- any and all modifications, waivers and amendments of the terms of an underlying mortgage loan entered into by the master servicer or the special servicer and delivered to the custodian pursuant to the series 2013-KSMC pooling and servicing agreement (but only for so long as the affected underlying mortgage loan is part of the issuing entity);
- any and all officer's certificates delivered to the certificate administrator to support the master servicer's determination that any P&I Advance or Servicing Advance was or, if made, would be a Nonrecoverable P&I Advance or Nonrecoverable Servicing Advance, as the case may be;
- any and all of the loan documents contained in the mortgage file, and with respect to the series 2013-KSMC directing certificateholder, the operating trust advisor and Freddie Mac only, any and all documents contained in the mortgage file;
- information provided to the certificate administrator regarding the occurrence of Servicing Transfer Events as to the underlying mortgage loans; and
- any and all sub-servicing agreements, if applicable, provided to the certificate administrator and any amendments to such sub-servicing agreements and modifications of such sub-servicing agreements.

Copies of any and all of the foregoing items will be required to be made available by the certificate administrator or the custodian, as applicable, upon written request. However, the certificate administrator and the custodian, as applicable, will be permitted to require payment of a sum sufficient to cover the reasonable costs and expenses of providing the copies.

In connection with providing access to or copies of information pursuant to the series 2013-KSMC pooling and servicing agreement, including the items described above, the certificate administrator, the master servicer or the special servicer will require, in the case of a registered holder, beneficial owner or prospective purchaser of an offered certificate, a written confirmation executed by the requesting person or entity, in the form required by the series 2013-KSMC pooling and servicing agreement, generally to the effect that, among other things, the person or entity (i) is a registered holder, beneficial owner or prospective purchaser of offered certificates, or an investment advisor representing such person, (ii) is requesting the information for use in evaluating such person's investment in, or possible investment in, the offered certificates, (iii) is or is not a borrower or an affiliate of a borrower under the underlying mortgage loan, (iv) will keep the information confidential, and (v) will indemnify the certificate administrator, the trustee, the master servicer, the special servicer, the issuing entity and the depositor from any damage, loss, cost or liability (including legal fees and expenses and the cost of enforcing this indemnity) arising out of or resulting from any unauthorized use or disclosure of the information. The certificate administrator, the custodian, the master servicer, the special servicer and any sub-servicer may not provide to (i) any person that is a borrower under an underlying mortgage loan or an affiliate of a borrower under an underlying mortgage loan unless, subject to clause (ii) below, such person is the series 2013-KSMC directing certificateholder, (1) any asset status report, inspection report, appraisal or internal valuation, (2) the CREFC special servicer loan file or (3) any supplemental reports in the CREFC investor reporting package or (ii) the series 2013-KSMC directing certificateholder, any asset status report, inspection report or appraisal or internal valuation relating to any Affiliated Borrower Loan. However, such restrictions on providing information will not apply to the master servicer, the special servicer and any sub-servicer if the applicable loan documents expressly require such disclosure to such person as a borrower under an underlying mortgage loan.

Reports to Freddie Mac. On or before the third business day prior to each distribution date, the certificate administrator will be required, in accordance with the terms of the series 2013-KSMC pooling and servicing agreement, to prepare and distribute to Freddie Mac certain supplemental reports related to the offered certificates.

Deal Information/Analytics. Certain information concerning the underlying mortgage loans and the series 2013-KSMC certificates may be available through the following services:

- BlackRock Financial Management, Inc., Bloomberg, L.P., Trepp, LLC and Intex Solutions, Inc.;
- the certificate administrator's website initially located at www.usbank.com/abs; and
- the master servicer's website initially located at www.berkadia.com or the special servicer's website initially located at www.berkadia.com.

Voting Rights

The voting rights for the series 2013-KSMC certificates will be allocated as follows:

- 99% of the voting rights will be allocated to the class A-1, A-2 and B certificates, in proportion to the respective total principal balances of those classes;
- 1% of the voting rights will be allocated to the class X1 certificates; and
- 0% of the voting rights will be allocated to the class R certificates.

Voting rights allocated to a class of series 2013-KSMC certificateholders will be allocated among those certificateholders in proportion to their respective percentage interests in that class. However, solely for the purposes of giving any consent, approval or waiver pursuant to the series 2013-KSMC pooling and servicing agreement with respect to the rights, obligations or liabilities of the trustee, the certificate administrator, the master servicer, the special servicer, the operating trust advisor or Freddie Mac, any series 2013-KSMC certificate registered in the name of such trustee, certificate administrator, master servicer, special servicer, the operating trust advisor, Freddie Mac or any affiliate of any of them, as applicable, will be deemed not to be outstanding, and the voting rights to which it is entitled will not be taken into account in determining whether the requisite percentage of voting rights necessary to effect any such consent, approval or waiver has been obtained. Such restriction will not apply to (i) the selection of the series 2013-KSMC directing certificateholder or the exercise of the special servicer's or its affiliates' rights as a member of the Controlling Class and (ii) if the trustee, the certificate administrator, the master servicer, the special servicer, the operating trust advisor or Freddie Mac, as the case may be, and/or their affiliates, own the entire class of each series 2013-KSMC certificates affected by the action, vote, consent or waiver.

YIELD AND MATURITY CONSIDERATIONS

Yield Considerations

General. The yield on the offered certificates will depend on, among other things—

- the price you pay for the offered certificates; and
- the rate, timing and amount of distributions on the offered certificates.

The rate, timing and amount of distributions on the offered certificates will in turn depend on, among other things—

- the pass-through rate for, and the other payment terms of, the offered certificates;
- the rate and timing of payments and other collections on the underlying mortgage loans;
- the rate and timing of defaults, and the severity of losses, if any, on the underlying mortgage loans;

- the rate, timing, severity and allocation of other shortfalls and expenses that reduce amounts available for distribution on the series 2013-KSMC certificates (although such shortfalls with respect to the offered certificates may be covered under the Freddie Mac Guarantee, as further described in this information circular); and
- servicing decisions with respect to the underlying mortgage loans.

These factors cannot be predicted with any certainty. Accordingly, you may find it difficult to analyze the effect that these factors might have on the yield to maturity of the offered certificates.

Freddie Mac Guarantee. Although the Freddie Mac Guarantee will mitigate the yield and maturity considerations with respect to the offered certificates discussed in this information circular, the Freddie Mac Guarantee is not backed by the full faith and credit of the United States. If the guarantor were unable to pay under the Freddie Mac Guarantee, such mitigation would not apply.

Pass-Through Rates. The pass-through rate on the class X1 certificates will be variable and will be calculated based upon the Weighted Average Net Mortgage Pass-Through Rate. The Weighted Average Net Mortgage Pass-Through Rate would decline if the rate of principal payments on the underlying mortgage loans with higher Net Mortgage Pass-Through Rates was faster than the rate of principal payments on the underlying mortgage loans with lower Net Mortgage Pass-Through Rates. Accordingly, the yield on the class X1 certificates will be sensitive to changes in the relative composition of the mortgage pool as a result of scheduled amortization, voluntary and involuntary prepayments and liquidations of underlying mortgage loans following default. The Weighted Average Net Mortgage Pass-Through Rate will not be affected by modifications, waivers or amendments with respect to the underlying mortgage loans except for any modifications, waivers or amendments that increase the mortgage interest rate.

Rate and Timing of Principal Payments. The yield to maturity of the interest-only certificates will be extremely sensitive to, and the yield to maturity on any Offered Principal Balance Certificates purchased at a discount or a premium will be affected by, the rate and timing of principal distributions made in reduction of the total principal balances of those certificates. In turn, the rate and timing of principal distributions that are paid or otherwise result in reduction of the total principal balance of any Offered Principal Balance Certificates will be directly related to the rate and timing of principal payments on or with respect to the underlying mortgage loans. Finally, the rate and timing of principal payments on or with respect to the underlying mortgage loans will be affected by their amortization schedules, the dates on which balloon payments are due and the rate and timing of principal prepayments and other unscheduled collections on them, including for this purpose, collections made in connection with liquidations of underlying mortgage loans due to defaults, casualties or condemnations affecting the mortgaged real properties, pay downs of loans due to failure of the related property to meet certain performance criteria or purchases or other removals of underlying mortgage loans from the issuing entity.

If you are contemplating an investment in the interest-only certificates, you should further consider the risk that an extremely rapid rate of payments and other collections of principal on the mortgage loans could result in your failure to fully recoup your initial investment.

Prepayments and other early liquidations of the underlying mortgage loans will result in distributions on the Offered Principal Balance Certificates of amounts that would otherwise be paid over the remaining terms of the subject mortgage loans. This will tend to shorten the weighted average lives of the Offered Principal Balance Certificates and accelerate the rate at which the notional amount of the class X1 certificates is reduced. Defaults on the underlying mortgage loans, particularly at or near their maturity dates, may result in significant delays in distributions of principal on the subject mortgage loans and, accordingly, on the Offered Principal Balance Certificates, while work-outs are negotiated or foreclosures are completed. These delays will tend to lengthen the weighted average lives of the Offered Principal Balance Certificates. See “The Series 2013-KSMC Pooling and Servicing Agreement—Modifications, Waivers, Amendments and Consents” in this information circular.

The extent to which the yield to maturity on any offered certificate may vary from the anticipated yield will depend upon the degree to which the principal balance certificate is purchased at a discount or premium and when, and to what degree payments of principal on the underlying mortgage loans are in turn paid in a reduction of the principal balance of the certificate. If you purchase your Offered Principal Balance Certificates at a discount, you

should consider the risk that a slower than anticipated rate of principal payments on the underlying mortgage loans could result in an actual yield to you that is lower than your anticipated yield. If you purchase your interest-only certificates or Offered Principal Balance Certificates at a premium, you should consider the risk that a faster than anticipated rate of principal payments on the underlying mortgage loans could result in an actual yield to you that is lower than your anticipated yield.

Because the rate of principal payments on or with respect to the underlying mortgage loans will depend on future events and a variety of factors, no particular assurance can be given as to that rate or the rate of principal prepayments.

Delinquencies and Defaults on the Mortgage Loans. The rate and timing of delinquencies and defaults on the underlying mortgage loans will affect—

- the amount of distributions on your offered certificates;
- the yield to maturity of your offered certificates;
- the notional amount of the interest-only certificates;
- the rate of principal distributions on your offered certificates; and
- the weighted average life of your offered certificates.

Delinquencies on the underlying mortgage loans may result in shortfalls in distributions of interest and/or principal on your offered certificates for the current month, although Freddie Mac will be required under its guarantee to pay the holder of any offered certificate an amount equal to any such shortfall allocated to its certificates as set forth in “Description of the Series 2013-KSMC Certificates—Distributions—Freddie Mac Guarantee” in this information circular. Although any shortfalls in distributions of interest may be made up on future distribution dates, no interest would accrue on those shortfalls. Thus, any shortfalls in distributions of interest would adversely affect the yield to maturity of your offered certificates.

If—

- you calculate the anticipated yield to maturity for your offered certificates based on an assumed rate of default and amount of losses on the underlying mortgage loans that is lower than the default rate and amount of losses actually experienced, and
- the additional losses result in a reduction of the total distributions on or the total principal balance of your offered certificates,

then your actual yield to maturity will be lower than you calculated and could, under some scenarios, be negative.

The timing of any loss on a liquidated mortgage loan that results in a reduction of the total distributions on or the total principal balance of your offered certificates will also affect your actual yield to maturity, even if the rate of defaults and severity of losses are consistent with your expectations. In general, the earlier your loss occurs, the greater the effect on your yield to maturity.

Even if losses on the underlying mortgage loans do not result in a reduction of the total distributions on or the total principal balance of your offered certificates, the losses may still affect the timing of distributions on, and the weighted average life and yield to maturity of, your offered certificates.

In addition, if the master servicer or the trustee is reimbursed for any Nonrecoverable Advance or Workout-Delayed Reimbursement Amount (together with accrued interest on such amounts), such amount will be deemed to be reimbursed first out of payments and other collections of principal on all the underlying mortgage loans (thereby reducing the Principal Distribution Amount on the related distribution date), prior to being deemed reimbursed out of payments and other collections of interest on all the underlying mortgage loans. See “Description of the Series 2013-KSMC Certificates—Advances of Delinquent Monthly Debt Service Payments” and “The Series 2013-KSMC

Pooling and Servicing Agreement—Servicing and Other Compensation and Payment of Expenses—Servicing Advances” in this information circular.

Relevant Factors. The following factors, among others, will affect the rate and timing of principal payments and defaults and the severity of losses on or with respect to the underlying mortgage loans:

- prevailing interest rates;
- the terms of those mortgage loans, including—
 1. provisions that impose prepayment lockout periods;
 2. amortization terms that require balloon payments;
 3. due on sale/encumbrance provisions; and
 4. any provisions requiring draws on letters of credit or escrowed funds to be applied to principal;
- the demographics and relative economic vitality of the areas in which the mortgaged real properties are located;
- the general supply and demand for multifamily rental space or independent and/or assisted living facilities of the type available at the mortgaged real properties in the areas in which those properties are located;
- the quality of management of the mortgaged real properties;
- the servicing of those mortgage loans;
- changes in tax laws; and
- other opportunities for investment.

See “Risk Factors—Risks Related to the Underlying Mortgage Loans,” “Description of the Underlying Mortgage Loans” and “The Series 2013-KSMC Pooling and Servicing Agreement” in this information circular.

The rate of prepayment on the mortgage loans in the issuing entity is likely to be affected by prevailing market interest rates for mortgage loans of a comparable type, term and risk level. When the prevailing market interest rate is below the annual rate at which a mortgage loan accrues interest, the related borrower may have an increased incentive to refinance that mortgage loan. Conversely, to the extent prevailing market interest rates exceed the annual rate at which a mortgage loan accrues interest, the related borrower may be less likely to voluntarily prepay that mortgage loan.

Depending on prevailing market interest rates, the outlook for market interest rates and economic conditions generally, some underlying borrowers may sell their mortgaged real properties in order to realize their equity in those properties, to meet cash flow needs or to make other investments. In addition, some underlying borrowers may be motivated by U.S. federal and state tax laws, which are subject to change, to sell their mortgaged real properties.

In addition, certain of the mortgage loans may have performance escrows or letters of credit pursuant to which the funds held in escrow or the proceeds of such letters of credit may be applied to reduce the principal balance of such mortgage loans if certain performance triggers are not satisfied. This circumstance would have the same effect on the offered certificate as a partial prepayment on such mortgage loans. For more information regarding these escrows and letters of credit, see the footnotes to Exhibit A-1 to this information circular.

We make no representation or warranty regarding:

- the particular factors that will affect the rate and timing of prepayments and defaults on the underlying mortgage loans;

- the relative importance of those factors;
- the percentage of the total principal balance of the underlying mortgage loans that will be prepaid or as to which a default will have occurred as of any particular date;
- whether the underlying mortgage loans that are in a prepayment lockout period will be prepaid as a result of involuntary liquidations upon default or otherwise during that period; or
- the overall rate of prepayment or default on the underlying mortgage loans.

Delay in Distributions. Because monthly distributions will not be made on the offered certificates until the distribution date following the due dates for the underlying mortgage loans during the related Collection Period, your effective yield will be lower than the yield that would otherwise be produced by your pass-through rate and purchase price, assuming that purchase price did not account for a delay.

Weighted Average Lives of the Offered Series 2013-KSMC Principal Balance Certificates

For purposes of this information circular, the weighted average life of any series 2013-KSMC principal balance certificate refers to the average amount of time that will elapse from the assumed settlement date of March 28, 2013 until each dollar to be applied in reduction of the total principal balance of those certificates is paid to the investor. For purposes of this “Yield and Maturity Considerations” section, the weighted average life of any series 2013-KSMC principal balance certificate is determined by:

- multiplying the amount of each principal distribution on the certificate by the number of years from the assumed settlement date to the related distribution date;
- summing the results; and
- dividing the sum by the total amount of the reductions in the principal balance of the certificate.

Accordingly, the weighted average life of any series 2013-KSMC principal balance certificate will be influenced by, among other things, the rate at which principal of the underlying mortgage loans is paid or otherwise collected or advanced and the extent to which those payments, collections and/or advances of principal are in turn applied in reduction of the principal balance of that certificate (including any reductions in principal balance as a result of Balloon Guarantor Payments).

As described in this information circular, the Principal Distribution Amount for each distribution date will be payable, subject to the Available Distribution Amount and the distribution priorities described under “Description of the Series 2013-KSMC Certificates—Distributions—Priority of Distributions” in this information circular, *first* to make distributions of principal to the holders of the class A-1 and/or A-2 certificates (allocated among those classes as described under “Description of the Series 2013-KSMC Certificates—Distributions—Principal Distributions” in this information circular) until the total principal balances of those classes are reduced to zero, and thereafter to make distributions of principal to holders of the class B certificates until the total principal balance of that class is reduced to zero. As a consequence of the foregoing, the weighted average life of the class A-1 certificates may be shorter, and the weighted average lives of the class A-2 and B certificates may be longer, than would otherwise be the case if the Principal Distribution Amount for each distribution date was being paid on a *pro rata* basis among the respective classes of series 2013-KSMC principal balance certificates.

The tables set forth in Exhibit D to this information circular show with respect to each class of offered certificates, which is a series 2013-KSMC principal balance certificate—

- the weighted average life of that class, and
- the percentage of the initial total principal balance of that class that would be outstanding after each of the specified dates,

based upon each of the indicated levels of CPR and the Modeling Assumptions.

The actual characteristics and performance of the underlying mortgage loans will differ from the Modeling Assumptions used in calculating the tables on Exhibit D to this information circular. Those tables are hypothetical in nature and are provided only to give a general sense of how the principal cash flows might behave under the assumed prepayment scenarios. Any difference between the Modeling Assumptions used in calculating the tables on Exhibit D to this information circular and the actual characteristics and performance of the underlying mortgage loans, or actual prepayment or loss experience, will affect the percentages of initial total principal balances outstanding over time and the weighted average lives of the respective classes of offered certificates.

We cannot assure you that—

- the underlying mortgage loans will prepay in accordance with the Modeling Assumptions or any other assumptions set forth in this information circular;
- the underlying mortgage loans will prepay at any of the indicated levels of CPR or at any other particular prepayment rate;
- the underlying mortgage loans will not experience losses; or
- the underlying mortgage loans that are in a prepayment lockout period or defeasance period will not prepay as a result of involuntary liquidations upon default or otherwise, whether voluntarily or involuntarily, during any such period.

You must make your own decisions as to the appropriate loss, prepayment and liquidation assumptions to be used in deciding to purchase any offered certificates.

Yield Sensitivity of the Class X1 Certificates

The yield to investors on the class X1 certificates will be highly sensitive to the rate and timing of principal payments, including prepayments, on the underlying mortgage loans. If you are contemplating an investment in the certificates, you should fully consider the associated risks, including the risk that an extremely rapid rate of prepayment and/or liquidation of the underlying mortgage loans could result in your failure to recoup fully your initial investment.

The table set forth in Exhibit E to this information circular shows pre-tax corporate bond equivalent yields for the class X1 certificates based on the Modeling Assumptions, except that the optional termination is exercised, and assuming the specified purchase prices and the indicated levels of CPR. Those assumed purchase prices are exclusive of accrued interest.

The yields set forth in the table in Exhibit E to this information circular were calculated by:

- determining the monthly discount rate that, when applied to the assumed stream of cash flows to be paid on the class X1 certificates would cause the discounted present value of that assumed stream of cash flows to equal—
 1. the assumed purchase price for the class X1 certificates, plus
 2. accrued interest at the initial pass-through rate for the class X1 certificates, from and including March 1, 2013 to but excluding the assumed settlement date of March 28, 2013, which is a part of the Modeling Assumptions; and
- converting those monthly discount rates to corporate bond equivalent rates.

Those calculations do not take into account variations that may occur in the interest rates at which investors in the class X1 certificates may be able to reinvest funds received by them as payments on those certificates. Consequently, they do not purport to reflect the return of any investment on the class X1 certificates when reinvestment rates are considered.

In addition, the actual characteristics and performance of the underlying mortgage loans will differ from the Modeling Assumptions used in calculating the table on Exhibit E to this information circular. That table is

hypothetical in nature and is provided only to give a general sense of how the cash flows might behave under the assumed prepayment scenarios. Any difference between the Modeling Assumptions used in calculating the table on Exhibit E to this information circular and the actual characteristics and performance of the underlying mortgage loans, or their actual prepayment or loss experience, will affect the yield on the class X1 certificates.

We cannot assure you that—

- the underlying mortgage loans will prepay in accordance with the Modeling Assumptions or any other assumptions set forth in this information circular;
- the underlying mortgage loans will prepay at any of the indicated levels of CPR or at any other particular prepayment rate;
- the underlying mortgage loans will not experience losses;
- the underlying mortgage loans that are in a prepayment lockout period or defeasance period will not prepay, whether voluntarily or involuntarily, during any such period; or
- the purchase price of the class X1 certificates will be as assumed.

It is unlikely that the underlying mortgage loans will prepay as assumed at any of the specified CPR levels until maturity or that all of the underlying mortgage loans will so prepay at the same rate. Actual yields to maturity for investors in the class X1 certificates may be materially different than those indicated in the table in Exhibit E to this information circular. Timing of changes in rate of prepayment and other liquidations may significantly affect the actual yield to maturity to investors, even if the average rate of principal prepayments and other liquidations is consistent with the expectations of investors. You must make your own decisions as to the appropriate prepayment, liquidation and loss assumptions to be used in deciding whether to purchase the class X1 certificates.

THE SERIES 2013-KSMC POOLING AND SERVICING AGREEMENT

General

The series 2013-KSMC certificates will be issued, the issuing entity will be created and the underlying mortgage loans will be serviced and administered under a pooling and servicing agreement, to be dated as of March 1, 2013, by and among us (as depositor), the master servicer, the special servicer, the trustee, the operating trust advisor, the certificate administrator and Freddie Mac. Berkadia is the originator of all of the underlying mortgage loans.

The certificate administrator will provide a copy of the series 2013-KSMC pooling and servicing agreement to a prospective or actual holder or beneficial owner of an offered certificate, upon written request from such party or a placement agent and the completion of an appropriate confidentiality agreement in the form attached to the series 2013-KSMC pooling and servicing agreement and, at the certificate administrator's discretion, payment of a reasonable fee for any expenses. The series 2013-KSMC pooling and servicing agreement will also be made available by the certificate administrator on its website, at the address set forth under "Description of the Series 2013-KSMC Certificates—Reports to Certificateholders and Freddie Mac; Available Information" in this information circular.

The Master Servicer and the Special Servicer

Berkadia Commercial Mortgage LLC ("Berkadia") will be appointed as the master servicer and special servicer under the series 2013-KSMC pooling and servicing agreement. Berkadia is also the sole originator of all of the underlying mortgage loans. Berkadia is a limited liability company organized under the laws of the state of Delaware. Berkadia is, indirectly, wholly-owned by Leucadia National Corporation, and BH Finance LLC and Berkshire Hathaway Inc.

On December 11, 2009, Berkadia began operations by acquiring the commercial mortgage origination and servicing business (including substantially all of the employees) of Capmark Financial Group Inc. and certain of its

subsidiaries. The Berkadia team has experience with servicing commercial and multifamily mortgage loans in private label commercial mortgage-backed securities transactions dating back to 1995. Berkadia’s principal office locations are: 118 Welsh Road, Horsham, Pennsylvania 19044 with telephone number: (215) 328-3200 and 700 North Pearl Street, Suite 2200 Dallas, Texas 75201 with telephone number: (214) 758-5800.

Berkadia performs primary, master and special servicing on CMBS transactions. In addition, Berkadia carries out servicing activities on a contracted basis for third parties such as insurance companies, banks and other financial institutions. Berkadia is one of the largest servicers of commercial real estate loans in the United States.

As of December 31, 2012, Berkadia had a primary/master servicing portfolio of approximately 28,000 loans with an unpaid principal balance of \$200.0 billion. The table below contains information on the size and growth of the portfolio of commercial and multifamily loans from 2010 to 2012 in respect of which Berkadia has acted as master and/or primary servicer:

Portfolio—Primary/Master Servicing	Calendar Year End		
	2010	2011	2012
CMBS (US)	113.5 billion	99.5 billion	86.8 billion
Other	83.7 billion	80.7 billion	110.5 billion
Total.....	197.2 billion	180.2 billion	197.3 billion

The table below contains information on the size of Berkadia’s managed portfolio where Berkadia is the named special servicer in CMBS transactions in the United States from 2010 to 2012.

Portfolio Growth—Special Servicing	Calendar Year End		
	2010	2011	2012
CMBS (US) - Named Special Servicer	\$36.2 billion	13.2 billion	9.0 billion
CMBS (US) - Actually Specially Serviced	\$3.0 billion	1.8 billion	1.4 billion

Berkadia currently maintains ratings from Fitch, Inc. (“Fitch”), S&P and Morningstar Credit Ratings LLC (“Morningstar”). Berkadia’s primary servicing operations are rated CPS1- from Fitch, STRONG from S&P, and CS1 from Morningstar. Berkadia’s master servicing operations are rated CMS2 from Fitch, STRONG from S&P and CS1 from Morningstar. Berkadia’s special servicing operations are rated CSS1- from Fitch, STRONG from S&P and CS1 from Morningstar.

Berkadia has developed policies, procedures and controls for the performance of its servicing obligations in compliance with applicable servicing agreements, and the applicable servicing criteria set forth in Item 1122 of Regulation AB. Berkadia reviews its policies and procedures regularly and updates them on an annual basis to ensure that they reflect its current servicing practices. There were no material changes made to the policies and procedures in order for Berkadia to be named the master servicer and/or special servicer on this transaction.

Berkadia has an established business continuity program that is tested regularly in accordance with its policies and procedures. In the event of a disruption, all functions of the disrupted facility would transfer to a steady business recovery facility, providing access to all data and tools to continue to perform its servicing duties. Berkadia’s business continuity program is tested and updated on an annual basis.

Berkadia maintains a multi-application mortgage-servicing technology platform, with multiple capabilities and reporting functions, to facilitate the processing of its servicing activities. Berkadia may, from time to time, engage third party contractors or vendors to assist in performing certain routine servicing functions. Berkadia monitors and reviews its third party contractors and vendors in compliance with its internal procedures and applicable law.

No securitization transaction involving commercial mortgage loans in which Berkadia was acting as master servicer and/or special servicer has experienced an event of default as a result of any action or inaction of Berkadia as master servicer and/or special servicer, including as a result of Berkadia’s failure to comply with the applicable servicing criteria in connection with any securitization transaction.

Berkadia Services India Private Limited (formerly known as Capmark Overseas Processing India Private Limited) opened in September 2002, was acquired by Capmark in July 2003 and subsequently acquired by Berkadia in December 2009. Berkadia Services India Private Limited is located in Hyderabad (Andra Pradesh), India and

provides certain back office functions for Berkadia's servicing portfolio in the United States. Berkadia Services India Private Limited reports to the Executive Vice President of Servicing at Berkadia.

From time to time Berkadia and its affiliates are parties to lawsuits and other legal proceedings arising in the ordinary course of business. Berkadia does not believe that any such lawsuits or legal proceedings would, individually or in the aggregate, have a material adverse effect on its business or its ability to serve as master servicer or special servicer.

The foregoing information set forth in this section "—The Master Servicer and the Special Servicer" has been provided by Berkadia. Neither the depositor nor any other person other than Berkadia makes any representation or warranty as to the accuracy or completeness of such information.

Certain duties and obligations of Berkadia as the master servicer and the provisions of the series 2013-KSMC pooling and servicing agreement are described under "—Servicing Under the Series 2013-KSMC Pooling and Servicing Agreement," "—Enforcement of "Due-on-Sale" and "Due-on-Encumbrance" Clauses," "—Required Appraisals," and "—Inspections; Collection of Operating Information" below. Berkadia's ability to waive or modify any terms, fees, penalties or payments on the underlying mortgage loans and the effect of that ability on the potential cash flows from the underlying mortgage loans are described under "—Modifications, Waivers, Amendments and Consents" below.

Berkadia, as the master servicer will, among other things, be responsible for the master servicing and administration of the underlying mortgage loans pursuant to the series 2013-KSMC pooling and servicing agreement.

Certain terms of the series 2013-KSMC pooling and servicing agreement regarding Berkadia's removal, replacement, resignation or transfer as master servicer are described under "—Resignation, Removal and Replacement of Servicers; Transfer of Servicing Duties" and "—Rights Upon Event of Default" below. Berkadia's rights and obligations as master servicer with respect to indemnification, and certain limitations on Berkadia's liability as master servicer under the series 2013-KSMC pooling and servicing agreement, are described under "—Liability of the Servicers" and "—Certain Indemnities" below.

The master servicer and various related persons and entities will be entitled to be indemnified by the issuing entity for certain losses and liabilities incurred by the master servicer as described under "—Certain Indemnities" below.

Certain duties and obligations of Berkadia as the special servicer, and the provisions of the series 2013-KSMC pooling and servicing agreement, are described under "—Servicing Under the Series 2013-KSMC Pooling and Servicing Agreement," "—Enforcement of "Due-on-Sale" and "Due-on-Encumbrance" Clauses," "—Required Appraisals," and "—Inspections; Collection of Operating Information" below. Berkadia's ability to waive or modify any terms, fees, penalties or payments on the underlying mortgage loans and the effect of that ability on the potential cash flows from the underlying mortgage loans are described under "—Modifications, Waivers, Amendments and Consents" below.

Berkadia, as the special servicer will, among other things, oversee the resolution of an underlying mortgage loan during a special servicing period and the disposition of REO properties. Certain of Berkadia's duties as the special servicer under the series 2013-KSMC pooling and servicing agreement, including information regarding the processes for handling delinquencies, losses, bankruptcies and recoveries (such as through a liquidation of an underlying mortgage loan, the sale of an underlying mortgage loan or negotiations or workouts with the borrower under an underlying mortgage loan) are set forth under "—Realization Upon Mortgage Loans" below.

Certain terms of the series 2013-KSMC pooling and servicing agreement regarding Berkadia's removal, replacement, resignation or transfer as special servicer are described under "—Resignation, Removal and Replacement of Servicers; Transfer of Servicing Duties" and "—Rights Upon Event of Default" below. Berkadia's rights and obligations as special servicer with respect to indemnification, and certain limitations on Berkadia's liability as special servicer under the series 2013-KSMC pooling and servicing agreement, are described under "—Liability of the Servicers" and "—Certain Indemnities" below.

The special servicer and various related persons and entities will be entitled to be indemnified by the issuing entity for certain losses and liabilities incurred by the special servicer as described under “—Certain Indemnities” below.

Liability of the Servicers

The master servicer (either in its own right or on behalf of an indemnified sub-servicer, if any), the special servicer and various related persons and entities will be entitled to be indemnified by the issuing entity for certain losses and liabilities incurred by the master servicer or the special servicer, as applicable, as described under “—Certain Indemnities” below.

The underlying mortgage loans will not be an obligation of, or be insured or guaranteed by the master servicer or the special servicer. In addition, the master servicer and the special servicer will be under no liability to the issuing entity, the other parties to the series 2013-KSMC pooling and servicing agreement or the series 2013-KSMC certificateholders for any action taken, or not taken, in good faith pursuant to the series 2013-KSMC pooling and servicing agreement or for errors in judgment. However, the master servicer and the special servicer will not be protected against any breach of warranties or representations made in the series 2013-KSMC pooling and servicing agreement or any liability which would otherwise be imposed by reason of negligent misfeasance, bad faith, fraud or negligence in the performance of its duties or negligent disregard of obligations and duties under the series 2013-KSMC pooling and servicing agreement.

The master servicer and the special servicer will be required to maintain a fidelity bond and errors and omissions policy or their equivalent that provides coverage against losses that may be sustained as a result of an officer’s or employee’s misappropriation of funds or errors and omissions, subject to certain limitations as to amount of coverage, deductible amounts, conditions, exclusions and exceptions permitted by the series 2013-KSMC pooling and servicing agreement.

Resignation, Removal and Replacement of Servicers; Transfer of Servicing Duties

Resignation of the Master Servicer or the Special Servicer. The master servicer and the special servicer will only be permitted to resign from their respective obligations and duties under the series 2013-KSMC pooling and servicing agreement upon (i) a determination that such party’s duties are no longer permissible under applicable law or (ii) the appointment of, and the acceptance of such appointment by, a successor to the resigning master servicer or special servicer, as applicable. Any such successor must satisfy the following conditions applicable to it (the “Successor Servicer Requirements”): (a) Freddie Mac has approved such successor, which approval will not be unreasonably withheld or delayed, (b) the successor to the master servicer or special servicer, as the case may be, agrees in writing to assume all of the responsibilities, duties and liabilities of the master servicer or special servicer, as the case may be, under the series 2013-KSMC pooling and servicing agreement and certain sub-servicing agreements that arise thereafter, (c) such successor (A) is then listed on S&P’s Select Servicer List as a U.S. Commercial Mortgage Master Servicer (in the case of a successor master servicer) or a U.S. Commercial Mortgage Special Servicer (in the case of a successor special servicer) and (B) is rated at least “CMS3” (in the case of a successor master servicer) or “CSS3” (in the case of a successor special servicer) by Fitch and (d) with respect to a successor special servicer, the trustee receives an opinion of counsel generally to the effect that the agreement pursuant to which such special servicer is replaced is binding. Any determination permitting the resignation of the master servicer or special servicer because such party’s duties are no longer permissible under applicable law must be evidenced by an opinion of counsel to such effect delivered to the trustee, the cost of which, together with any other expenses of such resignation, are required to be borne by the resigning party. No resignation by the master servicer or special servicer will become effective until the trustee or the successor to the master servicer or special servicer, as applicable, has assumed the resigning master servicer’s or special servicer’s, as applicable, responsibilities and obligations under the series 2013-KSMC pooling and servicing agreement in accordance with this paragraph.

Removal of the Master Servicer, the Special Servicer and any Sub-Servicer. If an event of default described under “—Events of Default” below occurs with respect to the master servicer or the special servicer and remains unremedied, the trustee will be authorized, and at the direction of the series 2013-KSMC directing certificateholder or Freddie Mac, the trustee will be required, to terminate the defaulting party and appoint a successor, as described

under “—Rights Upon Event of Default” below. The defaulting party is entitled to the payment of all compensation, indemnities, reimbursements and similar amounts accrued and unpaid to the date of termination.

In addition, the series 2013-KSMC directing certificateholder will be entitled to remove, with or without cause, the special servicer and appoint a successor special servicer rather than have the trustee act as that successor, upon not less than thirty (30) business days’ prior written notice to the respective parties to the series 2013-KSMC pooling and servicing agreement. Any successor special servicer must satisfy the Successor Servicer Requirements. In addition, the trustee must receive an opinion of counsel to the effect that the removal of the special servicer is in compliance with the terms of the series 2013-KSMC pooling and servicing agreement. If such removal is without cause, all costs of the issuing entity and the special servicer incurred in connection with transferring the subject special servicing responsibilities to a successor special servicer will be the responsibility of the series 2013-KSMC directing certificateholder that effected the termination. Moreover, the terminated special servicer will be entitled to—

- payment out of the collection account for all earned and unpaid special servicing fees and additional special servicing compensation;
- continued rights to indemnification; and
- continued rights to some or all liquidation and work-out fees earned by it as described below under “—Servicing and Other Compensation and Payment of Expenses.”

In addition, upon the occurrence and during the continuance of an Affiliated Borrower Loan Event, Freddie Mac, in its sole discretion, may terminate the special servicer based on the recommendation of the operating trust advisor (if the operating trust advisor determines that the special servicer is not performing its obligations in accordance with the Servicing Standard) and may appoint a successor special servicer in consultation (on a non-binding basis) with the series 2013-KSMC directing certificateholder.

In addition, Freddie Mac will be entitled to direct the master servicer to remove any sub-servicer if (i) Freddie Mac determines, in accordance with the provisions of the Guide that any sub-servicer should not sub-service the underlying mortgage loans or (ii) such sub-servicer becomes an affiliate of the trustee. Any sub-servicer that is terminated pursuant to clauses (i) or (ii) above will have the right to sell its sub-servicing to either the master servicer or another sub-servicer acceptable to Freddie Mac, which acceptance may not be unreasonably withheld or delayed. Any such removal of a sub-servicer will be at the expense of Freddie Mac, and none of the master servicer, the special servicer, the issuing entity, the depositor or the trustee will be liable for any termination fees and expenses payable to any sub-servicer upon such removal.

Transfer of Servicing Duties. In connection with such appointment and assumption of a successor to the master servicer or the special servicer as described in this information circular, subject to the right of the predecessor master servicer or special servicer to retain certain fees earned by it prior to the subject event of default, the trustee may make such arrangements for the compensation of such successor out of payments on the underlying mortgage loans as it and such successor agree. However, no such compensation with respect to a successor master servicer or successor special servicer, as the case may be, will be in excess of that paid to the terminated master servicer or special servicer, as the case may be, under the series 2013-KSMC pooling and servicing agreement. The trustee, the master servicer, the special servicer and such successor are required to take such action, consistent with the series 2013-KSMC pooling and servicing agreement, as will be necessary to effectuate any such succession. Any reasonable costs and expenses associated with the transfer of the servicing function (other than with respect to a termination without cause of the special servicer by the series 2013-KSMC directing certificateholder as described above under “—Removal of the Master Servicer, the Special Servicer and any Sub-Servicer”) under the series 2013-KSMC pooling and servicing agreement will be required to be borne by the predecessor master servicer or special servicer. However, if such predecessor master servicer or special servicer, as applicable, fails to pay such costs and expenses after reasonable efforts to obtain payment, then such costs and expenses will be an expense of the issuing entity.

If the master servicer or special servicer, as the case may be, is terminated pursuant to the terms of the series 2013-KSMC pooling and servicing agreement, it is required to promptly provide the trustee with all documents and records requested by it to enable the trustee or another successor to assume the master servicer’s or special

servicer's, as the case may be, functions under the series 2013-KSMC pooling and servicing agreement, and is required to reasonably cooperate with the trustee in effecting the termination of the master servicer's or special servicer's, as the case may be, responsibilities and rights under the series 2013-KSMC pooling and servicing agreement, including, without limitation, the prompt transfer to the trustee or another successor for administration by it of all cash amounts which are at the time, or should have been, credited by the master servicer to the collection account or any other account held by it on account of the underlying mortgage loans or credited by the special servicer to an REO account, as the case may be, or which thereafter are received with respect to any underlying mortgage loan or any REO Property.

The Trustee, Certificate Administrator and Custodian

U.S. Bank National Association ("U.S. Bank"), a national banking association, will act as trustee, certificate administrator and custodian under the series 2013-KSMC pooling and servicing agreement. U.S. Bancorp, with total assets exceeding \$354 billion as of December 31, 2012, is the parent company of U.S. Bank, the fifth largest commercial bank in the United States. As of December 31, 2012, U.S. Bancorp served approximately 17 million customers and operated over 3,000 branch offices in 25 states. A network of specialized U.S. Bancorp offices across the nation provides a comprehensive line of banking, brokerage, insurance, investment, mortgage, trust and payment services products to consumers, businesses and institutions.

U.S. Bank has one of the largest corporate trust businesses in the country with office locations in 48 domestic and 3 international cities. The series 2013-KSMC pooling and servicing agreement will be administered from U.S. Bank's corporate trust office located at 190 South LaSalle Street, 7th Floor, Mailcode MK-IL-SL7C, Chicago, Illinois 60603 (and for certificate transfer services, 60 Livingston Avenue, St. Paul, Minnesota 55107, Attention: Bondholder Services – FREMF 2013-KSMC).

U.S. Bank has provided corporate trust services since 1924. As of December 31, 2012, U.S. Bank was acting as trustee with respect to over 87,000 issuances of securities with an aggregate outstanding principal balance of over \$2.8 trillion. This portfolio includes corporate and municipal bonds, mortgage-backed and asset-backed securities and collateralized debt obligations.

In December of 2010, U.S. Bank acquired a portfolio of securitization trust administration business primarily consisting of residential and commercial mortgage backed securitization trusts (the "Acquired Platform"). In connection with this acquisition, a review of the related payment models was conducted which identified certain calculation and reporting errors. Following the identification of any errors, appropriate corrective actions were implemented with respect to the calculations to mitigate these errors prospectively. In addition, in connection with the conversion and integration process for the Acquired Platform, U.S. Bank implemented new controls, comparable to those for the legacy U.S. Bank platform, to further remediate future calculation and reporting issues.

U.S. Bank's Report on Compliance with Applicable Servicing Criteria Pursuant to Item 1122 for the U.S. Bank Corporate Trust Asset Backed Securities Acquired Platform for the period ending December 31, 2011 (the "2011 Assessment") describes the following material instances of noncompliance: "1122(d)(3)(i)(B) – Certain reports to investors did not provide information calculated in accordance with the terms specified in the transaction agreements. 1122(d)(3)(ii) – Amounts due to investors were not allocated and remitted in accordance with timeframes, distribution priority and other terms set forth in the transaction agreements." (For a complete description, see the 2011 Assessment.) While it is unclear whether these errors constitute a default, U.S. Bank has elected to disclose the errors and has taken action to fully remediate such errors. For those trusts in the Acquired Platform that require on-going 1123 reporting, U.S. Bank disclosed transaction specific material instances of non-compliance, as applicable.

The certificate administrator is required to make each monthly statement available to the Certificateholders via the certificate administrator's internet website at <http://www.usbank.com/abs>. Certificateholders with questions may direct them to the certificate administrator's bondholder services group at (800) 934-6802.

As of December 31, 2012, U.S. Bank (and its affiliate U.S. Bank Trust National Association) was acting as trustee, paying agent, securities administrator and certificate registrar on 252 commercial mortgage backed securities transactions with an outstanding aggregate principal balance of approximately \$200,393,900,000.

Under the terms of the series 2013-KSMC pooling and servicing agreement, U.S. Bank is responsible for securities administration, which includes pool performance calculations, distribution calculations and the preparation of monthly distribution reports. The distribution reports will be reviewed by an analyst and then by a supervisor using a transaction-specific review spreadsheet. Any corrections identified by the supervisor will be corrected by the analyst and reviewed by the supervisor. The supervisor also will be responsible for the timely delivery of reports to the administration unit for processing all cashflow items. As securities administrator, U.S. Bank is also responsible for the preparation and filing of all REMIC tax returns on behalf of the issuing entity and the preparation of certain monthly reports. In the past three years, the securities administrator has not made material changes to the policies and procedures of its securities administration services for commercial mortgage backed securities.

U.S. Bank will also act as custodian of the underlying mortgage files pursuant to the series 2013-KSMC pooling and servicing agreement. As custodian, U.S. Bank is responsible for holding all the underlying mortgage files on behalf of the trustee. U.S. Bank will hold the mortgage files in one of its custodial vaults, which are located at 1133 Rankin Street, Suite 100, St. Paul, Minnesota 55116 Attention: Document Custody Services–FREMIF 2013-KSMC Mortgage Trust. The mortgage files are tracked electronically to identify that they are held by U.S. Bank pursuant to the series 2013-KSMC pooling and servicing agreement. U.S. Bank uses a barcode tracking system to track the location of, and owner or secured party with respect to, each file that it holds as custodian, including the mortgage files held on behalf of the trustee. As of December 31, 2012, U.S. Bank holds approximately 8,730,000 document files for approximately 980 entities and has been acting as a custodian for approximately 21 years.

In its capacity as trustee on commercial mortgage securitizations, U.S. Bank is generally required to make an advance if the related master servicer or special servicer fails to make a required advance. In the past three years, U.S. Bank, in its capacity as trustee, has not been required to make an advance on a domestic commercial mortgage backed securities transaction.

The foregoing information set forth in this section “—The Trustee, Certificate Administrator and Custodian” has been provided by U.S. Bank. Neither the depositor nor any other person other than U.S. Bank makes any representation or warranty as to the accuracy or completeness of such information.

Each of the trustee, the certificate administrator, the custodian and various related persons and entities will be entitled to be indemnified by the issuing entity for certain losses and liabilities incurred by the trustee, the certificate administrator and the custodian as described in “—Certain Indemnities” below.

See also “—Rights Upon Event of Default,” “—Matters Regarding the Trustee, the Certificate Administrator and the Custodian” and “—Certain Indemnities” below.

Resignation and Removal of the Trustee and the Certificate Administrator

Each of the trustee and the certificate administrator will be permitted at any time to resign from its obligations and duties under the series 2013-KSMC pooling and servicing agreement by giving written notice to the depositor, master servicer, special servicer, the operating trust advisor, Freddie Mac, the trustee or the certificate administrator, as the case may be, and all series 2013-KSMC certificateholders. In addition, compliance with the Investment Company Act of 1940 may require the trustee to resign if (i) borrowers have defeased more than 20% of the mortgage loans (by principal balance) in the issuing entity and (ii) an affiliate of the trustee is servicing or sub-servicing the mortgage loans. Upon receiving a notice of resignation, the depositor will be required to use its best efforts to promptly appoint a qualified successor trustee or certificate administrator reasonably acceptable to Freddie Mac. If no successor trustee or certificate administrator has accepted an appointment within a specified period after the giving of the notice of resignation, the resigning trustee or certificate administrator may petition any court of competent jurisdiction to appoint a successor trustee or certificate administrator, as applicable.

Each of the trustee and the certificate administrator must at all times be, and will be required to resign if it fails to be, (i)(a) a corporation, national bank, trust company or national banking association, organized and doing business under the laws of any state or the United States of America or the District of Columbia, authorized under such laws to exercise corporate trust powers and to accept the trust conferred under the series 2013-KSMC pooling and servicing agreement, having a combined capital and surplus of at least \$50,000,000 and subject to supervision or examination by federal or state authority and may not be an affiliate of the depositor, the master servicer (but only

with respect to the trustee) or the special servicer (except during any period when the trustee is acting as, or has become successor to, a master servicer or special servicer, as the case may be), (b) an institution insured by the Federal Deposit Insurance Corporation and (c) an institution whose long term senior unsecured debt is rated “A” or higher by Fitch and “Aa3” or higher by Moody’s (or “A2” or higher by Moody’s if such institution’s short-term unsecured debt obligations are rated “P-1” or higher by Moody’s) or (ii) otherwise acceptable to Freddie Mac and the series 2013-KSMC directing certificateholder with respect to such trustee or certificate administrator, as applicable.

If at any time the trustee or the certificate administrator ceases to be eligible to continue as the trustee or the certificate administrator under the series 2013-KSMC pooling and servicing agreement and fails to resign after written request by Freddie Mac, the depositor or the master servicer, or if at any time the trustee or the certificate administrator, as applicable, becomes incapable of acting, or if some events of, or proceedings in respect of, bankruptcy or insolvency occur with respect to the trustee or the certificate administrator, the depositor will be authorized to remove the trustee or the certificate administrator and appoint a successor trustee or certificate administrator, as applicable. In addition, holders of the certificates entitled to at least 51% of the voting rights may at any time, without cause, remove the trustee or certificate administrator under the series 2013-KSMC pooling and servicing agreement and appoint a successor trustee or certificate administrator acceptable to Freddie Mac. Any successor trustee or certificate administrator must be an institution that meets the requirements of the immediately preceding paragraph. Further, if the ratings of the trustee or the certificate administrator fall below the ratings required by the immediately preceding paragraph, Freddie Mac will have the right to remove the trustee or certificate administrator, as applicable, and appoint a successor trustee or certificate administrator in accordance with the standards set forth in the series 2013-KSMC pooling and servicing agreement and who is otherwise acceptable to Freddie Mac in its sole discretion.

Any resignation or removal of a trustee or a certificate administrator and appointment of a successor trustee or certificate administrator will not become effective until acceptance of appointment by the successor trustee or certificate administrator, as applicable.

In the event of any resignation or removal of a trustee or a certificate administrator (other than a resignation of a trustee that is required solely due to a change in law or a conflict of interest arising after the Closing Date that is not waived by all of the parties in conflict or is unwaivable), such resignation or removal will be effective with respect to each of such party’s other capacities under the series 2013-KSMC pooling and servicing agreement, including, without limitation, such party’s capacities as trustee, custodian, certificate administrator and certificate registrar, as the case may be.

See “—Rights Upon Event of Default,” “—Matters Regarding the Trustee, the Certificate Administrator and the Custodian” and “—Certain Indemnities” below.

Assignment of the Mortgage Loans

On the date of initial issuance of the offered certificates, we will sell, assign, transfer or otherwise convey all of our right, title and interest in and to the mortgage loans acquired from the mortgage loan seller, without recourse, to the trustee for the benefit of the holders of the series 2013-KSMC certificates. We will also assign to the trustee our rights under the agreement pursuant to which we acquired the mortgage loans from the mortgage loan seller, except for certain rights to receive notices regarding demands for the mortgage loan seller to repurchase or replace any of the underlying mortgage loans.

Servicing Under the Series 2013-KSMC Pooling and Servicing Agreement

General. The master servicer and special servicer must service and administer the underlying mortgage loans and any REO Properties owned by the issuing entity for which it is responsible under the series 2013-KSMC pooling and servicing agreement directly, through sub-servicers or through an affiliate as provided in the series 2013-KSMC pooling and servicing agreement, in accordance with—

- any and all applicable laws,
- the express terms of the series 2013-KSMC pooling and servicing agreement,

- the express terms of the respective underlying mortgage loans and any applicable intercreditor, co-lender or similar agreements, and
- to the extent consistent with the foregoing, the Servicing Standard.

In general, the master servicer will be responsible for the servicing and administration of—

- all mortgage loans in the issuing entity as to which no Servicing Transfer Event has occurred, and
- all worked-out mortgage loans in the issuing entity as to which no new Servicing Transfer Event has occurred.

In the event that a Servicing Transfer Event occurs with respect to any mortgage loan in the issuing entity, that mortgage loan will not be considered to be “worked-out” until all applicable Servicing Transfer Events have ceased to exist.

In general, subject to specified requirements and certain consultations, consents and approvals of the series 2013-KSMC directing party contained in the series 2013-KSMC pooling and servicing agreement, the special servicer will be responsible for the servicing and administration of each mortgage loan in the issuing entity as to which a Servicing Transfer Event has occurred and is continuing. They will also be responsible for the administration of each REO Property in the issuing entity.

Despite the foregoing, the series 2013-KSMC pooling and servicing agreement will require the master servicer:

- to continue to receive payments and, subject to the master servicer’s timely receipt of information from the special servicer, prepare and deliver all reports to the certificate administrator required with respect to any specially serviced assets; and
- otherwise, to render other incidental services with respect to any specially serviced assets.

The master servicer will transfer servicing of a mortgage loan in the issuing entity to the special servicer upon the occurrence of a Servicing Transfer Event with respect to that mortgage loan. The special servicer will return the servicing of that mortgage loan to the master servicer, and that mortgage loan will be considered to have been worked-out, if and when all Servicing Transfer Events with respect to that mortgage loan cease to exist and that mortgage loan has become a Corrected Mortgage Loan.

The Operating Trust Advisor

Trimont Real Estate Advisors, Inc. (“Trimont”), a Georgia corporation, will act as operating trust advisor under the series 2013-KSMC pooling and servicing agreement.

The principal office of Trimont is located at 3424 Peachtree Road NE, Suite 2200, Atlanta, Georgia 30326 and its telephone number is (404) 420-5600. Trimont also has offices located in Irvine, California, New York, New York and Leusden, The Netherlands.

Trimont provides services to real estate lenders and investors on both debt and equity investments. Its core services include asset management, loan servicing, asset servicing, due diligence, underwriting services and portfolio risk analysis. Trimont is rated by S&P as Commercial Mortgage Special Servicer (Above Average) and Construction Loan Servicer (Strong), by Fitch as Primary Servicer (CPS2) and Special Servicer (CSS2) and by Kroll Bond Rating Agency, Inc. as Primary Servicer (Pass) and Special Servicer (Pass).

Trimont has been named operating trust advisor on commercial mortgage-backed securities transactions with an aggregate original principal loan balance exceeding \$16 billion (not including the subject transaction). The collateral for the loans has included multifamily, office, retail, hospitality and other income-producing properties.

Trimont has operating procedures across the various servicing functions to maintain compliance with its servicing obligations and servicing standards under Trimont’s servicing agreements, including procedures for managing delinquent and specially serviced loans. There have been no material changes to Trimont’s policies or

procedures in the past three years that would have a material effect on the current transaction. The policies and procedures are reviewed annually and centrally managed. Furthermore, Trimont's disaster recovery plan is reviewed annually.

As of December 31, 2012, Trimont was special servicing approximately 512 loans and REO Properties (securitized and non-securitized) with an aggregate outstanding principal balance of approximately \$1.498 billion. Trimont has been named special servicer on 31 commercial mortgage-backed securities transactions with an aggregate original principal loan balance of approximately \$31 billion. The collateral for the loans has included multifamily, office, retail, hospitality and other income-producing properties. Trimont was first named as a special servicer in a commercial mortgage-backed securities transaction in 1998.

No commercial mortgage-backed securities transaction involving commercial or multifamily mortgage loans in which Trimont was acting as primary servicer or special servicer has experienced a servicer event of default as a result of any action or inaction of Trimont as primary servicer or special servicer, including as a result of Trimont's failure to comply with the applicable servicing criteria in connection with any commercial mortgage-backed securities transaction.

From time to time, Trimont is a party to lawsuits and other legal proceedings as part of its duties as a loan servicer (e.g., enforcement of loan obligations) and/or arising in the ordinary course of business. Trimont does not believe that such lawsuits or proceedings, individually or in the aggregate, would be material to the series 2013-KSMC certificateholders.

The foregoing information set forth in this section "The Series 2013-KSMC Pooling and Servicing Agreement—The Operating Trust Advisor" has been provided by Trimont. Neither the depositor nor any other person other than Trimont makes any representation or warranty as to the accuracy or completeness of such information.

The operating trust advisor and its directors, officers, employees, agents and controlling persons will be entitled to indemnification from the issuing entity against any loss, liability, claim, judgment, cost, fee or other expense (including reasonable legal fees and expenses) that is incurred without negligent misfeasance, bad faith, fraud or negligence in the performance of its duties under the series 2013-KSMC pooling and servicing agreement or negligent disregard of its obligations under the series 2013-KSMC pooling and servicing agreement as further described in "—Certain Indemnities" below.

See also "—Rights Upon Event of Default" and "—Certain Indemnities" in this information circular.

Rights and Obligations of the Operating Trust Advisor in Its Role as Operating Trust Advisor

The Operating Trust Advisor Fee. An operating trust advisor fee will be payable to the operating trust advisor monthly from general collections at an operating trust advisor fee rate of 0.00125% *per annum* on the Stated Principal Balance of each underlying mortgage loan, which fee will be calculated on the same basis as interest accrues on the underlying mortgage loans.

Operating Trust Advisor Standard. The operating trust advisor (in its role as operating trust advisor, and, as applicable, the series 2013-KSMC directing party) will be required to perform each obligation of the operating trust advisor solely on behalf of the issuing entity and in the best interest of, and for the benefit of, the series 2013-KSMC certificateholders (solely in their capacity as holders of the series 2013-KSMC certificates) and as a collective whole as if such series 2013-KSMC certificateholders constituted a single lender, and not for the benefit of any particular class of series 2013-KSMC certificateholders, as determined by the operating trust advisor in the exercise of its good faith and reasonable judgment and without independent verification of information provided to it (the "Operating Trust Advisor Standard").

Review of Special Servicer. Upon the occurrence and during the continuance of an Affiliated Borrower Loan Event, within sixty (60) days after the end of each calendar year in which an Asset Status Report has been provided to the operating trust advisor in accordance with the series 2013-KSMC pooling and servicing agreement, the operating trust advisor will be required to meet with representatives of the special servicer to (i) perform a review of the special servicer's operational practices on a platform basis in light of the Servicing Standard and the

requirements of the series 2013-KSMC pooling and servicing agreement, and (ii) discuss the special servicer's stated policies and procedures, operational controls and protocols, risk management systems, technological infrastructure (systems), intellectual resources, reasoning for believing it is in compliance with the series 2013-KSMC pooling and servicing agreement and other pertinent information relating to the resolution or liquidation of specially serviced mortgage loans during such prior calendar year. Upon the occurrence and during the continuance of an Affiliated Borrower Loan Event, and if an Asset Status Report has been provided to the operating trust advisor during the prior calendar year the operating trust advisor will be required to deliver to the trustee an annual report that identifies any material deviations from (i) the special servicer's obligations to comply with the Servicing Standard and (ii) the special servicer's obligations under the series 2013-KSMC pooling and servicing agreement with respect to the resolution or liquidation of specially serviced mortgage loans. Each operating trust advisor annual report is required to be delivered to the trustee and the certificate administrator.

Upon the occurrence and during the continuance of an Affiliated Borrower Loan Event, if the operating trust advisor determines that the special servicer is not performing its duties under the series 2013-KSMC pooling and servicing agreement in accordance with the Servicing Standard, the operating trust advisor may recommend to Freddie Mac (on a non-binding basis) the replacement of the special servicer. In such event, the operating trust advisor will be required to deliver to the trustee, the certificate administrator, the master servicer, the guarantor, the series 2013-KSMC directing certificateholder and the special servicer a written recommendation detailing the reasons supporting its position (along with the relevant information justifying its recommendation). Upon the occurrence and during the continuance of an Affiliated Borrower Loan Event, Freddie Mac, in its sole discretion, may terminate the special servicer based on such recommendation of the operating trust advisor and may appoint a successor special servicer in consultation (on a non-binding basis) with the series 2013-KSMC directing certificateholder.

The operating trust advisor (in its role as operating trust advisor and not in its role as the series 2013-KSMC directing party) will have no obligation to consult with the special servicer with respect to actions that the special servicer may perform under the series 2013-KSMC pooling and servicing agreement to the extent such actions do not relate to the restructuring, resolution, sale or liquidation of a specially serviced mortgage loan or REO Property, and the operating trust advisor will not be required in connection with any operating trust advisor annual report to consider any specially serviced mortgage loan or REO Property with respect to which an Asset Status Report was not issued during the most recently ended calendar year.

Review of Asset Status Reports and Appraisal Reduction Amounts. Upon the occurrence and during the continuance of an Affiliated Borrower Loan Event, the special servicer will be required to provide to the operating trust advisor each Asset Status Report prepared in connection with the resolution or liquidation of a specially serviced mortgage loan that is an Affiliated Borrower Loan. The operating trust advisor will be required to provide comments, if any, to the special servicer in respect of any such Asset Status Report within ten (10) business days of receipt, and propose possible alternative courses of action to the extent it determines such alternatives to be in the best interest of the series 2013-KSMC certificateholders as a collective whole as if such series 2013-KSMC certificateholders constituted a single lender. The special servicer will be required to consider such written alternative courses of action and any other feedback provided by the operating trust advisor and to revise such Asset Status Report and its course of action as it deems necessary to take into account such input and/or comments, to the extent the special servicer determines that the operating trust advisor's input and/or recommendations are consistent with the Servicing Standard and in the best interest of the series 2013-KSMC certificateholders, taking into account the interests of all of the series 2013-KSMC certificateholders as a collective whole as if such series 2013-KSMC certificateholders constituted a single lender.

Upon the occurrence and during the continuance of an Affiliated Borrower Loan Event (solely with respect to any Affiliated Borrower Loan), in addition, the special servicer will be required to provide to the operating trust advisor any Appraisal Reduction Amount calculations received from the master servicer and net present value calculations used in the special servicer's determination of what course of action to take in connection with the resolution or liquidation of a specially serviced mortgage loan. After they have been finalized, the operating trust advisor may review such calculations in support of its operating trust advisor annual report, but may not opine on, or otherwise call into question (whether in the annual report or otherwise) such Appraisal Reduction Amount and/or net present value calculations.

The special servicer will not be required to take or refrain from taking any action because of an objection or comment by or recommendation of the operating trust advisor (except to the extent the operating trust advisor is acting as the series 2013-KSMC directing party).

Liability of the Operating Trust Advisor

The operating trust advisor and various related persons and entities will be entitled to be indemnified by the issuing entity for certain losses and liabilities incurred by the operating trust advisor as described in “—Certain Indemnities” below.

Removal and Replacement of the Operating Trust Advisor

Upon the written direction of Freddie Mac stating that the operating trust advisor has violated the Operating Trust Advisor Standard, the trustee will be required to terminate the operating trust advisor (as both operating trust advisor and, if applicable, the series 2013-KSMC directing party) upon five (5) days written notice to the operating trust advisor. On or after the receipt by the operating trust advisor of such written notice of termination, subject to the foregoing, all of its authority and power under the series 2013-KSMC pooling and servicing agreement (as both operating trust advisor and, if applicable, the series 2013-KSMC directing party) will be terminated and, without limitation, the terminated operating trust advisor will be required to execute any and all documents and other instruments, and do or accomplish all other acts or things reasonably necessary or appropriate to effect the purposes of such notice of termination.

As soon as practicable, but in no event later than fifteen (15) business days after the trustee delivers such written notice of termination to the operating trust advisor, Freddie Mac will be required to appoint a successor operating trust advisor to act as both operating trust advisor and, if applicable, the series 2013-KSMC directing party. The trustee will be required to provide written notice of the appointment of an operating trust advisor to the master servicer, the special servicer, the certificate administrator, the series 2013-KSMC directing certificateholder and Freddie Mac within five (5) business days of its receipt of notice from Freddie Mac of such appointment. The appointment of the operating trust advisor will be in the absolute and sole discretion of Freddie Mac and will not be subject to the vote, consent or approval of the holder of any class of certificates. The operating trust advisor will not have any cause of action based upon or arising from any breach or alleged breach of such provisions.

The operating trust advisor may resign from its obligations and duties as operating trust advisor (including, if applicable, the series 2013-KSMC directing party) under the series 2013-KSMC pooling and servicing agreement (i) upon thirty (30) days' prior written notice to the depositor, the certificate administrator, the master servicer, the special servicer, Freddie Mac and the series 2013-KSMC directing certificateholder and (ii) upon the appointment of, and the acceptance of such appointment by, a successor operating trust advisor to act as operating trust advisor (including, if applicable, the series 2013-KSMC directing party) approved by Freddie Mac; *provided, however*, that the operating trust advisor may only resign from its obligations and duties imposed under the series 2013-KSMC pooling and servicing agreement if its duties are no longer permissible under applicable law or if the operating trust advisor (at its sole cost and expense) agrees to pay, during the term remaining, the excess, if any, of the compensation to be paid to any such successor operating trust advisor over the operating trust advisor fee. No resignation by the operating trust advisor will become effective until a replacement operating trust advisor has assumed the operating trust advisor's responsibilities and obligations to act as operating trust advisor (including, if applicable, the series 2013-KSMC directing party). If the operating trust advisor resigns or is otherwise terminated for any reason it shall remain entitled to any accrued and unpaid fees, expenses and indemnification amounts and ongoing rights of indemnification, which shall be payable in accordance with the priorities and subject to the limitations set forth in the series 2013-KSMC pooling and servicing agreement.

Operating Trust Advisor Acting as the Series 2013-KSMC Directing Party

The operating trust advisor will be required to serve as the series 2013-KSMC directing party under certain circumstances, pursuant to and in accordance with the terms of the series 2013-KSMC pooling and servicing agreement, as further described in this information circular. For the avoidance of doubt, the operating trust advisor will act in two (2) distinct capacities in connection with the series 2013-KSMC pooling and servicing agreement, as the operating trust advisor and, at certain times in accordance with the terms of the series 2013-KSMC pooling and servicing agreement, as the series 2013-KSMC directing party. As the series 2013-KSMC directing party, the

operating trust advisor will have duties and responsibilities in addition to those of the operating trust advisor described under “—Rights and Obligations of the Operating Trust Advisor in Its Role as Operating Trust Advisor” above and, in connection with such party’s rights and obligations as the series 2013-KSMC directing party, will be required to act in accordance with the Operating Trust Advisor Standard.

The Guide

In addition to the specific requirements of the series 2013-KSMC pooling and servicing agreement as described above, and to the extent not inconsistent therewith, the master servicer and special servicer will be required to service the underlying mortgage loans other than REO Loans, REO Properties and specially serviced mortgage loans in accordance with the Guide. Freddie Mac may waive or modify its servicing policies and procedures, as reflected in the Guide at any time. The Guide can be accessed by subscribers at www.allregs.com.

Generally, under the Guide, servicers are required to perform all services and duties customary to the servicing of multifamily mortgage loans. These include:

- collecting and posting payments on the mortgage loans;
- investigating delinquencies and defaults;
- analyzing and recommending any borrower requests, such as requests for assumptions, subordinate financing and partial release;
- submitting monthly electronic remittance reports and annual financial statements obtained from borrowers;
- administering escrow accounts;
- inspecting properties;
- responding to inquiries of mortgage originators or government authorities; and
- collecting and administering insurance claims.

See “Risk Factors—Risks Related to the Underlying Mortgage Loans—The Master Servicer and the Special Servicer Will Be Required To Service Certain Underlying Mortgage Loans in Accordance with the Guide, Which May Limit the Ability of the Master Servicer and the Special Servicer to Make Certain Servicing Decisions” in this information circular.

Servicing and Other Compensation and Payment of Expenses

The Servicing Fee. The principal compensation to be paid to the master servicer with respect to its master servicing activities will be a master servicing fee.

A master servicing fee:

- will be earned with respect to each and every underlying mortgage loan including (without duplication)—
 1. each specially serviced mortgage loan, if any,
 2. each mortgage loan, if any, as to which the corresponding mortgaged real property has become an REO Property, and
 3. each defeased underlying mortgage loan, if any, and
- in the case of each underlying mortgage loan will—
 1. be calculated on the same interest accrual basis as that mortgage loan,

2. accrue initially at a master servicing fee rate of 0.0800% *per annum* (in the case of Berkadia, acting as both master servicer and primary servicer) (*provided*, that the portion of the master servicing fee rate that is paid to sub-servicers as compensation under any sub-servicing agreements may not exceed 0.0700% *per annum* in the aggregate, with respect to each underlying mortgage loan),
3. accrue on the same principal amount as interest accrues or is deemed to accrue from time to time with respect to that mortgage loan, and
4. be payable monthly from amounts received with respect to interest on that mortgage loan (or if not so paid, will accrue and remain outstanding).

The right of the master servicer to receive the master servicing fee may not be transferred in whole or in part except in connection with the transfer of all of the master servicer's responsibilities and obligations under the series 2013-KSMC pooling and servicing agreement.

Prepayment Interest Shortfalls. The series 2013-KSMC pooling and servicing agreement provides that, although the loan documents require the payment of a full month's interest on any voluntary prepayment not made on a due date, if any Prepayment Interest Shortfall is incurred with respect to the mortgage pool by reason of the master servicer's acceptance, other than at the request of the series 2013-KSMC directing certificateholder, of any principal prepayment by the related borrower of any underlying mortgage loan during any Collection Period, then the master servicer must make a non-reimbursable payment with respect to the related distribution date in an amount equal to such Prepayment Interest Shortfall up to an amount not to exceed the master servicing fee for such Collection Period, with no right to reimbursement. This obligation to cover Prepayment Interest Shortfalls will not apply with respect to a principal prepayment accepted by the master servicer (i) with respect to any specially serviced mortgage loan, (ii) subsequent to a default under the related loan documents (*provided* that the master servicer or special servicer reasonably believes that acceptance of such prepayment is consistent with the Servicing Standard), (iii) pursuant to applicable law or a court order, (iv) in respect of a payment of insurance and condemnation proceeds or (v) pursuant to any term of the related loan documents that allows such prepayment to be made without the payment of a full month's interest.

In addition, if a Prepayment Interest Shortfall is incurred during any Collection Period with respect to any underlying mortgage loan serviced by the master servicer and the master servicer's payment in respect of such Prepayment Interest Shortfall as contemplated by the prior paragraph is less than the entire Prepayment Interest Shortfall, then the master servicer (i) must apply any Prepayment Interest Excesses received during that Collection Period with respect to other underlying mortgage loans to offset such Prepayment Interest Shortfall and (ii) in any event, may retain, as additional compensation, any such Prepayment Interest Excesses that are not needed to accomplish such offset.

No other master servicing compensation will be available to cover Prepayment Interest Shortfalls, and the master servicer's obligation to make payments to cover Prepayment Interest Shortfalls in respect of a particular Collection Period will not carry over to any subsequent Collection Period.

Any payments made by the master servicer with respect to any distribution date to cover Prepayment Interest Shortfalls, and any Prepayment Interest Excesses applied to offset Prepayment Interest Shortfalls, will be included in the Available Distribution Amount for that distribution date, as described under "Description of the Series 2013-KSMC Certificates—Distributions" in this information circular. If the amount of Prepayment Interest Shortfalls incurred with respect to the mortgage pool during any Collection Period exceeds the sum of—

- any payments made by the master servicer with respect to the related distribution date to cover those Prepayment Interest Shortfalls, and
- any Prepayment Interest Excesses applied to offset those Prepayment Interest Shortfalls,

then the resulting Net Aggregate Prepayment Interest Shortfall will be allocated among the respective interest-bearing classes of the series 2013-KSMC certificates, in reduction of the interest distributable on those certificates, as and to the extent described under "Description of the Series 2013-KSMC Certificates—Distributions—Interest Distributions" in this information circular.

Principal Special Servicing Compensation. The principal compensation to be paid to the special servicer with respect to its special servicing activities will be—

- the corresponding special servicing fees;
- the corresponding work-out fees; and
- the corresponding liquidation fees.

Special Servicing Fee. A special servicing fee:

- will be earned with respect to—
 1. each underlying mortgage loan, if any, that is being specially serviced, and
 2. each underlying mortgage loan, if any, as to which the corresponding mortgaged real property has become an REO Property;
- in the case of each underlying mortgage loan described in the foregoing bullet, will—
 1. be calculated on the same interest accrual basis as that mortgage loan,
 2. accrue at a special servicing fee rate of 0.2500% *per annum*, and
 3. accrue on the Stated Principal Balance of that mortgage loan outstanding from time to time; and
- will generally be payable to the special servicer monthly from general collections on the mortgage pool.

Work-out Fee. The special servicer will, in general, be entitled to receive a work-out fee with respect to each specially serviced mortgage loan in the issuing entity that has been worked out by it. The work-out fee will be payable out of, and will generally be calculated by application of a work-out fee rate of 1.0% to each payment of interest (other than Default Interest) and principal (including scheduled payments, prepayments, balloon payments, payments at maturity and payments resulting from a partial condemnation) received on the mortgage loan for so long as it remains a worked-out mortgage loan. The work-out fee with respect to any worked-out mortgage loan will cease to be payable if a new Servicing Transfer Event occurs with respect to that mortgage loan. However, a new work-out fee would become payable if the mortgage loan again became a worked-out mortgage loan with respect to that new Servicing Transfer Event.

If the special servicer is terminated (other than for cause) or resigns, it will retain the right to receive any and all work-out fees payable with respect to underlying mortgage loans that were (or were close to being) worked out by it during the period that it acted as the special servicer and as to which no new Servicing Transfer Event had occurred as of the time of that termination. The successor special servicer will not be entitled to any portion of those work-out fees.

Although work-out fees are intended to provide the special servicer with an incentive to better perform its duties, the payment of any work-out fee will reduce amounts payable to the series 2013-KSMC certificateholders.

Liquidation Fee. The special servicer will be entitled to receive a liquidation fee with respect to each specially serviced mortgage loan in the issuing entity for which it obtains a full, partial or discounted payoff from the related borrower. The special servicer will also be entitled to receive a liquidation fee with respect to any specially serviced mortgage loan or REO Property in the issuing entity as to which it receives any liquidation proceeds, except as described in the next paragraph. A liquidation fee will also be payable in connection with the repurchase or replacement of any worked-out mortgage loan in the issuing entity for a material breach of a representation or warranty or a material document defect, as described under “Description of the Underlying Mortgage Loans—Cures, Repurchases and Substitutions” in this information circular, if the repurchase or substitution occurs after the end of the applicable cure period (and any applicable extension of the applicable cure period). As to each specially serviced mortgage loan and REO Property in the issuing entity, the liquidation fee will generally be payable from,

and will be calculated by application of a liquidation fee rate of 1.0% to, the related payment or proceeds, exclusive of liquidation expenses.

Despite anything to the contrary described in the prior paragraph, no liquidation fee will be payable based on, or out of, proceeds received in connection with—

- the purchase of a Defaulted Loan if the purchaser is the series 2013-KSMC directing certificateholder and it purchases such mortgage loan within ninety (90) days after the special servicer provides the initial Fair Value Notice described in “—Realization Upon Mortgage Loans—Purchase Option” below, or at any time if the purchaser is Freddie Mac or the related Junior Loan Holder as described under “—Realization Upon Mortgage Loans—Purchase Option” below;
- the repurchase or replacement of any underlying mortgage loan for a material breach of a representation or warranty or a material document defect as described under “Description of the Underlying Mortgage Loans—Cures, Repurchases and Substitutions” in this information circular, within the applicable cure period (and any applicable extension of the applicable cure period); or
- the purchase of all of the mortgage loans and REO Properties in the issuing entity by the master servicer, the special servicer or holders of more than 50% of the percentage interests of the Controlling Class in connection with the termination of the issuing entity, as described under “—Termination” below.

Although liquidation fees are intended to provide the special servicer with an incentive to better perform its duties, the payment of any liquidation fee will reduce amounts payable to the series 2013-KSMC certificateholders.

The right of the special servicer to receive the related special servicing fee may not be transferred in whole or in part except in connection with the transfer of all of the special servicer’s responsibilities and obligations under the series 2013-KSMC pooling and servicing agreement.

Notwithstanding anything to the contrary, with the consent of any series 2013-KSMC directing certificateholder (if the series 2013-KSMC directing certificateholder is not the Initial Directing Certificateholder), the special servicer may enter into one or more arrangements to assign to another party, other than the Initial Directing Certificateholder or any Control Affiliate (such restriction being solely with respect to Affiliated Borrower Loans), or to provide for the payment by the special servicer to such party, of all or a portion of the special servicer’s compensation (other than the special servicing fee, as described in the immediately preceding paragraph) under the series 2013-KSMC pooling and servicing agreement, *provided*, that any such assignment or provision will not be binding on any successor special servicer or any other party to the series 2013-KSMC pooling and servicing agreement.

Additional Servicing Compensation. The master servicer may retain, as additional compensation, any Prepayment Interest Excesses received with respect to the underlying mortgage loans, but only to the extent that such Prepayment Interest Excesses are not needed to offset Prepayment Interest Shortfalls, as described under “—Prepayment Interest Shortfalls” above.

In addition, the following items collected on the mortgage loans in the issuing entity will be allocated between the master servicer and the special servicer as additional compensation in accordance with the series 2013-KSMC pooling and servicing agreement:

- any late payment charges and Default Interest actually collected on an underlying mortgage loan and that are not otherwise applied—
 1. to pay the master servicer or the trustee, as applicable, any unpaid interest on advances made by that party with respect to that mortgage loan or the related mortgaged real property,
 2. to reimburse the issuing entity for any unreimbursed interest on advances that were made with respect to that mortgage loan or the related mortgaged real property, which interest was paid to the master servicer or the trustee, as applicable, from collections on the mortgage pool other than late payment charges and Default Interest collected on that mortgage loan, or

3. to reimburse the issuing entity for any other Additional Issuing Entity Expenses (including any special servicing fees, workout fees and liquidation fees) related to that mortgage loan, and
- any extension fees, modification fees, assumption fees, assumption application fees, earnout fees, defeasance fees, consent/waiver fees and other comparable transaction fees and charges.

The master servicer will be authorized to invest or direct the investment of funds held in its collection account, or in any escrow and/or reserve account maintained by it, in Permitted Investments. See “—Collection Accounts” below. The master servicer—

- will generally be entitled to retain any interest or other income earned on those funds; and
- will be required to cover any losses of principal from its own funds, to the extent those losses are incurred with respect to investments made for the master servicer’s benefit, but the master servicer is not required to cover any losses caused by the insolvency of the depository institution or trust company holding such account so long as (i) such depository institution or trust company (a) satisfied the requirements set forth in the series 2013-KSMC pooling and servicing agreement at the time such investment was made and (b) is neither the master servicer nor an affiliate of the master servicer and (ii) such insolvency occurs within thirty (30) days of the date on which such depository institution or trust company no longer satisfies the requirements set forth in the series 2013-KSMC pooling and servicing agreement.

The special servicer will be authorized to invest or direct the investment of funds held in its REO account in Permitted Investments. See “—Realization Upon Mortgage Loans—REO Account” below. The special servicer—

- will generally be entitled to retain any interest or other income earned on those funds; and
- will be required to cover any losses of principal from its own funds, to the extent those losses are incurred with respect to investments made for the special servicer’s benefit, but the special servicer is not required to cover any losses caused by the insolvency of the depository institution or trust company holding the REO accounts so long as (i) such depository institution or trust company (a) satisfied the requirements set forth in the series 2013-KSMC pooling and servicing agreement at the time such investment was made and (b) is neither the special servicer nor an affiliate of the special servicer and (ii) such insolvency occurs within thirty (30) days of the date on which such depository institution or trust company no longer satisfies the requirements set forth in the series 2013-KSMC pooling and servicing agreement.

Servicing Advances. With respect to each underlying mortgage loan, in accordance with the Servicing Standard, the master servicer will be obligated, if and to the extent necessary, to advance all such amounts as are necessary to pay, among other things, (i) premiums on insurance policies with respect to the related mortgaged real property; (ii) operating, leasing, managing and liquidation expenses for the related mortgaged real property after it has become an REO Property; (iii) the cost of environmental inspections with respect to the related mortgaged real property; (iv) real estate taxes, assessments and other items that are or may become a lien on the related mortgaged real property; (v) the costs of any enforcement or judicial proceedings with respect to that mortgage loan, including foreclosure and similar proceedings; (vi) the cost of appraisals with respect to the related mortgaged real property and (vii) any other amount required to be paid as a servicing advance under the series 2013-KSMC pooling and servicing agreement (collectively “Servicing Advances”).

Any and all customary, reasonable and necessary out-of-pocket costs and expenses (including for the remediation of any adverse environmental circumstance or condition at any of the mortgaged real properties) incurred by the master servicer or special servicer in connection with the servicing of an underlying mortgage loan if a default, delinquency or other unanticipated event has occurred or is reasonably foreseeable, or in connection with the administration of any REO Property in the issuing entity, will be Servicing Advances. Servicing Advances will be reimbursable from future payments and other collections, including insurance proceeds, condemnation proceeds and liquidation proceeds, received in connection with the related mortgage loan or REO Property, except as described below with respect to Nonrecoverable Servicing Advances.

The special servicer will request the master servicer to make required Servicing Advances with respect to a specially serviced mortgage loan or REO Property on a monthly basis (except for Servicing Advances required on

an emergency basis). The special servicer must make the request not less than five (5) business days prior to the date the subject advance is required to be made (except for Servicing Advances required on an emergency basis). The master servicer must make the requested Servicing Advance within a specified number of days following the master servicer's receipt of the request. The special servicer will be required to provide the master servicer any information in its possession as the master servicer may reasonably request to enable the master servicer to determine whether a requested Servicing Advance would be recoverable from expected collections on the related mortgage loan or REO Property.

To the extent that the master servicer fails to make a Servicing Advance that it is required to make under the series 2013-KSMC pooling and servicing agreement and a responsible officer of the trustee has received written notice or has actual knowledge of such failure by the master servicer, the trustee will be required to make such Servicing Advance pursuant to the series 2013-KSMC pooling and servicing agreement no later than one business day following the master servicer's failure to make such Servicing Advances by expiration of the applicable cure period as described under "—Events of Default" below.

Despite the foregoing discussion or anything else to the contrary in this information circular, neither the trustee nor the master servicer will be obligated to make Servicing Advances that, in its judgment, would not be ultimately recoverable from expected collections on the related mortgage loan or REO Property. If the master servicer or the trustee makes a Servicing Advance with respect to any mortgage loan or related REO Property (including any such Servicing Advance that is a Workout-Delayed Reimbursement Amount), that it or the special servicer subsequently determines is not recoverable from expected collections on that mortgage loan or REO Property (or, if such advance becomes a Workout-Delayed Reimbursement Amount, out of collections of principal on all the underlying mortgage loans after the application of those principal payments and collections to reimburse any party for a Nonrecoverable Advance) (any such Servicing Advance, a "Nonrecoverable Servicing Advance"), it may obtain reimbursement for that advance, together with interest on that advance, out of general collections on the mortgage pool. In making such determination, the master servicer, the trustee or the special servicer, as applicable, may take into account a range of relevant factors, including, among other things, (i) the existence of any outstanding Nonrecoverable Advance or Workout-Delayed Reimbursement Amount on any underlying mortgage loan or REO Loan, (ii) the obligations of the borrower under the related underlying mortgage loan, (iii) the related mortgaged real property in its "as is" condition, (iv) future expenses and (v) the timing of recoveries. Any reimbursement of a Nonrecoverable Servicing Advance (including interest accrued on such amount) as described in the preceding sentence will be deemed to be reimbursed first from payments and other collections of principal on the underlying mortgage loans (thereby reducing the amount of principal otherwise distributable on the series 2013-KSMC certificates on the related distribution date) prior to the application of any other general collections on the mortgage pool against such reimbursement. The trustee will be entitled to conclusively rely on the master servicer's determination that a Servicing Advance is nonrecoverable. The master servicer and the trustee will be required to conclusively rely on and be bound by the special servicer's determination that a Servicing Advance is a Nonrecoverable Servicing Advance, *provided* that in the absence of such determination by the special servicer, each of the master servicer and the trustee will be entitled to make its own determination that a Servicing Advance is a Nonrecoverable Servicing Advance, and in no event will a determination by the special servicer that a previously made or proposed Servicing Advance would be recoverable be binding on the master servicer or the trustee.

Notwithstanding the foregoing, instead of obtaining reimbursement out of general collections on the mortgage pool immediately, the master servicer or the trustee, as applicable, may, in its sole discretion, elect to obtain reimbursement for a Nonrecoverable Servicing Advance over a period of time (not to exceed six months without the consent of the series 2013-KSMC directing certificateholder or 12 months in any event), with interest on such amount at the Prime Rate. At any time after such a determination to obtain reimbursement over time in accordance with the preceding sentence, the master servicer or the trustee, as applicable, may, in its sole discretion, decide to obtain reimbursement from general collections on the mortgage pool immediately. In general, such a reimbursement deferral will only be permitted under the series 2013-KSMC pooling and servicing agreement if and to the extent that the subject Nonrecoverable Servicing Advance, after taking into account other outstanding Nonrecoverable Advances, could not be reimbursed with interest out of payments and other collections of principal on the mortgage pool during the current Collection Period. The fact that a decision to recover a Nonrecoverable Servicing Advance over time, or not to do so, benefits some classes of series 2013-KSMC certificateholders to the detriment of other classes of series 2013-KSMC certificateholders will not constitute a violation of the Servicing Standard or a breach of the terms of the series 2013-KSMC pooling and servicing agreement by any party to the series 2013-KSMC

pooling and servicing agreement, or a violation of any duty owed by any party to the series 2013-KSMC pooling and servicing agreement, to the series 2013-KSMC certificateholder.

In addition, in the event that any Servicing Advance becomes a Workout-Delayed Reimbursement Amount, the master servicer or the trustee, as applicable, will be entitled to reimbursement for such advance and interest accrued on such advance (even though that advance is not deemed a Nonrecoverable Servicing Advance), on a monthly basis, out of – but solely out of – payments and other collections of principal on all the underlying mortgage loans after the application of those principal payments and collections to reimburse any party for any Nonrecoverable Advance, prior to any distributions of principal on the series 2013-KSMC certificates. If any such advance is not reimbursed in whole due to insufficient principal collections during the related Collection Period, the portion of that advance which remains unreimbursed will be carried over (with interest on such amount continuing to accrue) for reimbursement in the following Collection Period (to the extent of principal collections available for that purpose). If any such advance, or any portion of any such advance, is determined, at any time during this reimbursement process, to be a Nonrecoverable Advance, then the master servicer or the trustee, as applicable, will be entitled to immediate reimbursement as a Nonrecoverable Advance from general collections on the mortgage pool in an amount equal to the portion of that advance that remains outstanding, plus accrued interest.

The series 2013-KSMC pooling and servicing agreement will permit the master servicer, at the direction of the special servicer if a specially serviced asset is involved, to pay directly out of its collection account any servicing expense that, if advanced by the master servicer, would not be recoverable from expected collections on the related mortgage loan or REO Property. This is only to be done, however, when the master servicer, or the special servicer if a specially serviced asset is involved, has determined in accordance with the Servicing Standard that making the payment is in the best interests of the series 2013-KSMC certificateholders as a collective whole.

The master servicer and the trustee will be entitled to receive interest on Servicing Advances made by them. The interest will accrue on the amount of each Servicing Advance for so long as the Servicing Advance is outstanding, at a rate *per annum* equal to the Prime Rate. Interest accrued with respect to any Servicing Advance made with respect to any underlying mortgage loan or the related mortgaged real property will be payable in connection with the reimbursement of that Servicing Advance—

- *first*, out of any Default Interest and late payment charges collected on that underlying mortgage loan subsequent to the accrual of that advance interest, and
- *then*, at the time or after the advance has been reimbursed, if and to the extent that the Default Interest and late payment charges referred to in the prior bullet are insufficient to cover the advance interest, out of any amounts on deposit in the master servicer’s collection account.

Enforcement of “Due-on-Sale” and “Due-on-Encumbrance” Clauses

The special servicer, with respect to the specially serviced mortgage loans in the issuing entity, and the master servicer, with respect to the other mortgage loans, each will be required to determine, in a manner consistent with the Servicing Standard, whether to exercise or waive any right the lender may have under either a due-on-encumbrance or due-on-sale clause to accelerate payment of that mortgage loan. Generally, the master servicer or the special servicer (in the case of any specially serviced mortgage loan), will be required to enforce such due-on-sale clause, unless the master servicer or the special servicer, as applicable, determines, in accordance with the Servicing Standard, and subject to the applicable provisions of the series 2013-KSMC pooling and servicing agreement, that (i) not declaring an event of default (as defined in the related loan documents) or (ii) granting its consent, in its reasonable judgment, would be consistent with the Servicing Standard. In addition, the master servicer or special servicer, as applicable, may not waive its rights under a due-on-encumbrance or due-on-sale clause unless the related borrower or a third party, but in no event the issuing entity, pays all related expenses with respect to such waiver. Furthermore, the master servicer may not waive its rights or grant its consent under any due-on-encumbrance or due-on-sale clause, other than as expressly permitted pursuant to the series 2013-KSMC pooling and servicing agreement, without the consent of the special servicer and the series 2013-KSMC directing certificateholder (subject to the last paragraph of “—Realization Upon Mortgage Loans—Asset Status Report” below), *provided* that the special servicer and series 2013-KSMC directing party provide such consent within the time periods specified in the series 2013-KSMC pooling and servicing agreement.

Notwithstanding the foregoing, if the master servicer or special servicer, as applicable, determines, in accordance with the Servicing Standard, that a proposed replacement borrower (whether a related party or otherwise) in connection with a requested assignment of a mortgage loan is satisfactory from a credit perspective (taking into consideration, with respect to the proposed replacement borrower, the existing borrower, any proposed controlling entity, any proposed replacement guarantor or any proposed replacement property manager, past performance and management experience, balance sheet, equity at risk, net worth, ownership structure and any credit enhancers), the master servicer or special servicer, as applicable, may approve such assumption of the mortgage loan if permitted by the loan documents (subject to the special servicer obtaining the consent of the series 2013-KSMC directing party, such consent not to be unreasonably withheld).

If the loan documents do not expressly permit an assumption of the related mortgage loan or the incurrence of subordinate debt, the master servicer or special servicer, as applicable, will be required to receive confirmation from the series 2013-KSMC directing party (which confirmation must be provided within the time periods specified in the series 2013-KSMC pooling and servicing agreement and, with respect to a requested assumption, which confirmation may not be unreasonably withheld) that the conditions to such assumption or additional subordinate financing of the mortgage loan have been met prior to (i) agreeing to a requested assumption of a mortgage loan or (ii) agreeing to the incurrence of additional subordinate financing (subject to the last paragraph of “—Realization Upon Mortgage Loans—Asset Status Report” below).

Modifications, Waivers, Amendments and Consents

The series 2013-KSMC pooling and servicing agreement will permit the master servicer or the special servicer, as applicable, to modify, waive or amend any term of any mortgage loan in the issuing entity if it determines in accordance with the Servicing Standard that it is appropriate to do so. However, no such modification, waiver or amendment of a non-specially serviced mortgage loan may—

- affect the amount or timing of any scheduled payments of principal, interest or other amounts payable under the mortgage loan, with limited exceptions generally involving the waiver of Default Interest and late payment charges;
- permit a principal prepayment during the applicable lockout period;
- result in a release of the lien of the related mortgage on any portion of such mortgaged real property without a corresponding principal prepayment, except as expressly provided by the related loan documents, in connection with a defeasance, a pending or threatened condemnation or in connection with a material adverse environmental condition at the related mortgaged real property; or
- in the judgment of the master servicer or the special servicer, as applicable, materially impair the security for the mortgage loan or reduce the likelihood of timely payment of amounts due on such mortgage loan;

unless in the reasonable judgment of the master servicer or special servicer, as applicable, such modification, waiver or amendment is reasonably likely to produce a greater (or equal) recovery to the series 2013-KSMC certificateholders; and either (i) the loan is in default, default is reasonably foreseeable or the master servicer or special servicer, as applicable, reasonably determines that a significant risk of default exists, and after such modification, waiver or amendment the loan does not fail to qualify as a “qualified mortgage” within the meaning of the REMIC provisions of the Code subject to and in accordance with the requirements of applicable REMIC provisions of the Code (and such servicer may rely on an opinion of counsel in making such determination); *provided* that a release of the lien on any portion of a mortgaged real property (whether prior to or following a default) must satisfy the requirements of the following clause (as determined by the master servicer or the special servicer, as applicable) or (ii) the master servicer or the special servicer, as the case may be, has determined (and may rely on an opinion of counsel in making such determination) that such modification, waiver or amendment will not be a “significant modification” of the subject mortgage loan within the meaning of Treasury regulations section 1.860G-2(b) and will not cause the applicable Trust REMIC to fail to qualify as a REMIC or subject such Trust REMIC to any tax.

In connection with (i) the release of any portion of the mortgaged real property securing any underlying mortgage loan from the lien of the related mortgage loan or (ii) the taking of any portion of the mortgaged real

property securing any underlying mortgage loan by exercise of the power of eminent domain or condemnation, if the loan documents require the master servicer or the special servicer, as applicable, to calculate (or to approve the calculation of the related borrower of) the loan-to-value ratio of the remaining mortgaged real property securing such underlying mortgage loan or the fair market value of the real property constituting the remaining mortgaged real property securing such underlying mortgage loan, for purposes of REMIC qualification of the related underlying mortgage loan, then such calculation will be required to include only the value of the real property constituting the remaining mortgaged property securing such underlying mortgage loan.

Notwithstanding the limitations on modifications, waivers and amendments described in the second preceding paragraph, but subject to the limitations described below, the special servicer may (or, in some cases, may consent to a request by the master servicer to), in accordance with the Servicing Standard—

- reduce the amounts owing under any specially serviced mortgage loan by forgiving principal and/or accrued interest;
- reduce the amount of the monthly payment on any specially serviced mortgage loan, including by way of a reduction in the related mortgage interest rate;
- forbear in the enforcement of any right granted under any mortgage note or mortgage relating to a specially serviced mortgage loan;
- extend the maturity of a specially serviced mortgage loan;
- permit the release or substitution of collateral for a specially serviced mortgage loan; and/or
- accept a principal prepayment during any lockout period;

provided that the related borrower is in default with respect to the specially serviced mortgage loan or such default is reasonably foreseeable, and the special servicer has determined (and may rely on an opinion of counsel in making such determination) that the modification, waiver or amendment will not be a “significant modification” of the subject mortgage loan within the meaning of Treasury regulations section 1.860G-2(b) and will not cause the applicable Trust REMIC to fail to qualify as a REMIC or subject such Trust REMIC to any tax.

However, in no event will the special servicer or master servicer, as applicable, be permitted to—

- (1) extend the maturity date of any mortgage loan if the interest rate on such mortgage loan is less than the lower of (a) the interest rate in effect prior to such extension or (b) the then prevailing interest rate for comparable mortgage loans;
- (2) defer interest due on any mortgage loan in excess of 5% of the Stated Principal Balance of such mortgage loan; or
- (3) extend the maturity date of any underlying mortgage loan beyond January 1, 2024.

Neither the master servicer nor the special servicer may permit or modify a mortgage loan that is not a specially serviced mortgage loan to permit a voluntary prepayment of a mortgage loan on any day other than its due date, unless: (i) the master servicer or the special servicer also collects interest on such mortgage loan through the due date following the date of such prepayment; (ii) that prepayment is otherwise permitted under the related loan documents; (iii) that principal prepayment would not result in a Prepayment Interest Shortfall; (iv) that principal prepayment is accepted by the master servicer or the special servicer at the request of or with the consent of the series 2013-KSMC directing party, or if accepted by the master servicer, with the consent of the special servicer; or (v) it is consistent with the Servicing Standard to do so.

To the extent not inconsistent with the limitations to modifications and consents contained in the series 2013-KSMC pooling and servicing agreement, the master servicer or the special servicer, as applicable, may, without the consent of any other party, including the series 2013-KSMC directing party, (i) modify, waive or amend the terms of any mortgage loan, in accordance with the Servicing Standard, in order to (A) cure any non-material

ambiguity or mistake in the related loan documents, (B) correct or supplement any non-material provisions in any related loan documents which may be inconsistent with any other provisions in the related loan documents or correct any non-material error or (C) waive minor covenant defaults or (ii) effect other non-material waivers, consents, modifications or amendments in the ordinary course of servicing a loan.

The special servicer or the master servicer, as applicable, will notify the trustee and the certificate administrator among others, of any modification, waiver or amendment of any term of an underlying mortgage loan and must deliver to the custodian (with a copy to the master servicer) for deposit in the related mortgage file an original counterpart of the agreement related to such modification, waiver or amendment, promptly following the execution of any such modification, waiver or amendment (and, in any event, within thirty (30) business days). Copies of each agreement whereby any such modification, waiver or amendment of any term of any mortgage loan is effected are to be available for review during normal business hours, upon prior request, at the offices of the special servicer. Notwithstanding the foregoing, no such notice will be required with respect to any waiver of Default Interest or late payment charges and any such waiver need not be in writing.

The ability of the master servicer or the special servicer to agree to modify, waive or amend any of the terms of any underlying mortgage loan will be subject to the discussions under “—Realization Upon Mortgage Loans— Series 2013-KSMC Directing Certificateholder and Directing Party” below.

Required Appraisals

Within 60 days following the occurrence of any Appraisal Reduction Event with respect to any of the mortgage loans in the issuing entity, the special servicer must use reasonable efforts to perform an internal valuation pursuant to the following paragraph or use reasonable efforts to obtain an MAI appraisal of the related mortgaged real property from an independent appraiser meeting the qualifications imposed in the series 2013-KSMC pooling and servicing agreement (*provided* that in no event may the period to receive such appraisal exceed 120 days or such other reasonable longer time period as agreed to by the directing party and Freddie Mac from the occurrence of the event that, with the passage of time, would become such Appraisal Reduction Event), unless—

- an appraisal had previously been obtained within the prior twelve (12) months; and
- there has been no material change in the circumstances surrounding the related mortgaged real property subsequent to that appraisal that would, in the judgment of the special servicer, materially affect the value set forth in that earlier appraisal.

Notwithstanding the foregoing, if the unpaid principal balance of the subject underlying mortgage loan is less than \$2,000,000, then the special servicer may perform an internal valuation of the related mortgaged real property in lieu of an appraisal.

As a result of any appraisal or internal valuation, the master servicer may determine that an Appraisal Reduction Amount exists with respect to the subject underlying mortgage loan. If such appraisal is not received or an internal valuation is not completed, as applicable, within the time period specified in the first paragraph of this subsection, the Appraisal Reduction Amount for the related underlying mortgage loan will be 25% of the Stated Principal Balance of such mortgage loan as of the date of the related Appraisal Reduction Event. An Appraisal Reduction Amount is relevant to the determination of the amount of any advances of delinquent interest required to be made with respect to the affected underlying mortgage loan. See “Description of the Series 2013-KSMC Certificates— Advances of Delinquent Monthly Debt Service Payments” in this information circular.

If an Appraisal Reduction Event occurs with respect to any mortgage loan in the issuing entity, then the special servicer will have an ongoing obligation to obtain or perform, as the case may be, within 30 days of each anniversary of the occurrence of that Appraisal Reduction Event, an update of the prior required appraisal or other valuation. Based upon that update, the master servicer is to redetermine and report to the trustee, the certificate administrator, the guarantor and the special servicer the new Appraisal Reduction Amount, if any, with respect to the subject underlying mortgage loan. This ongoing obligation will cease if and when—

- the subject underlying mortgage loan has become a worked-out mortgage loan as contemplated under “—Servicing Under the Series 2013-KSMC Pooling and Servicing Agreement” above and has remained current for 12 consecutive monthly payments under the terms of the work-out; and
- no other Servicing Transfer Event or Appraisal Reduction Event has occurred with respect to the subject mortgage loan during the preceding three months.

The cost of each required appraisal, and any update of that appraisal, will be advanced by the master servicer, at the direction of the special servicer, and will be reimbursable to the master servicer as a Servicing Advance.

Collection Accounts

General. The master servicer will be required to establish and maintain a collection account for purposes of holding payments and other collections that it receives with respect to the mortgage loans. Each collection account must be maintained in a manner and with a depository institution that satisfies NRSRO standards for securitizations similar to the one involving the offered certificates.

The funds held in the master servicer’s collection account may be held as cash or invested in Permitted Investments. Subject to the limitations in the series 2013-KSMC pooling and servicing agreement, any interest or other income earned on funds in the master servicer’s collection account will be paid to the master servicer as additional compensation.

Deposits. The master servicer must deposit or cause to be deposited in its collection account on a daily basis in the case of payments from borrowers and other collections on the mortgage loans, or as otherwise required under the series 2013-KSMC pooling and servicing agreement, the following payments and collections received or made by or on behalf of the master servicer with respect to the underlying mortgage loans for which it is responsible, subsequent to the date of initial issuance of the offered certificates—

- all principal payments collected, including principal prepayments;
- all interest payments collected, including late payment charges and Default Interest (net of master servicing fees, special servicing fees, and in respect of late payment charges and Default Interest, net of amounts used to offset interest on any advances);
- any proceeds received under any hazard, flood, title or other insurance policy that provides coverage with respect to a mortgaged real property or the related mortgage loan, and all proceeds received in connection with the condemnation or the taking by right of eminent domain of a mortgaged real property, in each case to the extent not required to be applied to the restoration of the related mortgaged real property or released to the related borrower;
- any amounts received and retained in connection with the liquidation of defaulted mortgage loans by foreclosure, deed-in-lieu of foreclosure or as otherwise contemplated under “—Realization Upon Mortgage Loans” below, in each case to the extent not required to be returned to the related borrower;
- any amounts paid by the mortgage loan seller in connection with the repurchase or replacement of, or the curing of any breach of a representation and warranty with respect to, a mortgage loan by that party as described under “Description of the Underlying Mortgage Loans—Cures, Repurchases and Substitutions” in this information circular;

- any amounts paid to purchase or otherwise acquire all the mortgage loans and any REO Properties in connection with the termination of the issuing entity pursuant to the clean-up call as contemplated under “—Termination” below;
- any amounts required to be deposited by the master servicer in connection with losses incurred with respect to Permitted Investments of funds held in its collection account;
- all payments required to be paid by the master servicer or received from the special servicer with respect to any deductible clause in any blanket hazard insurance policy or master force placed hazard insurance policy, as described under “Description of the Underlying Mortgage Loans—Certain Terms and Conditions of the Underlying Mortgage Loans—Hazard, Liability and Other Insurance” in this information circular; and
- any amount transferred by the special servicer from its REO account with respect to the REO Properties.

Upon its receipt of any of the amounts described in the prior paragraph (other than in connection with a clean-up call) with respect to any specially serviced mortgage loan in the issuing entity, the special servicer is required to remit those amounts within one business day to the master servicer for deposit in the master servicer’s collection account.

Withdrawals. The master servicer may make withdrawals from its collection account for any of the following purposes (to the extent that each of the following is to be paid from the collection account in accordance with the terms of the series 2013-KSMC pooling and servicing agreement), which are not listed in any order of priority:

1. to remit to the certificate administrator for deposit in the certificate administrator’s distribution account, as described under “Description of the Series 2013-KSMC Certificates—Distribution Account” in this information circular, on the Remittance Date, all payments and other collections on the mortgage loans and any REO Properties in the issuing entity that are then on deposit in the collection accounts, exclusive of any portion of those payments and other collections that represents one or more of the following—
 - (a) monthly debt service payments due on a due date subsequent to the end of the related Collection Period;
 - (b) payments and other collections received by or on behalf of the issuing entity after the end of the related Collection Period; and
 - (c) amounts that are payable or reimbursable from the collection account to any person other than the series 2013-KSMC certificateholders in accordance with any of clauses 2. through 20. below;
2. to reimburse itself or the trustee, as applicable, for any unreimbursed advances made by that party with respect to the mortgage pool, as described under “—Servicing and Other Compensation and Payment of Expenses” above and “Description of the Series 2013-KSMC Certificates—Advances of Delinquent Monthly Debt Service Payments” in this information circular, with that reimbursement to be made out of collections on the underlying mortgage loan or REO Property as to which the advance was made;
3. to pay (a) itself any earned and unpaid master servicing fees with respect to each mortgage loan in the issuing entity, with that payment to be made out of collections on that mortgage loan that represent payments of interest, (b) to the operating trust advisor any earned and unpaid operating trust advisor fees with respect to each mortgage loan in the issuing entity or REO Loan, with that payment to be made out of general collections and (c) itself unpaid master servicing fees with respect to each mortgage loan in the issuing entity or REO Loan that remain unpaid in accordance with clause (a) following a final recovery determination made with respect to such mortgage loan or the related REO Property and the deposit into the collection account of all amounts received in connection with such final recovery determination;

4. to pay the special servicer, out of general collections, earned and unpaid special servicing fees with respect to each mortgage loan in the issuing entity that is either—
 - (a) a specially serviced mortgage loan; or
 - (b) a mortgage loan as to which the related mortgaged real property has become an REO Property;
5. to pay the special servicer earned and unpaid work-out fees and liquidation fees to which it is entitled, with that payment to be made from the sources described under “—Servicing and Other Compensation and Payment of Expenses” above;
6. to reimburse itself or the trustee, as applicable, out of general collections on the mortgage pool, for any unreimbursed advance made by that party with respect to the mortgage pool as described under “—Servicing and Other Compensation and Payment of Expenses” above and “Description of the Series 2013-KSMC Certificates—Advances of Delinquent Monthly Debt Service Payments” in this information circular, which advance has been determined not to be ultimately recoverable under clause 2. above (or, if the subject underlying mortgage loan has been worked out and returned to performing status, is not recoverable under clause 2. above by the time it is returned to performing status) out of collections on the related underlying mortgage loan or REO Property; *provided* that any such reimbursement is required to be made as and to the extent described under “—Servicing and Other Compensation and Payment of Expenses” above, in the case of a Servicing Advance, or “Description of the Series 2013-KSMC Certificates—Advances of Delinquent Monthly Debt Service Payments” in this information circular, in the case of a P&I Advance;
7. to pay itself or the trustee, as applicable, out of general collections on the mortgage pool unpaid interest accrued on any advance made by that party with respect to the mortgage pool (generally at or about the time of reimbursement of that advance); *provided* that, in the case of any advance reimbursed as described in clause 6. above, the payment of any interest on such advance is to be made as and to the extent described under “—Servicing and Other Compensation and Payment of Expenses” above, in the case of interest on any such advance that is a Servicing Advance, or “Description of the Series 2013-KSMC Certificates—Advances of Delinquent Monthly Debt Service Payments” in this information circular, in the case of interest on any such advance that is a P&I Advance;
8. to pay itself or the special servicer, as applicable, any items of additional servicing compensation on deposit in the collection account as discussed under “—Servicing and Other Compensation and Payment of Expenses—Additional Servicing Compensation” above;
9. to pay any unpaid liquidation expenses incurred with respect to any liquidated mortgage loan or REO Property in the issuing entity;
10. to pay, out of general collections on the mortgage pool, any servicing expenses that would, if advanced, be nonrecoverable under clause 2. above;
11. to pay, out of general collections on the mortgage pool, for costs and expenses incurred by the issuing entity due to actions taken pursuant to any environmental assessment, in accordance with the series 2013-KSMC pooling and servicing agreement;
12. to pay Freddie Mac, itself (and certain indemnified sub-servicers, if any), the special servicer, the trustee, the certificate administrator, the operating trust advisor, the depositor or any of their or our respective affiliates, directors, general or limited partners, members, managers, shareholders, officers, employees, controlling persons and agents, as the case may be, out of general collections on the mortgage pool, any of the reimbursements or indemnities to which we or any of those other persons or entities are entitled, subject to the relevant Aggregate Annual Cap, as described under “—Certain Indemnities” below;
13. to pay, out of general collections on the mortgage pool, for (a) the costs of various opinions of counsel related to the servicing and administration of mortgage loans not paid by the related borrower; (b) expenses properly incurred by the trustee or the certificate administrator in connection with providing tax-related

advice to the special servicer and (c) the fees of the trustee for confirming a Fair Value determination by the special servicer of a Defaulted Loan;

14. to reimburse itself, the special servicer, us, the trustee or the certificate administrator, as the case may be, for any unreimbursed expenses reasonably incurred in respect of any material breach of a representation or warranty or a material document defect in respect of an underlying mortgage loan giving rise to a repurchase obligation of the mortgage loan seller or other party, or the enforcement of such obligation, under the mortgage loan purchase agreement;
15. to pay for—
 - (a) the cost of the opinions of counsel for purposes of REMIC administration or amending the series 2013-KSMC pooling and servicing agreement; and
 - (b) the cost of obtaining an extension from the IRS for the sale of any REO Property;
16. to pay, out of general collections for any and all U.S. federal, state and local taxes imposed on either of the Trust REMICs or their assets or transactions together with incidental expenses;
17. to pay to the mortgage loan seller any amounts that represent monthly debt service payments due on the mortgage loans on or prior to the Cut-off Date or, in the case of a replacement mortgage loan, during or before the month in which that loan was added to the issuing entity;
18. to withdraw amounts deposited in the collection account in error, including amounts received on any mortgage loan or REO Property that has been purchased or otherwise removed from the issuing entity;
19. to pay any other items described in this information circular as being payable from a collection account; and
20. to clear and terminate the collection account upon the termination of the series 2013-KSMC pooling and servicing agreement.

The master servicer will be required to keep and maintain separate records, on a loan by loan and property by property basis, for the purpose of justifying any withdrawal from the collection account.

Realization Upon Mortgage Loans

Purchase Option. The series 2013-KSMC pooling and servicing agreement grants the series 2013-KSMC directing certificateholder (subject to the last paragraph of this section “—Purchase Option”) and Freddie Mac, and with respect to Defaulted Loans for which the related Junior Loan Holder holds a second priority lien, the related Junior Loan Holder, an assignable option (a “Purchase Option”) to purchase Defaulted Loans from the issuing entity in the manner and at the price described below.

Promptly after the determination that a mortgage loan in the issuing entity has become a Defaulted Loan, the master servicer (if the mortgage loan is not a specially serviced mortgage loan) or the special servicer (if the mortgage loan is a specially serviced mortgage loan) will be required to notify the trustee, the certificate administrator, the master servicer, the special servicer, the operating trust advisor, Freddie Mac, the related Junior Loan Holder and the series 2013-KSMC directing certificateholder of such determination. Subject to (a) the Junior Loan Holder’s right with respect to a Defaulted First Lien Loan (as defined below), (b) Freddie Mac’s right to offer an increased purchase price, as described in the next paragraph, and (c) the last paragraph of this section “—Purchase Option” in the case of any Affiliated Borrower Loan, the series 2013-KSMC directing certificateholder or its assignee will then have the right to exercise its Purchase Option until such right automatically terminates (i) upon the Defaulted Loan becoming a Corrected Mortgage Loan or an REO Loan, (ii) upon the modification, waiver or pay-off (full or discounted) of the Defaulted Loan in connection with a workout, (iii) upon purchase of the Defaulted Loan by Freddie Mac pursuant to the series 2013-KSMC pooling and servicing agreement or (iv) with respect to a Defaulted First Lien Loan, upon purchase of such Defaulted First Lien Loan by the Junior Loan Holder pursuant to the series 2013-KSMC pooling and servicing agreement and the related intercreditor agreement.

Subject to the next paragraph, in the case of a Defaulted Loan that is not a Defaulted First Lien Loan (as defined below), and subject to the last paragraph of this section “—Purchase Option” in the case of any Affiliated Borrower Loan, within ten (10) business days (the “Freddie Mac Increased Offer Notice Period”) after receipt from the series 2013-KSMC directing certificateholder of notice that it will exercise its option to purchase a Defaulted Loan and which specifies a purchase price that equals at least the Fair Value of the Defaulted Loan (the “Defaulted Loan Fair Value Purchase Price”), but is less than 99% of the Purchase Price of such Defaulted Loan, Freddie Mac (or its assignee) will have the right to purchase such Defaulted Loan by giving notice (the “Freddie Mac Increased Offer Notice”) to the series 2013-KSMC directing certificateholder, the master servicer, the special servicer, the operating trust advisor, the certificate administrator and the trustee, specifying a purchase price at least 2.5% more than the Defaulted Loan Fair Value Purchase Price offered by the series 2013-KSMC directing certificateholder. If the series 2013-KSMC directing certificateholder or its assignee is willing to purchase the Defaulted Loan after receipt of the Freddie Mac Increased Offer Notice, it will only be permitted to do so at a purchase price equal to the lesser of (i) at least 2.5% more than the purchase price specified by Freddie Mac in the Freddie Mac Increased Offer Notice or (ii) 99% of the Purchase Price, by giving notice (the “Directing Certificateholder Increased Offer Notice”) of the same to Freddie Mac, the master servicer, the special servicer, the operating trust advisor, the certificate administrator and the trustee within ten (10) business days of receiving the Freddie Mac Increased Offer Notice (the “Directing Certificateholder Increased Offer Notice Period”). Any person exercising the purchase option pursuant to this paragraph will be required to consummate such purchase within fifteen (15) business days after the expiration of the Freddie Mac Increased Offer Notice Period or the Directing Certificateholder Increased Offer Notice Period, as applicable.

Notwithstanding the previous paragraph, for any Defaulted Loan for which the related Junior Loan Holder is the holder of a second priority lien (a “Defaulted First Lien Loan”), the related Junior Loan Holder will have the first option to purchase that Defaulted Loan for the Purchase Price. Upon the determination of Fair Value and receipt of the Fair Value Notice relating to any Defaulted First Lien Loan, each of the related Junior Loan Holder and the series 2013-KSMC directing certificateholder (other than with respect to any Affiliated Borrower Loan) will have the right to purchase such Defaulted First Lien Loan at the Defaulted Loan Fair Value Purchase Price by giving notice to the other party, the trustee, the certificate administrator, the master servicer, the special servicer and the operating trust advisor (the first party to give such notice, the “First Offeror”). Within ten (10) business days after receipt from the First Offeror of notice of its intent to exercise the Purchase Option, the related Junior Loan Holder or the series 2013-KSMC directing certificateholder, as the case may be, will have the right to purchase such Defaulted First Lien Loan by giving notice (the “Increased Offer Notice”) to the First Offeror, the trustee, the certificate administrator, the master servicer, the special servicer and the operating trust advisor, specifying a purchase price of at least 2.5% more than the purchase price specified by the First Offeror in the initial purchase option notice. If the First Offeror is willing to purchase the Defaulted First Lien Loan after receipt of the Increased Offer Notice, it will only be permitted to do so at the Purchase Price by giving notice of the same (the “Par Purchase Notice”) to the other party, the trustee, the certificate administrator, the master servicer, the special servicer and the operating trust advisor within five (5) business days after receiving the Increased Offer Notice. Any purchase will be required to be consummated no later than fifteen (15) business days after the expiration of the Increased Offer Notice period or Par Purchase Notice period, as applicable.

Within the later of sixty (60) days after a mortgage loan becomes a Defaulted Loan and fifteen (15) days after the special servicer receives an acceptable appraisal, the special servicer will be required to determine the Fair Value of such mortgage loan in accordance with the Servicing Standard and consistent with the guidelines contained in the series 2013-KSMC pooling and servicing agreement. The special servicer will be required to change from time to time thereafter its determination of the Fair Value of a Defaulted Loan if the special servicer obtains knowledge of changed circumstances, new information or otherwise, in accordance with the Servicing Standard. All reasonable costs and expenses of the special servicer in connection with the determination of the Fair Value of a Defaulted Loan will be paid by the master servicer and be reimbursable as Servicing Advances. The special servicer must give prompt written notice (the “Fair Value Notice”) of its Fair Value determination and any subsequent change to such determination of Fair Value to the trustee, the certificate administrator, the master servicer, the operating trust advisor, Freddie Mac, the related Junior Loan Holder and the series 2013-KSMC directing certificateholder. If, after receiving the Fair Value Notice, and subject to the last paragraph of this section “—Purchase Option,” the series 2013-KSMC directing certificateholder or its assignee elects to purchase such Defaulted Loan from the issuing entity, such party must notify the special servicer, the trustee, the certificate administrator, the master servicer, the operating trust advisor and Freddie Mac of such election and specify the Defaulted Loan Fair Value Purchase Price.

If the related Junior Loan Holder or the series 2013-KSMC directing certificateholder, or assignee thereof (as identified to the certificate administrator) that proposes to purchase a Defaulted Loan or Defaulted First Lien Loan, as applicable, is an affiliate of the special servicer, the trustee will be required to determine whether the special servicer's determination of Fair Value for such Defaulted Loan constitutes a fair price in its reasonable judgment. In doing so, the trustee may conclusively rely on an opinion of an appraiser or other independent expert in real estate matters, in each case, appointed with due care and obtained at the expense of such affiliate of the special servicer proposing to purchase such Defaulted Loan or Defaulted First Lien Loan, as applicable. The trustee, in making a Fair Value determination in accordance with the second preceding sentence, will be entitled to receive from the special servicer all information in the special servicer's possession relevant to making such determination and will be further entitled to a fee of \$1,500 payable by the issuing entity in connection with each such Fair Value determination. All reasonable costs and expenses of the trustee in connection with the determination of the Fair Value of a Defaulted Loan will be paid by the master servicer and be reimbursable as Servicing Advances.

Subject to the discussion above and the last paragraph of this section “—Purchase Option,” each holder of a Purchase Option may, at its option, purchase the subject Defaulted Loan from the issuing entity at a price (the “Option Price”) equal to—

- if the special servicer has not yet determined the Fair Value of that Defaulted Loan, the Purchase Price; or
- if the special servicer has made such Fair Value determination, the Defaulted Loan Fair Value Purchase Price.

If the most recent Fair Value calculation was made more than ninety (90) days prior to the exercise date of a Purchase Option, then the special servicer must confirm or revise the Fair Value determination, and the Option Price at which the Defaulted Loan may be purchased will be modified accordingly.

Unless and until the Purchase Option with respect to a Defaulted Loan is exercised, the special servicer will be required to pursue such other resolution strategies available under the series 2013-KSMC pooling and servicing agreement, including work-out and foreclosure, consistent with the Servicing Standard, but it will not be permitted to sell the Defaulted Loan other than pursuant to the exercise of the Purchase Option or in accordance with any applicable intercreditor or co-lender agreement.

If not exercised sooner, the Purchase Option with respect to any Defaulted Loan will automatically terminate upon—

- the cure by the related borrower or a party with cure rights of all defaults that caused the subject underlying mortgage loan to be a Defaulted Loan;
- the acquisition on behalf of the issuing entity of title to the related mortgaged real property by foreclosure or deed-in-lieu of foreclosure; or
- the modification, waiver or pay-off (full or discounted) of the Defaulted Loan in connection with a work-out.

Notwithstanding the foregoing, the series 2013-KSMC directing certificateholder (or its assignee) will only be able to purchase an Affiliated Borrower Loan from the issuing entity at a cash price equal to the Purchase Price.

Foreclosure and Similar Proceedings. Pursuant to the series 2013-KSMC pooling and servicing agreement, if an event of default on an underlying mortgage loan has occurred and is continuing, the special servicer, on behalf of the issuing entity, may at any time institute foreclosure proceedings, exercise any power of sale contained in the related mortgage or otherwise acquire title to the related mortgaged real property. The special servicer may not, however, acquire title to any mortgaged real property or take any other action with respect to any mortgaged real property that would cause the trustee, for the benefit of the series 2013-KSMC certificateholders or any other specified person to be considered to hold title to, to be a “mortgagee-in-possession” of or to be an “owner” or an “operator” of such mortgaged real property within the meaning of certain federal environmental laws, unless the special servicer has previously received a report prepared by a person who regularly conducts environmental audits (the cost of which report will be a Servicing Advance) and either—

- such report indicates that (i) the mortgaged real property is in compliance with applicable environmental laws and regulations and (ii) there are no circumstances or conditions present at the mortgaged real property for which investigation, testing, monitoring, containment, clean-up or remediation could be required under any applicable environmental laws and regulations; or
- the special servicer, based solely (as to environmental matters and related costs) on the information set forth in such report, determines that taking such actions as are necessary to bring the mortgaged real property into compliance with applicable environmental laws and regulations and/or taking the actions contemplated by clause (ii) of the preceding bullet, is reasonably likely to increase the net proceeds of the liquidation of such mortgaged real property, than not taking such actions.

A borrower's failure to make required mortgage loan payments may mean that operating income from the related mortgaged real property is insufficient to service the mortgage debt, or may reflect the diversion of that income from the servicing of the mortgage debt. In addition, a borrower that is unable to make mortgage loan payments may also be unable to make timely payments of taxes or otherwise to maintain and insure the related mortgaged real property. In general, the special servicer will be required to monitor any specially serviced mortgage loan serviced by it, evaluate whether the causes of the default can be corrected over a reasonable period without significant impairment of the value of the related mortgaged real property, initiate corrective action in cooperation with the borrower if cure is likely, inspect the related mortgaged real property and take such other actions as it deems necessary and appropriate. A significant period of time may elapse before the special servicer is able to assess the success of any such corrective action or the need for additional initiatives. The time within which the special servicer can make the initial determination of appropriate action, evaluate the success of corrective action, develop additional initiatives, institute foreclosure proceedings and actually foreclose, or accept a deed to a mortgaged real property in lieu of foreclosure, on behalf of the holders of the series 2013-KSMC certificates may vary considerably depending on the particular underlying mortgage loan, the related mortgaged real property, the borrower, the presence of an acceptable party to assume the subject mortgage loan and the laws of the jurisdiction in which the related mortgaged real property is located. If a borrower files a bankruptcy petition, the special servicer may not be permitted to accelerate the maturity of the Defaulted Loan or to foreclose on the related real property for a considerable period of time and may be required by the court to materially extend the term of the loan paid to the final maturity date, lower significantly the related interest rate and/or reduce the principal balance of the loan.

REO Properties. If title to any mortgaged real property is acquired by the special servicer on behalf of the issuing entity, the special servicer will be required to sell that property as soon as practicable, but not later than the end of the third calendar year following the year of acquisition, unless—

- the IRS grants an extension of time to sell the property;
- an extension of time to sell the property has been timely requested from the IRS and (i) the IRS has not denied such request (in which event the property is required to be sold by the end of the extended time period requested, but not more than three additional years), or (ii) if the IRS denies such request (in which event, the property is required to be sold within 30 days after the date of such denial); or
- the special servicer obtains an opinion of independent counsel generally to the effect that the holding of the property subsequent to the end of the third calendar year following the year in which the acquisition occurred will not result in the imposition of a tax on the assets of the issuing entity or cause either Trust REMIC created under the series 2013-KSMC pooling and servicing agreement to fail to qualify as a REMIC under the Code.

The special servicer will be required to use reasonable efforts to solicit cash offers for any REO Property held in the issuing entity in a manner that will be reasonably likely to realize a fair price for the property within the time periods contemplated by the prior paragraph. Such solicitation will be required to be made in a commercially reasonable manner. The special servicer will be required to accept the highest cash offer received from any entity for such REO Property in an amount at least equal to the Purchase Price for such REO Property. In the absence of any such offer, the special servicer will be required to accept the highest cash offer received from any entity that is determined by the special servicer to be a fair price for such REO Property and whose offer the special servicer reasonably determines is likely to lead to an actual sale and is in compliance with applicable law. If the special

servicer reasonably believes that it will be unable to realize a fair price for any REO Property within the time constraints imposed by the prior paragraph, then the special servicer will be required to dispose of such REO Property upon such terms and conditions as the special servicer deems necessary and desirable to maximize the recovery on such REO Property under the circumstances, and will be required to accept the highest outstanding cash offer from any entity that is determined by the special servicer to be a fair price for such REO Property and whose offer the special servicer reasonably determines is likely to lead to an actual sale and is in compliance with applicable law. If the special servicer determines with respect to any REO Property that the offers being made with respect to such REO Property are not in the best interests of the certificateholders, in each case, taken as a collective whole, and that the end of the period referred to in the prior paragraph with respect to such REO Property is approaching, the special servicer will be required to seek an extension of such period in the manner described in the prior paragraph.

Whether any cash offer constitutes a fair price for any REO Property will be determined by the special servicer, if the highest offeror is a person other than the special servicer or an affiliate of the special servicer, and by the trustee, if the highest offeror is the special servicer or an affiliate of the special servicer. In determining whether any offer received from the special servicer or an affiliate of the special servicer represents a fair price for any REO Property, the trustee will be required to obtain, and may conclusively rely on, the opinion of an appraiser (the fees and costs of which will be required to be covered by a servicing advance by the master servicer) retained by the trustee. In determining whether any offer constitutes a fair price for any REO Property, the trustee will be required to request that such appraiser take into account, as applicable, among other factors, the occupancy level and physical condition of the REO Property, the state of the local economy and the obligation to dispose of any REO Property within the time period specified in the second preceding paragraph. The Purchase Price for any REO Property will in all cases be deemed a fair price.

The special servicer, at the expense of the issuing entity, will be required to retain an independent contractor to operate and manage any REO Property within ninety (90) days of its acquisition. The retention of an independent contractor will not relieve the special servicer of its obligations with respect to any REO Property.

In general, the special servicer or an independent contractor employed by the special servicer at the expense of the issuing entity will be obligated to operate and manage any REO Property held by the issuing entity solely for the purpose of its prompt disposition and sale, in a manner that maintains its status as “foreclosure property” within the meaning of Code Section 860G(a)(8).

Subject to the Servicing Standard and any other limitations imposed by the series 2013-KSMC pooling and servicing agreement, the special servicer will be permitted, with respect to any REO Property, to incur a tax on net income from foreclosure property, within the meaning of Code Section 857(b)(4)(B).

To the extent that income the issuing entity receives from an REO Property is subject to a tax on net income from foreclosure property, that income would be subject to U.S. federal tax at the highest marginal corporate tax rate, which is currently 35%.

The determination as to whether income from an REO Property held by the issuing entity would be subject to a tax will depend on the specific facts and circumstances relating to the management and operation of each REO Property. Any tax imposed on the issuing entity’s income from an REO Property would reduce the amount available for payment to the series 2013-KSMC certificateholders. See “Certain Federal Income Tax Consequences” in this information circular. The reasonable out-of-pocket costs and expenses of obtaining professional tax advice in connection with the foregoing will be payable out of the master servicer’s collection account.

REO Account. The special servicer will be required to segregate and hold all funds collected and received in connection with any REO Property held by the issuing entity separate and apart from its own funds and general assets. If an REO Property is acquired by the issuing entity, the special servicer will be required to establish and maintain an account for the retention of revenues and other proceeds derived from that REO Property. The special servicer will be required to deposit, or cause to be deposited, in its REO account, within one business day following receipt, all net income, insurance proceeds, condemnation proceeds and liquidation proceeds received with respect to each REO Property held by the issuing entity. The funds held in this REO account may be held as cash or invested in Permitted Investments. Any interest or other income earned on funds in the special servicer’s REO

account will be payable to the special servicer, subject to the limitations described in the series 2013-KSMC pooling and servicing agreement.

The special servicer will be permitted to withdraw from its REO account funds necessary for the proper operation, management, leasing, maintenance and disposition of any REO Property administered by it, but only to the extent of amounts on deposit in the account relating to that particular REO Property. Promptly following the end of each Collection Period, the special servicer will be required to withdraw from its REO account and deposit, or deliver to the master servicer for deposit, into the master servicer's collection account the total of all amounts received in respect of each REO Property administered by it during that Collection Period, net of:

- any withdrawals made out of those amounts, as described in the preceding sentence; and
- any portion of those amounts that may be retained as reserves, as described in the next paragraph.

The special servicer may, subject to the limitations described in the series 2013-KSMC pooling and servicing agreement, retain in its REO account such portion of the proceeds and collections on any REO Property administered by it as may be necessary to maintain a reserve of sufficient funds for the proper operation, management, leasing, maintenance and disposition of that property, including the creation of a reasonable reserve for repairs, replacements, necessary capital improvements and other related expenses.

The special servicer will be required to keep and maintain separate records, on a loan-by-loan and a property-by-property basis, for the purpose of accounting for all deposits to, and withdrawals from, its REO account.

Liquidation Proceeds. To the extent that liquidation proceeds collected with respect to any underlying mortgage loan are less than the sum of—

- the outstanding principal balance of that mortgage loan,
- interest (other than Default Interest) accrued on that mortgage loan,
- interest accrued on any monthly debt service advance made with respect to that mortgage loan,
- the aggregate amount of outstanding reimbursable expenses (including any unreimbursed Servicing Advances and unpaid and accrued interest on such advances) incurred with respect to that mortgage loan, and
- any and all servicing compensation and trustee fees and certificate administrator fees due and payable with respect to that mortgage loan,

then the issuing entity will realize a loss in the amount of such shortfall (although such shortfalls with respect to the offered certificates will be covered under the Freddie Mac Guarantee).

The trustee, the certificate administrator, the operating trust advisor, the master servicer and/or the special servicer will be entitled to reimbursement out of the liquidation proceeds recovered on an underlying mortgage loan, prior to the distribution of such liquidation proceeds to series 2013-KSMC certificateholders, of any and all amounts that represent unpaid servicing compensation, certificate administrator fees, the operating trust advisor fees or trustee fees in respect of that mortgage loan, certain unreimbursed expenses incurred with respect to that mortgage loan and any unreimbursed advances made with respect to that mortgage loan. In addition, amounts otherwise distributable on the series 2013-KSMC certificates will be further reduced by interest payable to the master servicer or the trustee, as applicable, on any such advances.

If any mortgaged real property suffers damage such that the proceeds, if any, of the related hazard insurance policies or flood insurance are insufficient to restore fully the damaged property, the master servicer will not be required to make Servicing Advances to effect such restoration unless—

- the special servicer determines that such restoration will increase the proceeds to the series 2013-KSMC certificateholders (as a collective whole) on liquidation of the mortgage loan after reimbursement of the master servicer for its expenses; and
- the master servicer determines that such expenses will be recoverable by it from related liquidation proceeds.

Specially Serviced Mortgage Loans. With respect to any mortgage loan in the issuing entity as to which a Servicing Transfer Event has occurred, the master servicer will transfer its servicing responsibilities to the special servicer, but will continue to receive payments on such mortgage loan (including amounts collected by the special servicer), to make certain calculations with respect to such mortgage loan and to make remittances and prepare and deliver certain reports to the certificate administrator with respect to such mortgage loan.

The special servicer will continue to be responsible for the operation and management of an REO Property. The master servicer will have no responsibility for the performance by the special servicer of its duties under the series 2013-KSMC pooling and servicing agreement.

The special servicer will return the full servicing of a specially serviced mortgage loan to the master servicer when all Servicing Transfer Events with respect to that mortgage loan have ceased to exist and that mortgage loan has become a Corrected Mortgage Loan.

Series 2013-KSMC Directing Certificateholder and Directing Party. The “series 2013-KSMC directing certificateholder” will generally be a certificateholder or its designee selected by holders of series 2013-KSMC certificates representing a majority interest in the class B certificates, until the total principal balance of such class of certificates is less than 25% of the total initial principal balance of such class. Thereafter, Freddie Mac will act as the series 2013-KSMC directing certificateholder. However, until a series 2013-KSMC directing certificateholder is so selected or after receipt of a notice from the holders of series 2013-KSMC certificates representing a majority interest in the applicable class that a series 2013-KSMC directing certificateholder is no longer designated, the person or entity that beneficially owns the largest principal balance of the applicable class of certificates will be the series 2013-KSMC directing certificateholder.

By its acceptance of a series 2013-KSMC certificate, each series 2013-KSMC certificateholder confirms its understanding that (i) the series 2013-KSMC directing certificateholder may take actions that favor the interests of one or more classes of series 2013-KSMC certificates over other classes of series 2013-KSMC certificates, (ii) the series 2013-KSMC directing certificateholder may have special relationships and interests that conflict with those of holders of some classes of series 2013-KSMC certificates, (iii) the series 2013-KSMC directing certificateholder will have no liability to any series 2013-KSMC certificateholder for any action taken or not taken and (iv) each series 2013-KSMC certificateholder agrees to take no action against the series 2013-KSMC directing certificateholder as a result of any such action or omission or special relationship or conflict. See “Risk Factors—Risks Related to the Offered Certificates—The Interests of the Series 2013-KSMC Directing Certificateholder or Freddie Mac May Be in Conflict with the Interests of the Offered Certificateholders” in this information circular.

B-Noteholder, LLC, a Delaware limited liability company, an affiliate of SMC, will serve as the initial series 2013-KSMC directing certificateholder. Such entity is an affiliate of the borrowers under the underlying mortgage loans.

The “series 2013-KSMC directing party” with respect to an underlying mortgage loan will be (i) when the class B certificates are the Controlling Class, (a) the series 2013-KSMC directing certificateholder, with respect to an Unaffiliated Borrower Loan, or (b) the operating trust advisor, with respect to an Affiliated Borrower Loan; and (ii) when the class B certificates are not the Controlling Class, Freddie Mac as the series 2013-KSMC directing certificateholder.

The operating trust advisor will serve as the initial series 2013-KSMC directing party because the class B certificates are the Controlling Class and all of the underlying mortgage loans are Affiliated Borrower Loans.

As and to the extent described under “—Asset Status Report” below, the series 2013-KSMC directing party may direct the master servicer or special servicer with respect to various servicing matters involving each of the underlying mortgage loans.

Asset Status Report. Pursuant to the series 2013-KSMC pooling and servicing agreement, the special servicer is required to prepare and deliver a report to the master servicer, the operating trust advisor (solely upon the occurrence and during the continuance of an Affiliated Borrower Loan Event), the series 2013-KSMC directing party (if the series 2013-KSMC directing party is not the operating trust advisor) and Freddie Mac (the “Asset Status Report”) with respect to any underlying mortgage loan that becomes a specially serviced mortgage loan within 30 days of any such mortgage loan becoming specially serviced.

Any Asset Status Report prepared by the special servicer will set forth the following information, to the extent reasonably determined:

- a summary of the status of the specially serviced mortgage loan;
- a discussion of the legal and environmental considerations reasonably known to the special servicer, consistent with the Servicing Standard, that are applicable to the exercise of remedies and whether outside legal counsel has been retained;
- a current rent roll and income or operating statement available for the related mortgaged real property;
- the appraised value of the mortgaged real property, together with the assumptions used in the calculation if the appraisal is less than twelve (12) months old;
- a recommendation by the special servicer as to how the specially serviced mortgage loan might be returned to performing status, returned to the master servicer for regular servicing or otherwise realized upon;
- a summary of any proposed actions;
- a status report on any foreclosure actions or other proceedings undertaken with respect to the related mortgaged real property, any proposed workouts with respect to the specially serviced mortgage loan and the status of any negotiations with respect to those workouts and an assessment of the likelihood of additional events of default on such mortgage loan; and
- such other information as the special servicer deems relevant in light of the Servicing Standard.

If, within 10 business days following delivery of the Asset Status Report, the series 2013-KSMC directing party does not disapprove in writing of any action proposed to be taken in that Asset Status Report or, upon delivery of a finalized Asset Status Report as described below, the special servicer is required to implement the recommended action as outlined in such Asset Status Report. If the series 2013-KSMC directing party disapproves in writing such Asset Status Report within such 10 business days, the special servicer is required to revise and deliver a new Asset Status Report within 30 days after the series 2013-KSMC directing party’s disapproval. The special servicer must continue to revise that Asset Status Report until either (a) the series 2013-KSMC directing party fails to disapprove the revised Asset Status Report within 10 business days of receipt or (b) the passage of 60 days from the date of preparation of the first Asset Status Report, at which time the Asset Status Report will be deemed final and approved. The special servicer will be required to deliver the finalized Asset Status Report to the operating trust advisor, the series 2013-KSMC directing party (if not the operating trust advisor), Freddie Mac, the master servicer and the trustee. However, the special servicer (i) may, following the occurrence of an extraordinary event with respect to the related mortgaged real property, take any action set forth in such Asset Status Report before the expiration of a 10-business day approval period if the special servicer has reasonably determined that failure to take such action would materially and adversely affect the interests of the series 2013-KSMC certificateholders and it has made a reasonable effort to contact the series 2013-KSMC directing party and (ii) in any case, must determine

whether any affirmative disapproval by the series 2013-KSMC directing party described in this paragraph would violate the Servicing Standard.

The special servicer may not take any action inconsistent with an Asset Status Report, unless that action would be required in order to act in accordance with the Servicing Standard. The special servicer may, from time to time, modify any Asset Status Report it has previously delivered and implement that report, *provided* that the revised report has been prepared, reviewed and not rejected pursuant to the terms described above.

In addition to the foregoing, the special servicer is required to, subject to the Servicing Standard and the terms of the series 2013-KSMC pooling and servicing agreement, obtain the consent of the series 2013-KSMC directing party and respond to any reasonable request for information from Freddie Mac prior to the taking by the special servicer of (or prior to consenting to the master servicer taking) the following actions—

- any proposed or actual foreclosure upon or comparable conversion of (which may include acquisitions of an REO Property) the ownership of the property or properties securing any specially serviced mortgage loans in the issuing entity as come into and continue in default;
- any modification, amendment or waiver of a monetary term (including any change in the timing of payments but excluding the waiver of Default Interest and late payment charges), any material non-monetary term or any waiver of a due-on-sale or due-on-encumbrance clause of a mortgage loan in the issuing entity (other than any easement, right-of-way or similar agreement);
- any acceptance of a discounted payoff with respect to a specially serviced mortgage loan in the issuing entity;
- any proposed or actual sale of an REO Property out of the issuing entity for less than the outstanding principal balance of, and accrued interest (other than Default Interest) on, the related mortgage loan, except in connection with a termination of the issuing entity as described under “—Termination” below;
- any determination to bring an REO Property held by the issuing entity into compliance with applicable environmental laws or to otherwise address hazardous material located at the REO Property;
- any release of real property collateral for a mortgage loan in the issuing entity, other than in accordance with the specific terms of, or upon satisfaction of, that mortgage loan; *provided, however* that the series 2013-KSMC directing party’s consent to any release of non-material parcels of the mortgaged real property must not be unreasonably withheld;
- any acceptance of substitute or additional real property collateral for a mortgage loan in the issuing entity, other than in accordance with the specific terms of that mortgage loan;
- any approval of releases of earn-out reserves or related letters of credit with respect to a mortgaged real property securing a mortgage loan in the issuing entity other than in accordance with the specific terms of that mortgage loan;
- the release of any reserves in excess of the threshold set forth in the series 2013-KSMC pooling and servicing agreement;
- any approval of a replacement property manager for mortgage loans with a Stated Principal Balance in excess of \$10,000,000 (which consent may not be unreasonably withheld); and
- any waiver of a due-on-sale or due-on-encumbrance clause in a mortgage loan.

Notwithstanding the foregoing, no direction of the series 2013-KSMC directing party, and no failure to consent to any action requiring the consent of the series 2013-KSMC directing party under the series 2013-KSMC pooling and servicing agreement, may (i) require or cause the master servicer or the special servicer to violate the terms of the subject specially serviced mortgage loan, applicable law or any provision of the series 2013-KSMC pooling and servicing agreement; (ii) result in the imposition of a “prohibited transaction” or “prohibited contribution” tax under

the REMIC provisions of the Code; (iii) expose the master servicer, the special servicer, the operating trust advisor, the trustee, the certificate administrator, us, the issuing entity or any of various other parties to any claim, suit or liability or (iv) materially expand the scope of the special servicer's or the master servicer's responsibilities under the series 2013-KSMC pooling and servicing agreement. The master servicer or the special servicer, as the case may be, will not (x) follow any such direction of the series 2013-KSMC directing party, (y) initiate any such actions having any of the effects set out above, or (z) refrain from taking any action, based on its failure to obtain the consent of the series 2013-KSMC directing party, if the failure to take such action would violate the Servicing Standard.

Upon the occurrence of an Affiliated Borrower Loan Event, the series 2013-KSMC directing certificateholder will be required to provide written notice of same to the trustee, the certificate administrator, the operating trust advisor, the master servicer, the special servicer and the guarantor within two (2) business days after the occurrence of such Affiliated Borrower Loan Event. In addition, the series 2013-KSMC directing certificateholder will be required to provide written notice to the trustee, the certificate administrator, the operating trust advisor, the master servicer, the special servicer and the guarantor of the termination of any Affiliated Borrower Loan Event within two (2) business days after the termination of such Affiliated Borrower Loan Event. The master servicer, the special servicer, the trustee, the certificate administrator, the operating trust advisor and Freddie Mac may rely on any such notice of the occurrence of an Affiliated Borrower Loan Event or the termination of an Affiliated Borrower Loan Event without making any independent investigation. Notwithstanding anything to the contrary in the series 2013-KSMC pooling and servicing agreement, upon the occurrence and during the continuance of an Affiliated Borrower Loan Event, the series 2013-KSMC directing certificateholder will not have any approval, consent, consultation or other rights under the series 2013-KSMC pooling and servicing agreement with respect to any matters related to any Affiliated Borrower Loan, and the operating trust advisor (upon receipt of written notice from the series 2013-KSMC directing certificateholder, or any party on its behalf, of the occurrence of any Affiliated Borrower Loan Event, and prior to receipt of written notice from the series 2013-KSMC directing certificateholder, or any party on its behalf, of the termination of such Affiliated Borrower Loan Event) will be required to exercise any such rights (as the series 2013-KSMC directing party) in its sole discretion and in accordance with the Operating Trust Advisor Standard without seeking the consent or consultation of any other party, except that the operating trust advisor may consult with the guarantor with respect to any matters related to the Affiliated Borrower Loan, but will not be bound by any such consultation with the guarantor. Upon receipt of written notice from the series 2013-KSMC directing certificateholder, or any party on its behalf, of the occurrence of any Affiliated Borrower Loan Event and prior to receipt of written notice from the series 2013-KSMC directing certificateholder, or any party on its behalf, of the termination of such Affiliated Borrower Loan Event, none of the trustee, the certificate administrator, the operating trust advisor, the master servicer or the special servicer will be permitted under the series 2013-KSMC pooling and servicing agreement to seek, accept or take any action based on the approval, consent or consultation of the series 2013-KSMC directing certificateholder with respect to any matters related to any Affiliated Borrower Loan. In addition, for so long as an Affiliated Borrower Loan Event exists with respect to any Affiliated Borrower Loan, and to the extent the certificate administrator has actual knowledge of such Affiliated Borrower Loan Event, the certificate administrator may not provide to the series 2013-KSMC directing certificateholder any asset status report, inspection report or appraisal or internal valuation related to such Affiliated Borrower Loan. In addition, for so long as an Affiliated Borrower Loan Event exists with respect to any underlying mortgage loan, the trustee, the certificate administrator, the master servicer and the special servicer may withhold from the Series 2013-KSMC directing certificateholder any information with respect to such underlying mortgage loan that the trustee, the certificate administrator, the master servicer or the special servicer, as applicable, determines, in its sole discretion, is related to the workout of such underlying mortgage loan. Initially, the operating trust advisor will be the sole series 2013-KSMC directing party because the class B certificates are the Controlling Class and all of the underlying mortgage loans are Affiliated Borrower Loans.

Inspections; Collection of Operating Information

The special servicer will be required, at the expense of the issuing entity, to physically inspect or cause a physical inspection of the related corresponding mortgaged real property as soon as practicable after any mortgage loan in the issuing entity becomes a specially serviced mortgage loan and annually thereafter for so long as that mortgage loan remains a specially serviced mortgage loan. The master servicer will be required, at its own expense, to physically inspect or cause a physical inspection of each mortgaged real property securing an underlying mortgage loan for which it acts as master servicer at least once per year or, in the case of each underlying mortgage

loan with an unpaid principal balance (or allocated loan amount) of equal to or less than \$1,000,000, once every two (2) years, if the special servicer has not already done so in that period as contemplated by the preceding sentence. For each underlying mortgage loan, such one-year or two-year period, as applicable, will begin on such date as is consistent with the Guide. The master servicer and the special servicer will be required to prepare or cause the preparation of a written report of each inspection performed by it that generally describes the condition of the particular real property and, upon request, deliver such written report in electronic format to (i) the certificate administrator and (ii) the master servicer (if such written report was prepared by the special servicer).

Most of the mortgages obligate the related borrower to deliver quarterly, and substantially all mortgages require annual, property operating statements. However, we cannot assure you that any operating statements required to be delivered will in fact be delivered, nor is the special servicer or the master servicer likely to have any practical means of compelling such delivery in the case of an otherwise performing mortgage loan.

Servicer Reports

As set forth in the series 2013-KSMC pooling and servicing agreement, on a date preceding the applicable distribution date, the master servicer is required to deliver to the operating trust advisor, the certificate administrator, the series 2013-KSMC directing certificateholder, the series 2013-KSMC directing party (if not the operating trust advisor) and Freddie Mac a servicer remittance report setting forth the information necessary for the certificate administrator to make the distributions set forth under “Description of the Series 2013-KSMC Certificates—Distributions” in this information circular and containing the information to be included in the distribution report for that distribution date delivered by the certificate administrator as described under “Description of the Series 2013-KSMC Certificates—Reports to Certificateholders and Freddie Mac; Available Information” in this information circular.

Evidence as to Compliance

No later than the date specified below of each year, commencing in 2014, each of the master servicer and the special servicer must deliver or cause to be delivered, as applicable, to the depositor, the trustee, the certificate administrator and Freddie Mac, among others:

- by March 15th of each year, a statement of compliance signed by an officer of the master servicer or the special servicer, as the case may be, to the effect that, among other things, (i) a review of the activities of the master servicer or the special servicer, as the case may be, during the preceding calendar year—or, in the case of the first such certification, during the period from the Closing Date through December 31, 2013, inclusive—and of its performance under the series 2013-KSMC pooling and servicing agreement, has been made under such officer’s supervision, (ii) to the best of such officer’s knowledge, based on such review, the master servicer or special servicer, as the case may be, has fulfilled its obligations under the series 2013-KSMC pooling and servicing agreement in all material respects throughout the preceding calendar year or the portion of that year during which the certificates were outstanding (or, if there has been a failure to fulfill any such obligation in any material respect, specifying each such failure known to such officer and the nature and status of each such failure); (iii) to the best of such officer’s knowledge, each sub-servicer, if any, has fulfilled its obligations under its sub-servicing agreement in all material aspects (or, if there has been a failure to fulfill any such obligation in any material respect, specifying each such failure known to such officer and the nature and status of each such failure and proposed actions with regard to the default); (iv) that the master servicer or the special servicer, as the case may be, has maintained an effective internal control system over the servicing of mortgage loans; and (v) whether the master servicer or the special servicer has received any notice regarding qualification of or challenge to the REMIC status of either Trust REMIC from the IRS or any other governmental agency, and
- as to each annual statement of compliance delivered by the master servicer or the special servicer, as the case may be, as described in the preceding bullet, by April 15th of each year, an accountant’s statement from a registered public accounting firm to the effect that the asserting party complied with the minimum servicing standards identified in (a) Item 1122 of Regulation AB under the Securities Act of 1933, as amended, or (b) the Uniform Single Attestation Program for Mortgage Bankers.

As long as one party is performing the duties of both the master servicer and the special servicer, that party will be required to deliver only one report, certificate or statement satisfying the requirements listed immediately above. Copies of such statement will be provided to any certificateholder, upon written request of any certificateholder, by the certificate administrator.

Events of Default

Each of the following events, circumstances and conditions will be considered events of default with respect to the master servicer or special servicer under the series 2013-KSMC pooling and servicing agreement:

1. any failure by the master servicer to make (a) any required deposit into its collection account or any other account created under the series 2013-KSMC pooling and servicing agreement, which failure continues unremedied for two business days, or any required remittance to the certificate administrator for deposit in the certificate administrator's distribution account by the time required under the series 2013-KSMC pooling and servicing agreement on the business day prior to the related distribution date, which failure continues unremedied until 11:00 a.m. (New York City time) on the related distribution date; or (b) any required Servicing Advance within the time specified in the series 2013-KSMC pooling and servicing agreement, which failure remains uncured for 15 days (or such shorter time as is necessary to avoid the lapse of any required insurance policy for any mortgaged real property or the foreclosure of any tax lien on the related mortgaged real property);
2. any failure by the special servicer to deposit into the REO account, or to remit to the master servicer for deposit in the master servicer's collection account, any such deposit or remittance required to be made by the special servicer, when so required under the series 2013-KSMC pooling and servicing agreement, which failure continues unremedied for two business days;
3. any failure by the master servicer or the special servicer duly to observe or perform in any material respect any of its other covenants or obligations under the series 2013-KSMC pooling and servicing agreement, which failure continues unremedied for 30 days (15 days in the case of a failure to pay the premium for any required insurance policy for any mortgaged real property) after written notice of such failure has been given to the master servicer or special servicer, as the case may be, by any other party to the series 2013-KSMC pooling and servicing agreement, or to the master servicer or the special servicer, as applicable, the depositor and the trustee (with a copy to the certificate administrator) by the holders of 25% of the percentage interests of any class of series 2013-KSMC certificates; *provided, however*, if such failure (other than a failure to pay insurance policy premiums for any mortgaged real property) is not capable of being cured within such 30-day period and the master servicer or special servicer, as applicable, is diligently pursuing such cure, then such 30-day period will be extended for an additional 30 days;
4. any breach by the master servicer or the special servicer of a representation or warranty contained in the series 2013-KSMC pooling and servicing agreement that materially and adversely affects the interests of the series 2013-KSMC certificateholders and continues unremedied for 30 days after the date on which notice of such breach is given to the master servicer or special servicer, as the case may be, by any other party to the series 2013-KSMC pooling and servicing agreement, or to the master servicer or the special servicer, as applicable, the depositor and the trustee (with a copy to the certificate administrator) by the holders of 25% of the percentage interests of any class of series 2013-KSMC certificates; *provided, however*, if such breach is not capable of being cured within such 30-day period and the master servicer or special servicer, as applicable, is diligently pursuing such cure, then such 30-day period will be extended for an additional 30 days;
5. certain events of insolvency, readjustment of debt, marshaling of assets and liabilities or similar proceedings in respect of or relating to the master servicer or the special servicer, as applicable, and certain actions by or on behalf of the master servicer or special servicer, as applicable indicating its insolvency or inability to pay its obligations and such decree or order remains in force for 60 days;
6. consent by the master servicer or the special servicer to the appointment of a conservator, receiver, liquidator, trustee or similar official in any bankruptcy, insolvency, readjustment of debt, marshaling of

assets and liabilities or similar proceedings of or relating to such master servicer or special servicer or relating to all or substantially all of its property;

7. admittance by the master servicer or the special servicer in writing of its inability to pay its debts generally as they become due, the filing of a petition to take advantage of any applicable bankruptcy, insolvency or reorganization statute, the making of an assignment for the benefit of its creditors, or the voluntary suspension of payment of its obligations or take any corporate action in furtherance of the foregoing;
8. a Ratings Trigger Event occurs with respect to the master servicer or the special servicer; or
9. failure of the master servicer to provide the certificate administrator with certain periodic information pertaining to the underlying mortgage loans as required under the series 2013-KSMC pooling and servicing agreement more than three (3) times in a rolling 12-month period within one (1) business day of the date on which the relevant report is due, unless such failure is due to force majeure or an act of God or such failure is waived by Freddie Mac; *provided* that Freddie Mac is not permitted to grant more than one (1) waiver in such rolling 12-month period without the consent of the series 2013-KSMC directing certificateholder, which consent may not be unreasonably withheld or delayed; *provided further*, that a report will not be considered late unless Freddie Mac provides the master servicer with written notice, with a copy to the certificate administrator, that the report was late within five (5) days after the related distribution date.

If the master servicer is terminated solely due to the events described in clause 8 above, the master servicer will have 45 days to solicit bids and complete the sale of the servicing rights with respect to the underlying mortgage loans to a servicer acceptable under the series 2013-KSMC pooling and servicing agreement, during which time period the master servicer will continue to service the underlying mortgage loans.

Rights Upon Event of Default

If an event of default described under “—Events of Default” above occurs with respect to the master servicer or the special servicer and remains unremedied, the trustee will be authorized, and at the direction of the series 2013-KSMC directing certificateholder or Freddie Mac, the trustee will be required, to terminate all of the obligations and all of the rights of the defaulting party pursuant to the series 2013-KSMC pooling and servicing agreement in and to the underlying mortgage loans and proceeds of the underlying mortgage loans, other than any rights the defaulting party may have (i) as a series 2013-KSMC certificateholder or (ii) in respect of compensation, indemnities and reimbursements accrued by or owing to such defaulting party on or prior to the date of termination or due to such defaulting party thereafter for services rendered and expenses incurred. Upon any such termination, the trustee must either:

- succeed to all of the responsibilities, duties and liabilities of the defaulting party under the series 2013-KSMC pooling and servicing agreement; or
- appoint an established mortgage loan servicing institution to act as successor to the defaulting party under the series 2013-KSMC pooling and servicing agreement that meets the Successor Servicer Requirements;

subject, in both cases, to (a) the right of the master servicer to sell its servicing rights with respect to the underlying mortgage loans as described in “—Events of Default” above, (b) the right of Freddie Mac or the right of the series 2013-KSMC directing certificateholder to appoint a successor special servicer as described under “—Resignation, Removal and Replacement of Servicers; Transfer of Servicing Duties” above and (c) the right of series 2013-KSMC certificateholders entitled to at least 66²/₃% of the voting rights allocated to each class of series 2013-KSMC certificates affected by any event of default to waive such event of default as described below.

If the trustee is unwilling or unable to act as the permanent successor master servicer or special servicer or does not satisfy the Successor Servicer Requirements, it may (or, at the written request of series 2013-KSMC certificateholders entitled to not less than 51% of the voting rights will be required to), promptly appoint, or petition a court of competent jurisdiction to appoint as successor to the master servicer or the special servicer, as applicable, an established mortgage loan servicing institution, which satisfies the Successor Servicer Requirements.

In general, series 2013-KSMC certificateholders entitled to at least 66²/₃% of the voting rights allocated to each class of series 2013-KSMC certificates affected by any event of default may waive the event of default. However,

the events of default described in clauses 1 and 2 under “—Events of Default” above may only be waived by all of the holders of the affected classes of series 2013-KSMC certificates, the trustee and Freddie Mac. Furthermore, if the certificate administrator or the trustee is required to spend any monies in connection with any event of default or any waiver of that event of default, then that event of default may not be waived unless and until the certificate administrator or the trustee has been reimbursed for such amounts by the party requesting the waiver. Upon any waiver of an event of default, the event of default will cease to exist and will be deemed to have been remedied for every purpose under the series 2013-KSMC pooling and servicing agreement.

No series 2013-KSMC certificateholder will have the right under the series 2013-KSMC pooling and servicing agreement to institute any proceeding with respect to the series 2013-KSMC pooling and servicing agreement unless:

- that holder previously has given to the trustee written notice of default;
- except in the case of a default by the trustee, series 2013-KSMC certificateholders representing at least 25% of a class have made written request upon the trustee to institute that proceeding in its own name as trustee under the series 2013-KSMC pooling and servicing agreement and have offered to the trustee reasonable security or indemnity; and
- the trustee for 60 days has neglected or refused to institute any such proceeding.

Neither the certificate administrator nor the trustee, however, will be under any obligation to exercise any of the trusts or powers vested in it by the series 2013-KSMC pooling and servicing agreement or to make any investigation of matters arising thereunder or to institute, conduct or defend any litigation under or in relation to the series 2013-KSMC pooling and servicing agreement at the request, order or direction of any of the series 2013-KSMC certificateholders, unless in the certificate administrator’s or the trustee’s opinion, as applicable, those series 2013-KSMC certificateholders have offered to the certificate administrator or the trustee, as applicable, reasonable security or indemnity against the costs, expenses and liabilities which may be incurred by the certificate administrator or the trustee as a result.

Matters Regarding the Trustee, the Certificate Administrator and the Custodian

Each of the trustee and the certificate administrator is at all times required to be a corporation, national bank, trust company or national banking association organized and doing business under the laws of the U.S. or any State of the U.S. or the District of Columbia. Furthermore, the trustee and the certificate administrator must at all times, among other things—

- be authorized under those laws to exercise corporate trust powers;
- have a combined capital and surplus of at least \$50,000,000; and
- be subject to supervision or examination by federal or state authority.

If the corporation, national bank, trust company or national banking association publishes reports of condition at least annually, in accordance with law or the requirements of the supervising or examining authority, then the combined capital and surplus of that corporation, national bank, trust company or national banking association will be deemed to be its combined capital and surplus as described in its most recent published report of condition.

We, the master servicer, the special servicer, the operating trust advisor, Freddie Mac and our and their respective affiliates, may from time to time enter into normal banking and trustee relationships with the trustee, the certificate administrator and their affiliates. The trustee, the certificate administrator and any of their respective affiliates may hold series 2013-KSMC certificates in its own name. In addition, for purposes of meeting the legal requirements of some local jurisdictions, the trustee will have the power to appoint a co-trustee or separate trustee of all or any part of the assets of the issuing entity. All rights, powers, duties and obligations conferred or imposed upon the trustee will be conferred or imposed upon the trustee and the separate trustee or co-trustee jointly or, in any jurisdiction in which the trustee is incompetent or unqualified to perform some acts, singly upon the separate trustee

or co-trustee, who may exercise and perform its rights, powers, duties and obligations solely at the direction of the trustee.

The trustee and the certificate administrator will be entitled to a monthly fee for their services as trustee, certificate administrator and custodian, as applicable. This fee will accrue with respect to each and every underlying mortgage loan. The trustee fee will accrue at 0.0005% *per annum* on the Stated Principal Balance of each underlying mortgage loan outstanding from time to time and will be calculated on the same basis as interest on each underlying mortgage loan. The certificate administrator fee will accrue at 0.0005% *per annum* on the Stated Principal Balance of each underlying mortgage loan outstanding from time to time and will be calculated on the same basis as interest on each underlying mortgage loan. The trustee fee and the certificate administrator fee are payable out of general collections on the mortgage pool in the issuing entity.

The certificate administrator will initially be the custodian of the mortgage files. The certificate administrator may appoint, at the certificate administrator's own expense, one or more custodians to hold all or a portion of the mortgage files on behalf of the trustee; however the certificate administrator will be required to inform the master servicer, the trustee and Freddie Mac of such appointment and the appointment of any custodian will require the approval of Freddie Mac. Each custodian will be required to (a) be a depository institution supervised and regulated by a federal or state banking authority, (b) have combined capital and surplus of at least \$10,000,000, (c) be qualified to do business in the jurisdiction in which it holds any mortgage file, (d) not be the depositor, the mortgage loan seller or any affiliate of the depositor or the mortgage loan seller, and (e) have in place a fidelity bond and errors and omissions policy, each in such form and amount as is customarily required of custodians acting on behalf of Freddie Mac or Fannie Mae. Each custodian will be subject to the same obligations, standard of care, protections and indemnities as would be imposed on, or would protect, the certificate administrator under the series 2013-KSMC pooling and servicing agreement in connection with the retention of mortgage files directly by the certificate administrator. The appointment of one or more custodians will not relieve the certificate administrator from any of its obligations under the series 2013-KSMC pooling and servicing agreement, and the certificate administrator will remain responsible for all acts and omissions of any custodian.

Certain Indemnities

The depositor, the master servicer (either in its own right or on behalf of an indemnified sub-servicer, if any), the special servicer, the operating trust advisor and any officer, director, general or limited partner, shareholder, member, manager, employee, agent, affiliate or controlling person of the depositor, the master servicer, the special servicer or the operating trust advisor will be entitled to be indemnified and held harmless by the issuing entity against any and all losses, liabilities, damages, claims, judgments, costs, fees, penalties, fines, forfeitures or other expenses (including reasonable legal fees and expenses) that may be imposed on, incurred by or asserted against them in connection with, related to, or arising out of, the series 2013-KSMC pooling and servicing agreement, the transactions contemplated by the series 2013-KSMC pooling and servicing agreement or the series 2013-KSMC certificates, other than any loss, liability, damage, claim, judgment, cost, fee, penalty, fine, forfeiture or other expense (including reasonable legal fees and expenses) (i) that is specifically required to be borne by the party seeking indemnification, without right of reimbursement pursuant to the terms of the series 2013-KSMC pooling and servicing agreement or (ii) incurred by reason of a breach of any representation or warranty by the depositor, the master servicer, the special servicer or the operating trust advisor, as applicable, under the series 2013-KSMC pooling and servicing agreement, or by reason of the negligent misfeasance, bad faith, fraud or negligence of the depositor, the master servicer, the special servicer, or the operating trust advisor, as applicable, in the performance of its respective duties under the series 2013-KSMC pooling and servicing agreement or negligent disregard of its respective obligations or duties under the series 2013-KSMC pooling and servicing agreement. For the avoidance of doubt, the indemnification provided by the issuing entity pursuant to the preceding sentence will not entitle the master servicer, the special servicer or the operating trust advisor, as applicable, to reimbursement for ordinary costs or expenses incurred by the master servicer, the special servicer or the operating trust advisor, as applicable, in connection with its usual and customary performance of its duties and obligations under the series 2013-KSMC pooling and servicing agreement that are not expressly payable or reimbursable to the master servicer, the special servicer or the operating trust advisor, as applicable, under the series 2013-KSMC pooling and servicing agreement. The master servicer, on behalf of any indemnified sub-servicer, will be entitled to pursue the issuing entity under the series 2013-KSMC pooling and servicing agreement for any indemnification due to any indemnified sub-servicer under the terms of the related sub-servicing agreement. The master servicer will be required to promptly remit such

indemnification amounts to the affected indemnified sub-servicer upon reimbursement of such amounts from the collection account or (upon receipt from the trustee) the distribution account, as applicable. If the master servicer determines that a claim for indemnification submitted by a sub-servicer should not be pursued under the terms of the related sub-servicing agreement or the series 2013-KSMC pooling and servicing agreement, the master servicer will be required to promptly notify Freddie Mac in writing of the nature of such claim and a summary explanation of the master servicer's reason for denying such claim.

The trustee (in each of its capacities under the series 2013-KSMC pooling and servicing agreement), the certificate administrator (in each of its capacities under the series 2013-KSMC pooling and servicing agreement), the custodian and their respective officers, directors, general or limited partners, shareholders, members, managers, employees, agents, affiliates and controlling persons will be entitled to be indemnified and held harmless by the issuing entity against any and all losses, liabilities, damages, claims, judgments, costs, fees, penalties, fines, forfeitures or other expenses (including reasonable legal fees and expenses) that may be imposed on, incurred by or asserted against the trustee, the certificate administrator or the custodian, as applicable, in connection with, related to, or arising out of the series 2013-KSMC pooling and servicing agreement, the transactions contemplated by the series 2013-KSMC pooling and servicing agreement or the series 2013-KSMC certificates other than any loss, liability, damage, claim, judgment, cost, fee, penalty, fine, forfeiture or other expense (including reasonable legal fees and expenses) (i) that constitutes a specific liability of the trustee, the certificate administrator or the custodian, as applicable, under the series 2013-KSMC pooling and servicing agreement, (ii) incurred by reason of any breach of any representation or warranty by the trustee, the certificate administrator or the custodian, as applicable, under the series 2013-KSMC pooling and servicing agreement or by reason of the misfeasance, bad faith, fraud or negligence of the trustee, the certificate administrator or the custodian, as applicable, in the performance of its duties under the series 2013-KSMC pooling and servicing agreement or negligent disregard of its obligations or duties under the series 2013-KSMC pooling and servicing agreement or (iii) that would not constitute "unanticipated expenses incurred by the REMIC" within the meaning of Treasury Regulations Section 1.860G-1(b)(3)(iii).

However, subject to the last two sentences of this paragraph, in any calendar year, indemnification to us, the trustee, the certificate administrator, the custodian, the master servicer (for itself or certain indemnified sub-servicers, as applicable), the special servicer, the operating trust advisor and their respective general or limited partners, members, managers, shareholders, affiliates, directors, officers, employees, agents and controlling persons will not exceed an amount equal to the Depositor Aggregate Annual Cap, the Trustee Aggregate Annual Cap or the Certificate Administrator/Custodian Aggregate Annual Cap (if different persons or entities are the trustee and the certificate administrator/custodian), the Trustee/Certificate Administrator/Custodian Aggregate Annual Cap (if the same person or entity is the trustee and the certificate administrator/custodian), the Master Servicer Aggregate Annual Cap, the Special Servicer Aggregate Annual Cap or the Operating Trust Advisor Aggregate Annual Cap, as applicable. Any amounts payable in excess of the relevant Aggregate Annual Cap will be required to be paid, to the extent the funds are available, in the subsequent year or years (subject to the relevant Aggregate Annual Cap in each year) until paid in full. Any indemnification amounts unpaid as a result of the relevant Aggregate Annual Cap will accrue interest at a rate equal to the Prime Rate from the date on which such amounts would have otherwise been paid had such Aggregate Annual Cap not applied to the date on which such amount is paid. The foregoing Aggregate Annual Caps will not apply after the Aggregate Annual Cap Termination Date. Freddie Mac and the series 2013-KSMC directing certificateholder will have the right, in their sole and absolute discretion, to waive (as evidenced by a waiver signed by both Freddie Mac and the series 2013-KSMC directing certificateholder) the Depositor Aggregate Annual Cap, the Master Servicer Aggregate Annual Cap, the Trustee Aggregate Annual Cap, the Certificate Administrator/Custodian Aggregate Annual Cap, the Trustee/Certificate Administrator/Custodian Aggregate Annual Cap, the Operating Trust Advisor Aggregate Annual Cap or the Special Servicer Aggregate Annual Cap upon the written request (which request, in the case of certain indemnified sub-servicers (if any), is required to be accompanied by notice to the master servicer) of the depositor, the trustee, the certificate administrator, the master servicer, certain indemnified sub-servicers (if any) or the special servicer, as applicable.

The operating trust advisor and its officers, directors, shareholders, members, managers, employees, agents and controlling persons are entitled to indemnification from the issuing entity against any and all losses, liabilities, damages, claims, judgments, costs, fees, penalties, fines, forfeitures or other expenses (including reasonable legal fees and expenses) that may be imposed on, incurred by or asserted against it in connection with, related to, or arising out of, the series 2013-KSMC pooling and servicing agreement, the transactions contemplated by the series 2013-KSMC pooling and servicing agreement or the series 2013-KSMC certificates other than any loss, liability,

damage, claim, judgment, cost, fee, penalty, fine, forfeiture or other expense (including reasonable legal fees and expenses) incurred in connection with any legal action incurred by reason of a breach of any representation or warranty under the series 2013-KSMC pooling and servicing agreement by the operating trust advisor or by reason of the operating trust advisor's negligent misfeasance, bad faith, fraud or negligence in the performance of its respective duties or negligent disregard of its respective obligations or duties under the series 2013-KSMC pooling and servicing agreement. The operating trust advisor will perform its obligations pursuant to the series 2013-KSMC pooling and servicing agreement in accordance with the Operating Trust Advisor Standard.

The underlying mortgage loans will not be an obligation of, or be insured or guaranteed by the operating trust advisor. In addition, the operating trust advisor will be under no liability to the issuing entity, the other parties to the series 2013-KSMC pooling and servicing agreement or the series 2013-KSMC certificateholders for any action taken, or not taken, in good faith pursuant to the series 2013-KSMC pooling and servicing agreement or for errors in judgment. However, the operating trust advisor will not be protected against any breach of warranties or representations made in the series 2013-KSMC pooling and servicing agreement or any liability which would otherwise be imposed by reason of negligent misfeasance, bad faith, fraud or negligence in the performance of its duties or negligent disregard of obligations and duties under the series 2013-KSMC pooling and servicing agreement.

Except as described in the preceding paragraph, the operating trust advisor (in its role as operating trust advisor) will have no liability to any series 2013-KSMC certificateholder for any actions taken or for refraining from taking any actions under the series 2013-KSMC pooling and servicing agreement. The agreements of the operating trust advisor (in its role as operating trust advisor) set forth in the series 2013-KSMC pooling and servicing agreement will be construed solely as agreements to perform analytical and reporting services. The operating trust advisor (in its role as operating trust advisor) will have no authority or duty to make a determination on behalf of the issuing entity, nor have any responsibility for decisions made by or on behalf of the issuing entity. Insofar as the words "consult," "recommend" or words of similar import are used in the series 2013-KSMC pooling and servicing agreement in respect of the operating trust advisor (in its role as operating trust advisor) and any servicing action or inaction, such words will be construed to mean the performance of analysis and reporting services, which the special servicer may determine not to accept. The absence of a response by the operating trust advisor (in its role as operating trust advisor) to an Asset Status Report or other matter in which the series 2013-KSMC pooling and servicing agreement contemplates consultation with the operating trust advisor (in its role as operating trust advisor) will be construed solely as a failure to perform an analytical or reporting service and not as an approval, endorsement, acquiescence or recommendation for or against any proposed action. Any provision of the series 2013-KSMC pooling and servicing agreement that otherwise purports, or that may be construed, to impose on the operating trust advisor (in its role as operating trust advisor) a duty to consider the Servicing Standard or the interests of the series 2013-KSMC certificateholders will be construed as a requirement to use the Servicing Standard or such interests as the basis of measurement in its analysis and reporting and the basis of measurement in its evaluation of the performance of the special servicer and its determination of whether an action, recommendation or report by the special servicer is in compliance with the series 2013-KSMC pooling and servicing agreement, and not to impose on the operating trust advisor (in its role as operating trust advisor) a duty to itself comply with the Servicing Standard, and such basis of measurement shall be construed to refer to no particular class of series 2013-KSMC certificates or particular series 2013-KSMC certificateholders.

Termination

The obligations created by the series 2013-KSMC pooling and servicing agreement will terminate following the earliest of—

1. the purchase of all of the mortgage loans and REO Properties remaining in the issuing entity by the holders of a majority of the percentage interest of the Controlling Class (excluding Freddie Mac), the master servicer or the special servicer, in the order of preference discussed below;
2. after the principal balances of the class A-1 and A-2 certificates have been reduced to zero, the exchange by the Sole Certificateholder (excluding Freddie Mac), with the consent of the master servicer, of all its series 2013-KSMC certificates (other than the class R certificates) for all of the underlying mortgage loans and each REO Property remaining in the issuing entity;

3. after the principal balances of the class A-1 and A-2 certificates have been reduced to zero, the exchange by the Initial Directing Certificateholder (or any Control Affiliate) for all of the underlying mortgage loans and each REO Property remaining in the issuing entity at any time that the Initial Directing Certificateholder (or any Control Affiliate) is the holder of 100% of the then outstanding class B certificates; and
4. the final payment or advance on, or other liquidation of, the last mortgage loan or related REO Property remaining in the issuing entity.

Written notice of termination of the series 2013-KSMC pooling and servicing agreement will be given to each series 2013-KSMC certificateholder and Freddie Mac. The final distribution with respect to each series 2013-KSMC certificate will be made only upon surrender and cancellation of that certificate at the office of the series 2013-KSMC certificate registrar or at any other location specified in the notice of termination.

The following parties will each in turn, according to the order listed below, have the option to purchase all of the mortgage loans and all other property remaining in the issuing entity on any distribution date on which the total Stated Principal Balance of the mortgage pool is less than 1.0% of the initial mortgage pool balance, upon written notice to the trustee and the other parties to the series 2013-KSMC pooling and servicing agreement:

- the holders of a majority of the percentage interest of the Controlling Class (excluding Freddie Mac);
- the special servicer; and
- the master servicer.

Any purchase by the holders of a majority of the percentage interest of the Controlling Class (excluding Freddie Mac), a master servicer or a special servicer of all the mortgage loans and REO Properties remaining in the issuing entity is required to be made at a price equal to:

- the sum of—
 1. the total Stated Principal Balance of all the mortgage loans then included in the issuing entity, other than any mortgage loans as to which the mortgaged real properties have become REO Properties, together with—
 - all unpaid and unadvanced interest, other than Default Interest, on those mortgage loans through their respective due dates in the related Collection Period,
 - all unreimbursed advances for those mortgage loans, together with any interest on those advances owing to the parties that made them,
 - without duplication, any unreimbursed Additional Issuing Entity Expenses, and
 - any Unreimbursed Indemnification Expenses, and
 2. the appraised value of all REO Properties then included in the issuing entity, as determined by an appraiser mutually agreed upon by the master servicer and the special servicer; minus
- solely in the case of a purchase by the master servicer or the special servicer, the total of all amounts payable or reimbursable to the purchaser under the series 2013-KSMC pooling and servicing agreement.

The purchase will result in early retirement of the then outstanding series 2013-KSMC certificates. However, the right of the holders of a majority of the percentage interest of the Controlling Class (excluding Freddie Mac), the master servicer or the special servicer to make the purchase is subject to the requirement that the total Stated Principal Balance of the mortgage pool be less than 1.0% of the initial mortgage pool balance. The termination price, exclusive of any portion of the termination price payable or reimbursable to any person other than the series 2013-KSMC certificateholders, will constitute part of the Available Distribution Amount for the final distribution date. Any person or entity making the purchase will be responsible for reimbursing the parties to the series

2013-KSMC pooling and servicing agreement for all reasonable out-of-pocket costs and expenses incurred by those parties in connection with the purchase.

After the principal balances of the class A-1 and A-2 certificates have been reduced to zero, the Sole Certificateholder may elect to exchange all of its series 2013-KSMC certificates (other than the class R certificates) for all of the underlying mortgage loans and each REO Property remaining in the issuing entity. In addition, at any time that the Initial Directing Certificateholder (or any Control Affiliate) is the holder of 100% of the then outstanding class B certificates, following the date on which the principal balances of the class A-1 and A-2 certificates have been reduced to zero, the Initial Directing Certificateholder (or such Control Affiliate) will have the right, without the consent of the master servicer or any other series 2013-KSMC certificateholder, to exchange all of its series 2013-KSMC certificates for all of the underlying mortgage loans and each REO Property remaining in the issuing entity. The Sole Certificateholder or the Initial Directing Certificateholder (or any Control Affiliate), as applicable, will be required to deposit in the collection account (i) all amounts due and owing to the depositor, the master servicer, the special servicer, the operating trust advisor, the certificate administrator, the custodian and the trustee under the series 2013-KSMC pooling and servicing agreement through the date of the liquidation of the issuing entity and (ii) with respect to an exchange by the Initial Directing Certificateholder (or any Control Affiliate) only, an amount in immediately available funds equal to the Master Servicer Make Whole Amount, but only to the extent that such amounts are not already on deposit in the collection account. In addition, the master servicer will be required to remit to the certificate administrator for deposit into the distribution account all amounts required to be transferred to the distribution account on such Remittance Date from the collection account. Upon confirmation that such final deposits have been made and following the surrender by the Sole Certificateholder of all its series 2013-KSMC certificates (other than the class R certificates) or the Initial Directing Certificateholder (or any Control Affiliate) of the class B certificates, as applicable, on the first distribution date thereafter, the trustee will be required to release or cause to be released to the Sole Certificateholder or its designee, the Initial Directing Certificateholder (or any Control Affiliate) or their respective designees, as applicable, the mortgage files for the underlying mortgage loans and execute all assignments, endorsements and other instruments furnished to it by the Sole Certificateholder or the Initial Directing Certificateholder (or any Control Affiliate), as applicable, necessary to effectuate transfer of the underlying mortgage loans and REO Properties remaining in the issuing entity to the Sole Certificateholder or the Initial Directing Certificateholder (or any Control Affiliate), as applicable, and the issuing entity will be liquidated. In connection with any such exchange and liquidation of the issuing entity, the holders of the class R certificates will be required to surrender their class R certificates.

The series 2013-KSMC directing certificateholder, with the consent of the holders of the Controlling Class, will be required to act on behalf of the holders of the Controlling Class in purchasing the assets of the issuing entity and terminating the issuing entity.

Amendment

In general, the series 2013-KSMC pooling and servicing agreement may be amended by mutual agreement of the parties to the series 2013-KSMC pooling and servicing agreement without the consent of any of the holders of the series 2013-KSMC certificates for the following reasons—

1. to cure any ambiguity;
2. to correct, modify or supplement any provision in the series 2013-KSMC pooling and servicing agreement which may be inconsistent with this information circular;
3. to correct, modify or supplement any provision in the series 2013-KSMC pooling and servicing agreement which may be inconsistent with any other provision in that document or to correct any error;
4. to make any other provisions with respect to matters or questions arising under the series 2013-KSMC pooling and servicing agreement that are not inconsistent with the existing provisions of that document;
5. to modify, supplement or make any other provision with regard to the resignation of the trustee or the certificate administrator;

6. with an opinion of counsel delivered to the trustee, the certificate administrator, the master servicer and the special servicer, to relax or eliminate (a) any requirement under the series 2013-KSMC pooling and servicing agreement imposed by the REMIC provisions of the Code or (b) any transfer restriction imposed on the series 2013-KSMC certificates, in each case, if such laws are amended or clarified such that any such restriction may be relaxed or eliminated;
7. with an opinion of counsel delivered to the trustee, the certificate administrator, the master servicer and the special servicer, to comply with the Code, avoid the occurrence of a prohibited transaction or reduce any tax that would arise from any actions taken with respect to the operation of either Trust REMIC;
8. with the consent of the series 2013-KSMC directing certificateholder, to allow the mortgage loan seller and its affiliates to obtain accounting "sale" treatment for the underlying mortgage loans sold by the mortgage loan seller to the depositor under applicable accounting standards;
9. to modify the procedures in the series 2013-KSMC pooling and servicing agreement relating to Rule 15GA-1 under the Exchange Act; and
10. to modify, alter, amend, add to or rescind any of the provisions contained in the series 2013-KSMC pooling and servicing agreement to comply with any rules or regulations promulgated by the SEC from time to time.

No amendment described in clauses (3), (4) or (8) may adversely affect in any material respect the interests of any certificateholder or any third party beneficiary to the series 2013-KSMC pooling and servicing agreement or any provision of the series 2013-KSMC pooling and servicing agreement, as evidenced by the receipt by the trustee and the certificate administrator of an opinion of counsel to that effect or, alternatively, in the case of any particular certificateholder or third party beneficiary, an acknowledgment to that effect from such person.

In addition, the series 2013-KSMC pooling and servicing agreement may be amended by the parties to the series 2013-KSMC pooling and servicing agreement with the consent of the holders of not less than 51% of the series 2013-KSMC voting rights that are materially affected by the amendment, to (a) add to, change or eliminate any of the provisions of the series 2013-KSMC pooling and servicing agreement or (b) modify the rights of the holders of the series 2013-KSMC certificates. However, no such amendment may:

1. reduce the amount of, or delay the timing of, payments received or advanced on the underlying mortgage loans and/or REO Properties which are required to be distributed on any series 2013-KSMC certificate, without the consent of the holder of such certificate;
2. adversely affect in any material respect the interests of the holders of any class of series 2013-KSMC certificates in a manner other than as described in clause (1) above, without the consent of the holders of all series 2013-KSMC certificates of such class;
3. modify the amendment provisions of the series 2013-KSMC pooling and servicing agreement or the definition of "Servicing Standard," without the consent of the holders of all series 2013-KSMC certificates then outstanding;
4. modify the obligation of the guarantor to guarantee the Guaranteed Certificates;
5. significantly change the activities of the issuing entity, without the consent of holders of series 2013-KSMC certificates entitled to not less than $66\frac{2}{3}\%$ of the series 2013-KSMC voting rights (not taking into account series 2013-KSMC certificates held by the depositor or any of its affiliates or agents or Freddie Mac); or
6. adversely affect in any material respect the interests of any third party beneficiary to the series 2013-KSMC pooling and servicing agreement without the consent of such third party beneficiary.

The series 2013-KSMC pooling and servicing agreement provides that any amendments made to it must be accompanied by an opinion of counsel stating that the amendment will not adversely affect the REMIC status of either Trust REMIC created under the terms of the series 2013-KSMC pooling and servicing agreement.

CERTAIN FEDERAL INCOME TAX CONSEQUENCES

General

The following is a general discussion of the anticipated material federal income tax consequences of the purchase, ownership and disposition of the offered certificates. The discussion below does not purport to address all federal income tax consequences that may be applicable to particular categories of investors, some of which (such as banks, insurance companies and foreign investors) may be subject to special rules. The authorities on which this discussion is based are subject to change or differing interpretations, and any such change or interpretation could apply retroactively. This discussion reflects the applicable provisions of the Code, as well as regulations (the “REMIC Regulations”) promulgated by the U.S. Department of the Treasury. Investors should consult their own tax advisors in determining the federal, state, local or any other tax consequences to them of the purchase, ownership and disposition of certificates.

The following summary is not intended or written to be used, and cannot be used, for the purpose of avoiding U.S. federal, state, or local tax penalties. The following summary is written and provided by the depositor in connection with the promotion or marketing of the transactions or matters addressed in this information circular by the depositor. Investors should seek advice based on their particular circumstances from an independent tax advisor.

Elections will be made to treat applicable portions of the issuing entity as two separate REMICs within the meaning of Code Section 860D (the “Lower-Tier REMIC” and the “Upper-Tier REMIC”, and collectively, the “Trust REMICs”). The Lower-Tier REMIC will hold the underlying mortgage loans, the proceeds of the related underlying mortgage loans, the related portion of the collection account, the related portion of the distribution account, and the portion of any property that secured a related underlying mortgage loan that was acquired by foreclosure or deed-in-lieu of foreclosure, and will issue certain uncertificated classes of “regular interests” (the “Lower-Tier REMIC Regular Interests”) as classes of “regular interests” in the Lower-Tier REMIC and the sole class of “residual interests” in the Lower-Tier REMIC, represented by the class R certificates. The Upper-Tier REMIC will hold the Lower-Tier REMIC Regular Interests and the related portion of the distribution account and will issue the offered certificates and the non-offered certificates other than the class R certificates (the “Regular Certificates”) as “regular interests” in the Upper-Tier REMIC and the sole class of “residual interests” in the Upper-Tier REMIC, represented by the class R certificates. Qualification as a REMIC requires ongoing compliance with certain conditions. Assuming (i) the making of appropriate elections, (ii) compliance with the series 2013-KSMC pooling and servicing agreement, and (iii) compliance with any changes in the law, including any amendments to the Code or applicable Treasury regulations thereunder, in the opinion of Cadwalader, Wickersham & Taft LLP, counsel to the depositor, each of the Trust REMICs will qualify as a REMIC on the Closing Date and thereafter. References in this information circular to “REMIC” refer to either the Lower-Tier REMIC or the Upper-Tier REMIC, as appropriate. References to “Holder” or “Certificateholder” in this discussion are to the beneficial owner of a certificate as specified in this information circular.

Qualification as a REMIC

In order for each of the Trust REMICs to qualify as a REMIC, there must be ongoing compliance on the part of each REMIC with the requirements set forth in the Code. Each of the Trust REMICs must fulfill an asset test, which requires that no more than a *de minimis* portion of the assets of each REMIC, as of the close of the third calendar month beginning after the “Startup Day” (which for purposes of this discussion is the Closing Date) and at all times thereafter, may consist of assets other than “qualified mortgages” and “permitted investments.” The REMIC Regulations provide a safe harbor pursuant to which the *de minimis* requirements will be met if at all times the aggregate adjusted basis of the nonqualified assets is less than 1% of the aggregate adjusted basis of all the REMIC’s assets. Each REMIC also must provide “reasonable arrangements” to prevent its residual interests from being held by “disqualified organizations” or their agents and must furnish applicable tax information to transferors or agents that violate this requirement. The series 2013-KSMC pooling and servicing agreement will provide that no legal or beneficial interest in the class R certificates may be transferred or registered unless certain conditions, designed to prevent violation of this requirement, are met.

A qualified mortgage is any obligation that is principally secured by interest in real property and that is either transferred to the REMIC on the Startup Day or is either purchased by the REMIC within a three-month period

thereafter or represents an increase in the loan advanced to the obligor under its original terms, in either case, pursuant to a fixed price contract in effect on the Startup Day. Qualified mortgages include whole mortgage loans or participation interests in whole mortgage loans, such as the underlying mortgage loans, and regular interests in another REMIC, such as the Lower-Tier REMIC Regular Interests that are held by the Upper-Tier REMIC, *provided*, in general, (i) the fair market value of the real property security (including buildings and structural components of the buildings) is at least 80% of the principal balance of the related underlying mortgage loan either at origination or as of the Startup Day (a loan-to-value ratio of not more than 125% with respect to the real property security) or (ii) substantially all the proceeds of an underlying mortgage loan were used to acquire, improve or protect an interest in real property that, at the origination date, was the only security for the underlying mortgage loans. If an underlying mortgage loan was not in fact principally secured by real property or is otherwise not a qualified mortgage, it must be disposed of within 90 days of discovery of such defect, or otherwise ceases to be a qualified mortgage after such 90-day period.

Permitted investments include cash flow investments, qualified reserve assets and foreclosure property. A cash flow investment is an investment, earning a return in the nature of interest, of amounts received on or with respect to qualified mortgages for a temporary period, not exceeding 13 months, until the next scheduled distribution to Holders of interests in the REMIC. A qualified reserve asset includes any intangible property held for investment that is part of any reasonably required reserve maintained by the REMIC to provide for payments of expenses of the REMIC or amounts due on the regular or residual interests in the event of defaults (including delinquencies) on the qualified mortgages, lower than expected reinvestment returns, prepayment interest shortfalls and certain other contingencies. The Trust REMICs will not hold any reserve funds. Foreclosure property is real property acquired by a REMIC in connection with the default or imminent default of a qualified mortgage and maintained by the REMIC in compliance with applicable rules, *provided* the depositor had no knowledge or reason to know as of the Startup Day that such a default had occurred or would occur. Foreclosure property may generally not be held after the close of the third calendar year beginning after the date the REMIC acquires such property, with one extension that may be granted by the IRS.

In addition to the foregoing requirements, the various interests in a REMIC also must meet certain requirements. All of the interests in a REMIC must be either of the following: (i) one or more classes of regular interests or (ii) a single class of residual interests on which distributions, if any, are made *pro rata*. A regular interest is an interest in a REMIC that is issued on the Startup Day with fixed terms, is designated as a regular interest, and unconditionally entitles the Holder to receive a specified principal amount, and provides that interest payments, if any, at or before maturity either are payable based on a fixed rate or a qualified variable rate, or consist of a specified, nonvarying portion of the interest payments on the qualified mortgages. The rate on the specified portion may be a fixed rate, a variable rate, or the difference between one fixed or qualified variable rate and another fixed or qualified variable rate. The specified principal amount of a regular interest that provides for interest payments consisting of a specified, nonvarying portion of interest payments on qualified mortgages may be zero. An interest in a REMIC may be treated as a regular interest even if payments of principal with respect to such interest are subordinated to payments on other regular interests or the residual interest in the REMIC, and are dependent on the absence of defaults or delinquencies on qualified mortgages or permitted investments, lower than reasonably expected returns on permitted investments, expenses incurred by REMIC or Prepayment Interest Shortfalls. A residual interest is an interest in a REMIC other than a regular interest that is issued on the Startup Day that is designated as a residual interest. Accordingly, the Regular Certificates will constitute classes of regular interests in the Upper-Tier REMIC; the Lower-Tier REMIC Regular Interests will constitute classes of regular interests in the Lower-Tier REMIC; and the class R certificates will represent the sole classes of residual interest in the Lower-Tier REMIC and the Upper-Tier REMIC, respectively.

If an entity fails to comply with one or more of the ongoing requirements of the Code for status as one or more REMICs during any taxable year, the Code provides that the entity or applicable portion of that entity will not be treated as a REMIC for such year and thereafter. In this event, any entity with debt obligations with two or more maturities, such as the issuing entity, may be treated as a separate association taxable as a corporation under Treasury regulations, and the certificates may be treated as equity interests in the issuing entity. The Code, however, authorizes the Treasury Department to issue regulations that address situations where failure to meet one or more of the requirements for REMIC status occurs inadvertently and in good faith. Investors should be aware, however, that the Conference Committee Report to the Tax Reform Act of 1986 (the “1986 Act”) indicates that the relief may be

accompanied by sanctions, such as the imposition of a corporate tax on all or a portion of the REMIC's income for the period of time in which the requirements for REMIC status are not satisfied.

Status of Regular Certificates

Regular Certificates held by a real estate investment trust will constitute "real estate assets" within the meaning of Code Section 856(c)(5)(B) and interest on the Regular Certificates will be considered "interest on obligations secured by mortgages on real property or on interests in real property" within the meaning of Code Section 856(c)(3)(B) in the same proportion that, for both purposes, the assets of the issuing entity would be so treated. For purposes of Code Section 856(c)(5)(B), payments of principal and interest on the underlying mortgage loans that are reinvested pending distribution to Holders of Regular Certificates qualify for such treatment. Regular Certificates held by a domestic building and loan association will be treated as "loans...secured by an interest in real property which is...residential real property" within the meaning of Code Section 7701(a)(19)(C)(v). For purposes of the foregoing tests, the Trust REMICs are treated as a single REMIC. If at all times 95% or more of the assets of the issuing entity qualify for each of the foregoing treatments, the Regular Certificates will qualify for the corresponding status in their entirety.

Taxation of Regular Certificates

General. In general, interest, original issue discount ("OID") and market discount on a Regular Certificate will be treated as ordinary income to a Certificateholder, and principal payments on a Regular Certificate will be treated as a return of capital to the extent of the Certificateholder's basis allocable to its Regular Certificate (other than accrued market discount, if any, not yet reported as income). Certificateholders must use the accrual method of accounting with regard to the Regular Certificates, regardless of the method of accounting otherwise used by such Certificateholders.

Original Issue Discount. Holders of Regular Certificates issued with OID generally must include OID in ordinary income for federal income tax purposes as it accrues in accordance with the constant yield method, which takes into account the compounding of interest, in advance of receipt of the cash attributable to such income. The following discussion is based in part on temporary and final Treasury regulations (the "OID Regulations") under Code Sections 1271 through 1273 and 1275 and in part on the provisions of the 1986 Act. Certificateholders should be aware, however, that the OID Regulations do not adequately address certain issues relevant to prepayable securities, such as the Regular Certificates. To the extent such issues are not addressed in the OID Regulations, it is anticipated that the certificate administrator will apply the methodology described in the Conference Committee Report to the 1986 Act. No assurance can be provided that the IRS will not take a different position as to those matters not currently addressed by the OID Regulations. Moreover, the OID Regulations include an anti-abuse rule allowing the IRS to apply or depart from the OID Regulations where necessary or appropriate to ensure a reasonable tax result in light of the applicable statutory provisions. A tax result will not be considered unreasonable under the anti-abuse rule in the absence of a substantial effect on the present value of a taxpayer's tax liability. Investors are advised to consult their own tax advisors as to the discussion in this information circular and the appropriate method for reporting interest and OID with respect to the Regular Certificates.

Each Regular Certificate will be treated as a single installment obligation for purposes of determining the OID includible in a Certificateholder's income. The total amount of OID on a Regular Certificate is the excess of the "stated redemption price at maturity" of the Regular Certificate over its "issue price." The issue price of a class of Regular Certificates is the first price at which a substantial amount of Regular Certificates of such class are sold to investors (excluding bond houses, brokers and underwriters). Although unclear under the OID Regulations, it is anticipated that the certificate administrator will treat the issue price of a class of Regular Certificates as to which there is no substantial sale as of the Closing Date as the fair market value of such class as of the Closing Date. The issue price of a class of Regular Certificates also includes the amount paid by an initial Certificateholder of such class for accrued interest that relates to a period prior to the Closing Date of such class of Regular Certificates. The stated redemption price at maturity of a Regular Certificate is the sum of all payments of the Regular Certificate other than any qualified stated interest payments. Under the OID Regulations, qualified stated interest generally means interest payable at a single fixed rate or a qualified variable rate, *provided* that such interest payments are unconditionally payable at intervals of one year or less during the entire term of the obligation. Because there is no penalty or default remedy in the case of nonpayment of interest with respect to a Regular Certificate, it is possible

that no interest on any class of Regular Certificates will be treated as qualified stated interest. However, because the underlying mortgage loans provide for remedies in the event of default, it is anticipated, unless required otherwise by applicable Treasury regulations, that the certificate administrator will treat all payments of stated interest on the class A-1 and A-2 certificates as qualified stated interest. Based on the foregoing, it is anticipated that the class A-1 and A-2 certificates will not be issued with OID.

It is anticipated that the certificate administrator will treat the class X1 certificates as having no qualified stated interest. Accordingly, the class X1 certificates will be considered to be issued with OID in amounts equal to the excess of all distributions of interest expected to be received on such certificates over their issue price (including accrued interest). Any “negative” amounts of OID on such class attributable to rapid prepayments with respect to the underlying mortgage loans will not be deductible currently. A Holder of the class X1 certificates may be entitled to a loss deduction, which may be a capital loss, to the extent it becomes certain that such Holder will not recover a portion of its basis in such Certificate, assuming no further prepayments. In the alternative, it is possible that rules similar to the “noncontingent bond method” of the contingent interest rules of the OID Regulations may be promulgated with respect to the class X1 certificates. Unless and until required otherwise by applicable authority, it is not anticipated that the contingent interest rules will apply.

Under a *de minimis* rule, OID on a Regular Certificate will be considered to be zero if such OID is less than 0.2500% of the stated redemption price at maturity of the Regular Certificate multiplied by the weighted average maturity of the Regular Certificate. For this purpose, the weighted average maturity is computed as the sum of the amounts determined by multiplying the number of full years (*i.e.*, rounding down partial years) from the Closing Date until each distribution scheduled to be made by a fraction, the numerator of which is the amount of each distribution included in the stated redemption price at maturity of the Regular Certificate and the denominator of which is the stated redemption price at maturity of the Regular Certificate. The Conference Committee Report to the 1986 Act provides that the schedule of such distributions should be determined in accordance with the assumed rate of prepayment of the underlying mortgage loans, *i.e.*, no prepayments and no extensions (the “Prepayment Assumption”). Holders generally must report *de minimis* OID *pro rata* as principal payments are received, and such income will be capital gain if the Regular Certificate is held as a capital asset. However, under the OID Regulations, Certificateholders may elect to accrue all *de minimis* OID as well as market discount and premium under the constant yield method. See “—Election To Treat All Interest Under the Constant Yield Method” below.

The holder of a Regular Certificate issued with OID generally must include in gross income for any taxable year the sum of the “daily portions,” as defined below, of the OID on the Regular Certificate accrued during an accrual period for each day on which it holds the Regular Certificate, including the date of purchase but excluding the date of disposition. With respect to each such Regular Certificate, a calculation will be made of the OID that accrues during each successive full accrual period that ends on the day prior to each distribution date with respect to the Regular Certificate. The OID accruing in a full accrual period will be the excess, if any, of (i) the sum of (a) the present value of all of the remaining distributions to be made on the Regular Certificate as of the end of that accrual period based on the Prepayment Assumption and (b) the distributions made on the Regular Certificate during the accrual period that are included in the Regular Certificate’s stated redemption price at maturity, over (ii) the adjusted issue price of the Regular Certificate at the beginning of the accrual period. The present value of the remaining distributions referred to in the preceding sentence is calculated based on (i) the yield to maturity of the Regular Certificate as of the Startup Day and (ii) events (including actual prepayments) that have occurred prior to the end of the accrual period. For these purposes, the adjusted issue price of a Regular Certificate at the beginning of any accrual period equals the issue price of the Regular Certificate, increased by the aggregate amount of OID with respect to the Regular Certificate that accrued in all prior accrual periods and reduced by the amount of distributions included in the Regular Certificate’s stated redemption price at maturity that were made on the Regular Certificate that were attributable to such prior periods. The OID accruing during any accrual period (as determined in this paragraph) will then be divided by the number of days in the period to determine the daily portion of OID for each day in the period. The OID allocable to the short first accrual period will be computed based on the exact method.

Under the method described above, the daily portions of OID required to be included as ordinary income by a Certificateholder generally will increase to take into account prepayments on the related Regular Certificate as a result of prepayments on the underlying mortgage loans. Due to the unique nature of interest-only REMIC Regular Certificates, the preceding sentence may not apply in the case of the class X1 certificates.

Acquisition Premium. A purchaser of a Regular Certificate at a price greater than its adjusted issue price and less than its remaining stated redemption price at maturity will be required to include in gross income the daily portions of the OID on the Regular Certificate reduced *pro rata* by a fraction, the numerator of which is the excess of its purchase price over such adjusted issue price and the denominator of which is the excess of the remaining stated redemption price at maturity over the adjusted issue price. Alternatively, such a purchaser may elect to treat all such acquisition premium under the constant yield method, as described below under the heading “—Election To Treat All Interest Under the Constant Yield Method” below.

Market Discount. A purchaser of a Regular Certificate also may be subject to the market discount rules of Code Sections 1276 through 1278. Under these Code sections and the principles applied by the OID Regulations in the context of OID, “market discount” is the amount by which the purchaser’s original basis in the Regular Certificate (i) is exceeded by the remaining outstanding principal payments and non-qualified stated interest payments due on a Regular Certificate, or (ii) in the case of a Regular Certificate having OID, is exceeded by the adjusted issue price of such Regular Certificate at the time of purchase. Such purchaser generally will be required to recognize ordinary income to the extent of accrued market discount on such Regular Certificate as distributions includible in the stated redemption price at maturity of such Regular Certificate are received, in an amount not exceeding any such distribution. Such market discount would accrue in a manner to be provided in Treasury regulations and should take into account the Prepayment Assumption. The Conference Committee Report to the 1986 Act provides that until such regulations are issued, such market discount would accrue, at the election of the Certificateholder, either (i) on the basis of a constant interest rate or (ii) in the ratio of interest accrued for the relevant period to the sum of the interest accrued for such period plus the remaining interest after the end of such period, or, in the case of classes issued with OID, in the ratio of OID accrued for the relevant period to the sum of the OID accrued for such period plus the remaining OID after the end of such period. Such purchaser also generally will be required to treat a portion of any gain on a sale or exchange of the Regular Certificate as ordinary income to the extent of the market discount accrued to the date of disposition under one of the foregoing methods, less any accrued market discount previously reported as ordinary income as partial distributions in reduction of the stated redemption price at maturity were received. Such purchaser will be required to defer deduction of a portion of the excess of the interest paid or accrued on indebtedness incurred to purchase or carry the Regular Certificate over the interest (including OID) distributable on such Regular Certificate. The deferred portion of such interest expense in any taxable year generally will not exceed the accrued market discount on the Regular Certificate for such year. Any such deferred interest expense is, in general, allowed as a deduction not later than the year in which the related market discount income is recognized or the Regular Certificate is disposed of. As an alternative to the inclusion of market discount in income on the foregoing basis, the Certificateholder may elect to include market discount in income currently as it accrues on all market discount instruments acquired by such Certificateholder in that taxable year or thereafter, in which case the interest deferral rule will not apply. See “—Election To Treat All Interest Under the Constant Yield Method” below regarding an alternative manner in which such election may be deemed to be made.

Market discount with respect to a Regular Certificate will be considered to be zero if such market discount is less than 0.2500% of the remaining stated redemption price at maturity of such Regular Certificate multiplied by the weighted average maturity of the Regular Certificate remaining after the date of purchase. For this purpose, the weighted average maturity is determined by multiplying the number of full years (*i.e.*, rounding down partial years) from the Closing Date until each distribution in reduction of stated redemption price at maturity is scheduled to be made by a fraction, the numerator of which is the amount of each such distribution included in the stated redemption price at maturity of the Regular Certificate and the denominator of which is the total stated redemption price at maturity of the Regular Certificate. It appears that *de minimis* market discount would be reported *pro rata* as principal payments are received. Treasury regulations implementing the market discount rules have not yet been issued, and investors should therefore consult their own tax advisors regarding the application of these rules as well as the advisability of making any of the elections with respect to any market discount. Investors should also consult Revenue Procedure 92-67 concerning the elections to include market discount in income currently and to accrue market discount on the basis of the constant yield method.

Premium. A Regular Certificate purchased upon initial issuance or in the secondary market at a cost greater than its remaining stated redemption price at maturity generally is considered to be purchased at a premium. If the Certificateholder holds such Regular Certificate as a “capital asset” within the meaning of Code Section 1221, the Certificateholder may elect under Code Section 171 to amortize such premium under the constant yield method. Final Treasury regulations under Code Section 171 do not, by their terms, apply to prepayable obligations such as

the Regular Certificates. However, the Conference Committee Report to the 1986 Act indicates a Congressional intent that the same rules that will apply to the accrual of market discount on installment obligations will also apply to amortizing bond premium under Code Section 171 on installment obligations such as the Regular Certificates, although it is unclear whether the alternatives to the constant interest method described above under “—Market Discount” are available. Amortizable bond premium will be treated as an offset to interest income on a Regular Certificate rather than as a separate deduction item. See “—Election To Treat All Interest Under the Constant Yield Method” below regarding an alternative manner in which the Code Section 171 election may be deemed to be made. Based on the foregoing, it is anticipated that the class A-1 and A-2 certificates will be issued at a premium. Because the stated redemption price at maturity of the class X1 certificates will include all anticipated distributions of interest on such class, it is unlikely that such class could be purchased at a premium.

Election To Treat All Interest Under the Constant Yield Method. A Holder of a debt instrument such as a Regular Certificate may elect to treat all interest that accrues on the instrument using the constant yield method, with none of the interest being treated as qualified stated interest. For purposes of applying the constant yield method to a debt instrument subject to such an election, (i) “interest” includes stated interest, OID, *de minimis* OID, market discount and *de minimis* market discount, as adjusted by any amortizable bond premium or acquisition premium and (ii) the debt instrument is treated as if the instrument were issued on the Holder’s acquisition date in the amount of the Holder’s adjusted basis immediately after acquisition. A Holder generally may make such an election on an instrument-by-instrument basis or for a class or group of debt instruments. However, if the Holder makes such an election with respect to a debt instrument with amortizable bond premium or with market discount, the Holder is deemed to have made elections to amortize bond premium or to report market discount income currently as it accrues under the constant yield method, respectively, for all premium bonds held or market discount bonds acquired by the Holder in the same taxable year or thereafter. The election is made on the Holder’s federal income tax return for the year in which the debt instrument is acquired and is at irrevocable except with the approval of the IRS. Investors should consult their own tax advisors regarding the advisability of making such an election.

Treatment of Losses. Holders of the Regular Certificates will be required to report income with respect to them on the accrual method of accounting, without giving effect to delays or reductions in distributions attributable to a default or delinquency on the underlying mortgage loan, except to the extent it can be established that such losses are uncollectible. Accordingly, the Holder of a Regular Certificate may have income, or may incur a diminution in cash flow as a result of a default or delinquency, but may not be able to take a deduction (subject to the discussion below) for the corresponding loss until a subsequent taxable year. In this regard, investors are cautioned that while they generally may cease to accrue interest income if it reasonably appears that the interest will be uncollectible, the IRS may take the position that OID must continue to be accrued in spite of its uncollectibility until the debt instrument is disposed of in a taxable transaction or becomes worthless in accordance with the rules of Code Section 166. Under Code Section 166, Certificateholders that are corporations or that otherwise hold the Regular Certificates in connection with a trade or business should in general be allowed to deduct as an ordinary loss any such loss sustained during the taxable year on account of any such Regular Certificates becoming wholly or partially worthless, and, in general, Certificateholders that are not corporations and do not hold the Regular Certificates in connection with a trade or business will be allowed to deduct as a short-term capital loss any loss with respect to principal sustained during the taxable year on account of a portion of any class of such Regular Certificates becoming wholly worthless. Although the matter is not free from doubt, such non-corporate Certificateholders should be allowed a bad debt deduction at such time as the principal balance of any class of such Regular Certificates is reduced to reflect losses resulting from liquidation of the related underlying mortgage loan to the extent the principal balance of such Regular Certificate is reduced below the Certificateholder’s basis in such Regular Certificate. Notwithstanding the foregoing, Holders of class X1 certificates may not be entitled to a bad debt loss under Code Section 166. The IRS could also assert that losses on a class of Regular Certificates are deductible based on some other method, such as reducing future cash flow for purposes of computing OID. This may have the effect of creating “negative” OID which, with the possible exception of the method discussed in the following sentence, would be deductible only against future positive OID or otherwise upon termination of the applicable class. Although not free from doubt, a Certificateholder with negative OID may be entitled to deduct a loss to the extent that its remaining basis would exceed the maximum amount of future payments to which such Holder was entitled, assuming no further prepayments. Certificateholders are urged to consult their own tax advisors regarding the appropriate timing, amount and character of any loss sustained with respect to such Regular Certificates. Special loss rules are applicable to banks and thrift institutions, including rules regarding reserves for

bad debts. Such taxpayers are advised to consult their tax advisors regarding the treatment of losses on the Regular Certificates.

Sale or Exchange of Regular Certificates. If a Certificateholder sells or exchanges a Regular Certificate, the Certificateholder will recognize gain or loss equal to the difference, if any, between the amount received and its adjusted basis in the Regular Certificate. The adjusted basis of a Regular Certificate generally will equal the cost of the Regular Certificate to the seller, increased by any OID or market discount previously included in the seller's gross income with respect to the Regular Certificate and reduced by amounts included in the stated redemption price at maturity of the Regular Certificate that were previously received by the seller, by any amortized premium, and by any deductible losses on such Regular Certificate.

Except as described above with respect to market discount, and except as provided in this paragraph, any gain or loss on the sale or exchange of a Regular Certificate realized by an investor who holds the Regular Certificate as a capital asset will be capital gain or loss and will be long-term or short-term depending on whether the Regular Certificate has been held for the long-term capital gain holding period (currently more than one year). Such gain will be treated as ordinary income (i) if the Regular Certificate is held as part of a "conversion transaction" as defined in Code Section 1258(c), up to the amount of interest that would have accrued on the Certificateholder's net investment in the conversion transaction at 120% of the appropriate applicable Federal rate under Code Section 1274(d) in effect at the time the taxpayer entered into the transaction minus any amount previously treated as ordinary income with respect to any prior disposition of property that was held as part of such transaction, (ii) in the case of a noncorporate taxpayer, to the extent such taxpayer has made an election under Code Section 163(d)(4) to have net capital gains taxed as investment income at ordinary income rates, or (iii) to the extent that such gain does not exceed the excess, if any, of (a) the amount that would have been includible in the gross income of the Holder if his yield on such Regular Certificate were 110% of the applicable federal rate as of the date of purchase, over (b) the amount of income actually includible in the gross income of such Holder with respect to the Regular Certificate. In addition, gain or loss recognized from the sale of a Regular Certificate by certain banks or thrift institutions will be treated as ordinary income or loss pursuant to Code Section 582(c). Long-term capital gains of individuals are taxed at a lower rate than ordinary income and short-term capital gains. Tax rates of corporations are the same for capital gains and ordinary income, but their capital losses may be offset only against capital gains.

Taxes That May Be Imposed on a REMIC

Prohibited Transactions. Income from certain transactions by a REMIC, called "prohibited transactions," will not be part of the calculation of income or loss includible in the federal income tax, but rather will be taxed directly to the REMIC at a 100% rate. Prohibited transactions generally include (i) the disposition of a qualified mortgage other than for (a) substitution within two years of the Startup Day for a defective (including a defaulted) obligation (or repurchase in lieu of substitution of a defective (including a defaulted) obligation at any time) or for any qualified mortgage within three months of the Startup Day, (b) foreclosure, default, or imminent default of a qualified mortgage, (c) bankruptcy or insolvency of the REMIC, or (d) a qualified (complete) liquidation, (ii) the receipt of income from assets that are not the type of mortgages or investments that the REMIC is permitted to hold, (iii) the receipt of compensation for services, or (iv) the receipt of gain from disposition of cash flow investments other than pursuant to a qualified liquidation. Notwithstanding (i) and (iv), it is not a prohibited transaction to sell REMIC property to prevent a default on regular interests as a result of a default on qualified mortgages or to facilitate a qualified liquidation or a clean-up call. The REMIC Regulations indicate that the modification of a mortgage loan generally will not be treated as a disposition if it is occasioned by a default or reasonably foreseeable default, an assumption of a mortgage loan, or the waiver of a due-on-sale or due-on encumbrance clause. It is not anticipated that either of the Trust REMICs will engage in any prohibited transactions.

Contributions to a REMIC After the Startup Day. In general, a REMIC will be subject to a tax at a 100% rate on the value of any property contributed to the REMIC after the Startup Day. Exceptions are provided for cash contributions to the REMIC (i) during the three months following the Startup Day, (ii) made to a qualified reserve fund by a holder of a residual interest, (iii) in the nature of a guarantee, (iv) made to facilitate a qualified liquidation or clean-up call, and (v) as otherwise permitted in Treasury regulations yet to be issued. It is not anticipated that there will be any taxable contributions to either of the Trust REMICs.

Net Income from Foreclosure Property. The Lower-Tier REMIC will be subject to federal income tax at the highest corporate rate on “net income from foreclosure property,” determined by reference to the rules applicable to real estate investment trusts. Generally, property acquired by foreclosure or deed-in-lieu of foreclosure would be treated as “foreclosure property” until the close of the third calendar year beginning after the Lower-Tier REMIC’s acquisition of a mortgaged real property, with a possible extension. Net income from foreclosure property generally means gain from the sale of a foreclosure property that is inventory property and gross income from foreclosure property other than qualifying rents and other qualifying income for a real estate investment trust.

In order for a mortgaged real property to qualify as foreclosure property, any operation of the mortgaged real property by the Lower-Tier REMIC generally must be conducted through an independent contractor. Further, such operation, even if conducted through an independent contractor, may give rise to “net any income from foreclosure property,” taxable at the highest corporate rate. Payment of such tax by the Lower-Tier REMIC would reduce amounts available for distribution to Certificateholders.

The special servicer is required to determine generally that the operation of foreclosure property in a manner that would subject the Lower-Tier REMIC to such tax would be expected to result in higher after-tax proceeds than an alternative method of operating such property that would not subject the Lower-Tier REMIC to such tax.

Taxation of Certain Foreign Investors

General. Interest, including OID, distributable to beneficial owners of Regular Certificates who are nonresident aliens, foreign corporations, or other non-U.S. Persons (*i.e.*, any person who is not a “U.S. Person,” as defined in the next paragraph), will be considered “portfolio interest” and, therefore, generally will not be subject to 30% United States withholding tax, *provided* that such non-U.S. Person (i) is not a “10-percent shareholder” within the meaning of Code Section 871(h)(3)(B), or a controlled foreign corporation described in Code Section 881(c)(3)(C) related to, a REMIC (or possibly one or more borrowers) and (ii) provides the certificate administrator, or the person who would otherwise be required to withhold tax from such distributions under Code Section 1441 or 1442, with an appropriate statement, signed under penalties of perjury, identifying the beneficial owner and stating, among other things, that the beneficial owner of the Regular Certificate is a non-U.S. Person. The appropriate documentation includes IRS Form W-8BEN, if the non-U.S. Person is a corporation or individual eligible for the benefits of the portfolio interest exemption or an exemption based on a treaty; IRS Form W-8ECI if the non-U.S. Person is eligible for an exemption on the basis of its income from the Regular Certificate being effectively connected to a United States trade or business; IRS Form W-8BEN or IRS Form W-8IMY if the non-U.S. Person is a trust, depending on whether such trust is classified as the beneficial owner of the Regular Certificate; and IRS Form W-8IMY, with supporting documentation as is specified in the Treasury Regulations, required to substantiate exemptions from withholding on behalf of its partners, if the non-U.S. Person is a partnership. An intermediary (other than a partnership) must provide IRS Form W-8IMY, revealing all required information, including its name, address, taxpayer identification number, the country under the laws of which it is created, and certification that it is not acting for its own account. A “qualified intermediary” must certify that it has provided, or will provide, a withholding statement as required under Treasury Regulations Section 1.1441-1(e)(5)(v), but need not disclose the identity of its account holders on its IRS Form W-8IMY, and may certify its account holders’ status without including each beneficial owner’s certification. A “non-qualified intermediary” must additionally certify that it has provided, or will provide, a withholding statement that is associated with the appropriate IRS Forms W-8 and W-9 required to substantiate exemptions from withholding on behalf of its beneficial owners. The term “intermediary” means a person acting as a custodian, a broker, nominee or otherwise as an agent for the beneficial owner of a Regular Certificate. A “qualified intermediary” is generally a foreign financial institution or clearing organization or a non-U.S. branch or office of a U.S. financial institution or clearing organization that is a party to a withholding agreement with the IRS.

If such statement, or any other required statement, is not provided, 30% withholding will apply unless interest on the Regular Certificate is effectively connected with the conduct of a trade or business within the United States by such non-U.S. Person. In that case, such non-U.S. Person will be subject to United States federal income tax at regular rates. The term “U.S. Person” means a citizen or resident of the United States, a corporation or partnership created or organized in or under the laws of the United States, any State in the United States or the District of Columbia, including an entity treated as a corporation or partnership for federal income tax purposes, an estate whose income is subject to U.S. federal income tax regardless of its source, or a trust if a court within the United

States is able to exercise primary supervision over the administration of such trust, and one more such U.S. Persons have the authority to control all substantial decisions of such trust (or, to the extent provided in applicable Treasury regulations, certain trusts in existence on August 20, 1996 that have elected to be treated as U.S. Persons).

3.8% Medicare Tax on “Net Investment Income”

Certain non-corporate U.S. Persons will be subject to an additional 3.8% tax on all or a portion of their “net investment income,” which may include the interest payments and any gain realized with respect to the Regular Certificates, to the extent of their net investment income that, when added to their other modified adjusted gross income, exceeds \$200,000 for an unmarried individual, \$250,000 for a married taxpayer filing a joint return (or a surviving spouse), or \$125,000 for a married individual filing a separate return. U.S. Persons should consult their tax advisors with respect to their consequences with respect to the 3.8% Medicare tax.

Backup Withholding

Distributions made on the Regular Certificates, and proceeds from the sale of the Regular Certificates to or through certain brokers may be subject to a “backup” withholding tax under Code Section 3406 at the current rate of 28% on “reportable payments” (including interest distributions, OID, and, under certain circumstances, principal distributions) unless the Certificateholder is a U.S. Person and provides IRS Form W-9 with the correct taxpayer identification number; is a non-U.S. Person and provides IRS Form W-8BEN identifying the non-U.S. Person and stating that the beneficial owner is not a U.S. Person; or can be treated as an exempt recipient within the meaning of Treasury Regulations Section 1.6049-4(c)(1)(ii). Any amounts withheld from distribution on the Regular Certificates would be refunded by the IRS or allowed as a credit against the Certificateholder’s federal income tax liability. Information reporting requirements may also apply regardless of whether withholding is required. Investors are urged to contact their own tax advisors regarding the application to them of backup withholding and information reporting.

Reporting and Administrative Requirements

Reports of accrued interest, OID, if any, and information necessary to compute the accrual of any market discount on the Regular Certificates will be made annually to the IRS and to individuals, estates, non-exempt and non-charitable trusts, and partnerships who are either Holders of record of Regular Certificates or beneficial owners who own Regular Certificates through a broker or middleman as nominee. All brokers, nominees and all other non-exempt Holders of record of Regular Certificates (including corporations, non-calendar year taxpayers, securities or commodities dealers, real estate investment trusts, investment companies, common trust funds, thrift institutions and charitable trusts) may request such information for any calendar quarter by telephone or in writing by contacting the person designated in IRS Publication 938 with respect to the related REMIC. Holders through nominees must request such information from the nominee.

Treasury regulations require that information be furnished annually to Holders of Regular Certificates and filed annually with the IRS concerning the percentage of each Trust REMIC’s assets meeting the qualified asset tests described above under “—Status of Regular Certificates.”

DUE TO THE COMPLEXITY OF THESE RULES AND THE CURRENT UNCERTAINTY AS TO THE MANNER OF THEIR APPLICATION TO THE ISSUING ENTITY AND CERTIFICATEHOLDERS, IT IS PARTICULARLY IMPORTANT THAT POTENTIAL INVESTORS CONSULT THEIR OWN TAX ADVISORS REGARDING THE TAX TREATMENT OF THEIR ACQUISITION, OWNERSHIP AND DISPOSITION OF THE CERTIFICATES.

STATE AND OTHER TAX CONSIDERATIONS

In addition to the federal income tax consequences described in “Certain Federal Income Tax Consequences,” potential investors should consider the state, local and other income tax consequences of the acquisition, ownership, and disposition of the certificates. State and local income tax law may differ substantially from the corresponding federal law, and this discussion does not purport to describe any aspect of the income tax laws of any state, local or

other jurisdiction. Therefore, potential investors should consult their own tax advisors with respect to the various tax consequences of investments in the certificates.

USE OF PROCEEDS

We will use the net proceeds from the sale of the offered certificates to pay part of the purchase price of the underlying mortgage loans.

PLAN OF DISTRIBUTION

Subject to the terms and conditions of a certificate purchase agreement, we have agreed to sell to Freddie Mac the offered certificates and Freddie Mac has agreed to purchase the offered certificates from us. Freddie Mac intends to include the offered certificates in pass-through pools that it will form for its Series K-SMC SPCs.

LEGAL MATTERS

The validity of the offered certificates and certain federal income tax matters will be passed upon for us by Cadwalader, Wickersham & Taft LLP, New York, New York. Cadwalader, Wickersham & Taft LLP also regularly provides legal representation to Freddie Mac.

GLOSSARY

The following capitalized terms will have the respective meanings assigned to them in this “Glossary” section whenever they are used in this information circular, including in any of the exhibits to this information circular.

“0.0%/y” means, with respect to any of the underlying mortgage loans, a duration of y payments for the open period during which the loan is freely payable.

“30/360 Basis” means the accrual of interest based on a 360-day year consisting of twelve 30-day months.

“Accepted Servicing Practices” means servicing and administering the underlying mortgage loans and/or REO Properties:

- (i) in the same manner in which, and with the same care, skill, prudence and diligence with which the master servicer or special servicer, as the case may be, services and administers similar mortgage loans for other third party portfolios, giving due consideration to the customary and usual standards of practice of prudent institutional commercial and multifamily mortgage loan servicers servicing mortgage loans for third parties, which includes for purposes of this clause (i), the standards of practice of Freddie Mac with respect to servicing of its own mortgage loans as opposed to servicing of third-party loans and (ii) with the same care, skill, prudence and diligence with which the master servicer or special servicer, as the case may be, services and administers commercial and multifamily mortgage loans owned by it, whichever is higher;
- with a view to the timely collection of all scheduled payments of principal and interest under the serviced mortgage loans and, in the case of the special servicer, if a serviced mortgage loan comes into and continues in default and if, in the judgment of the special servicer, no satisfactory arrangements can be made for the collection of the delinquent payments, the maximization of the recovery on that mortgage loan to the series 2013-KSMC certificateholders (as a collective whole), on a net present value basis; but
- without regard to—
 - (i) any relationship that the master servicer or special servicer, as the case may be, or any of their affiliates may have with the related borrower, the mortgage loan seller or any other party to the series 2013-KSMC pooling and servicing agreement,
 - (ii) the ownership of any series 2013-KSMC certificate or any subordinate debt by the master servicer or special servicer, as the case may be, or by any of their affiliates,
 - (iii) the master servicer’s obligation to make advances,
 - (iv) the special servicer’s obligation to request that the master servicer make Servicing Advances,
 - (v) the right of the master servicer or the special servicer, as the case may be, or any of their affiliates, to receive reimbursement of costs, or the sufficiency of any compensation payable to it, or with respect to any particular transaction,
 - (vi) any potential conflict of interest arising from the ownership, servicing or management for others of any other mortgage loans or mortgaged real properties by the master servicer or special servicer, as the case may be, or any affiliate of the master servicer or special servicer, as applicable,
 - (vii) any obligation of the master servicer (in its capacity as a mortgage loan originator, if applicable) to cure a breach of a representation or warranty or repurchase the mortgage loan,
 - (viii) any debt extended to the borrower or any of its affiliates by the master servicer or special servicer, as the case may be, or any of their affiliates, or

- (ix) the right of the master servicer or the special servicer, as the case may be, to exercise any purchase option as described in “The Series 2013-KSMC Pooling and Servicing Agreement—Termination” in this information circular.

Unless otherwise specified in the series 2013-KSMC pooling and servicing agreement, all net present value calculations and determinations made pursuant to the series 2013-KSMC pooling and servicing agreement with respect to the underlying mortgage loans or a mortgaged real property or REO Property (including for purposes of the definition of “Servicing Standard”) will be made in accordance with the loan documents or, in the event the loan documents are silent, using a discount rate appropriate for the type of cash flows being discounted, namely (a) for principal and interest payments on an underlying mortgage loan or the sale of a defaulted underlying mortgage loan, the applicable mortgage interest rate and (b) for all other cash flows, including property cash flow, the “discount rate” set forth in the most recent related appraisal (or update of such appraisal).

“Actual/360 Basis” means the accrual of interest based on the actual number of days elapsed during each one-month accrual period in a year assumed to consist of 360 days.

“Additional Issuing Entity Expense” means an expense (other than, master servicing fees, operating trust advisor fees, certificate administrator fees and trustee fees) of the issuing entity that—

- arises out of a default on an underlying mortgage loan or an otherwise unanticipated event affecting the issuing entity, whether or not related to a particular underlying mortgage loan;
- is not covered by a Servicing Advance, a corresponding collection from the related borrower or indemnification from another person; and
- to the extent that it is allocable to a particular underlying mortgage loan, is not covered by late payment charges or Default Interest collected on that mortgage loan.

We provide some examples of Additional Issuing Entity Expenses under “Description of the Series 2013-KSMC Certificates—Reductions of Certificate Principal Balances in Connection with Realized Losses and Additional Issuing Entity Expenses” in this information circular.

“Affiliated Borrower” means any borrower other than an Unaffiliated Borrower.

“Affiliated Borrower Loan” means any underlying mortgage loan with an Affiliated Borrower.

“Affiliated Borrower Loan Event” means an event that will exist with respect to any underlying mortgage loan if at any time the series 2013-KSMC directing certificateholder becomes or is the related borrower or becomes aware that is an affiliate of the related borrower.

“Aggregate Annual Cap” means with respect to the master servicer and certain indemnified sub-servicers (if any), the Master Servicer Aggregate Annual Cap; with respect to the special servicer, the Special Servicer Aggregate Annual Cap; with respect to the operating trust advisor, the Operating Trust Advisor Aggregate Annual Cap, with respect to the trustee, the Trustee Aggregate Annual Cap; with respect to the certificate administrator and the custodian, the Certificate Administrator/Custodian Aggregate Annual Cap; and with respect to the depositor, the Depositor Aggregate Annual Cap; *provided*, that if the same person or entity is the trustee and the certificate administrator/custodian, Aggregate Annual Cap will refer to the Trustee/Certificate Administrator/Custodian Aggregate Annual Cap, and not the Trustee Aggregate Annual Cap or the Certificate Administrator/Custodian Aggregate Annual Cap.

“Aggregate Annual Cap Termination Date” means the earlier to occur of (i) the determination date in March 2022 and (ii) any determination date on which the master servicer determines that the aggregate amount of Unreimbursed Indemnification Expenses (with interest on such amounts) and other outstanding Servicing Advances (with interest on such amounts), debt service advances (with interest on such amounts), nonrecoverable advances (with interest on such amounts), Workout-Delayed Reimbursement Amounts (with interest on such amounts) and Additional Issuing Entity Expenses (excluding special servicing fees, liquidation fees and workout fees) equals or

exceeds an amount equal to 50% of the outstanding principal balance of the mortgage pool on such determination date (after the application of all payments of principal and/or interest collected during the related Collection Period).

“Appraisal Reduction Amount” means, for any distribution date and for any mortgage loan as to which any Appraisal Reduction Event has occurred, subject to the discussion under “The Series 2013-KSMC Pooling and Servicing Agreement—Required Appraisals” in this information circular, an amount equal to the excess, if any, of (1) the Stated Principal Balance of the subject mortgage loan over (2) the excess, if any, of (a) the sum of (i) 90% of the appraised value of the related mortgaged real property as determined (A) by one or more independent MAI appraisals with respect to any mortgage loan with an outstanding principal balance equal to or in excess of \$2,000,000 (the costs of which will be required to be paid by the master servicer as a Servicing Advance) or (B) by an independent MAI appraisal (or an update of a prior appraisal) or an internal valuation performed by the special servicer with respect to any mortgage loan with an outstanding principal balance less than \$2,000,000, in the case of either (A) or (B), as such appraisal or internal valuation may be adjusted downward by the special servicer in accordance with the Servicing Standard, without implying any duty to do so, based upon the special servicer’s review of such appraisal, internal valuation or such other information as the special servicer deems relevant, plus (ii) any letter of credit, reserve, escrow or similar amount held by the master servicer which may be applied to payments on the subject mortgage loan over (b) the sum of (i) to the extent not previously advanced by the master servicer or the trustee, all unpaid interest on the subject mortgage loan at a *per annum* rate equal to its mortgage interest rate, (ii) all unreimbursed advances in respect of the subject mortgage loan and interest on such amounts at the Prime Rate and (iii) all currently due and unpaid real estate taxes and assessments, insurance policy premiums, ground rents and all other amounts due and unpaid with respect to the subject mortgage loan (which taxes, assessments, premiums, ground rents and other amounts have not been subject to an advance by the master servicer or the trustee and/or for which funds have not been escrowed).

“Appraisal Reduction Event” means, with respect to any mortgage loan in the issuing entity, the earliest of any of the following events—

- 120 days after an uncured delinquency (without regard to the application of any grace period) occurs in respect of a mortgage loan;
- the date on which a reduction in the amount of monthly payments on a mortgage loan, or a change in any other material economic term of the mortgage loan (other than an extension of its maturity for a period of six months or less), becomes effective as a result of a modification of such mortgage loan by the special servicer;
- 60 days after a receiver has been appointed for the related borrower or immediately after a receiver has been appointed for the related mortgaged real property;
- 30 days after a borrower declares bankruptcy;
- 60 days after the borrower becomes the subject of an undischarged and unstayed decree or order for a bankruptcy proceeding; and
- immediately after a mortgaged real property becomes an REO Property;

provided, however, that there will be no reduction in any advance for delinquent monthly debt service payments if an Appraisal Reduction Event occurs at any time after the certificate balance of the class B certificates has been reduced to zero.

“Appraised Value” means for any mortgaged real property securing an underlying mortgage loan in the issuing entity, the “as is” value estimate reflected in the most recent appraisal obtained by or otherwise in the possession of the mortgage loan seller.

In general, the amount of costs assumed by the appraiser for these purposes is based on—

- an estimate by the individual appraiser;

- an estimate by the related borrower;
- the estimate set forth in the property condition assessment conducted in connection with the origination of the related mortgage loan; or
- a combination of these estimates.

“Asset Status Report” means the report designated as such and described under, “The Series 2013-KSMC Pooling and Servicing Agreement—Realization Upon Mortgage Loans—Asset Status Report” in this information circular.

“Assumed Final Distribution Date” means, with respect to any class of series 2013-KSMC certificates, the date set forth for such class in the table on page 5 of this information circular.

“Available Distribution Amount” means, with respect to any distribution date, amounts on deposit in the distribution account available to make distributions on the series 2013-KSMC certificates on that date, generally equal to (a) the sum of (i) the aggregate amount received on or with respect to the underlying mortgage loans and any related REO Properties on or prior to the related determination date, (ii) the aggregate amount of revenues and other proceeds derived from REO Properties (net of amounts necessary for the proper operation, management, leasing, maintenance and disposition of such REO Properties) for such distribution date, (iii) the aggregate amount of any P&I Advances, which P&I Advances will not include any master servicing fees made by the master servicer and/or the trustee, as applicable, for such distribution date, (iv) all funds released from the interest reserve account for distribution on such distribution date, (v) any payments made by the master servicer to cover Prepayment Interest Shortfalls incurred during the related Collection Period, and (vi) excess liquidation proceeds (but only to the extent that the Available Distribution Amount for such distribution date would be less than the amount distributable to the series 2013-KSMC certificateholders on such distribution date), minus (b)(i) all collected monthly payments due after the end of the related Collection Period, (ii) all amounts payable or reimbursable from the collection account and the distribution account pursuant to the terms of the series 2013-KSMC pooling and servicing agreement for the payment of certain expenses, fees and indemnities, (iii) all amounts deposited in the collection account in error, (iv) any net interest or net investment income on funds in the collection account, any REO account or Permitted Investments, (v) any withheld amounts deposited in the interest reserve account held for future distribution, and (vi) excess liquidation proceeds.

The certificate administrator will apply the Available Distribution Amount as described under “Description of the Series 2013-KSMC Certificates—Distributions” in this information circular to pay principal and accrued interest on the series 2013-KSMC certificates on that date.

“Balloon Guarantor Payment” means, with respect to any distribution date and any class of Offered Principal Balance Certificates, the amount of additional principal that would have been distributed to such class of Offered Principal Balance Certificates if the Principal Distribution Amount had been increased by an amount equal to the aggregate amount of the Stated Principal Balance of each underlying mortgage loan that reached its maturity date (without giving effect to any modifications or extensions granted by the master servicer or the special servicer after the Closing Date) during the related Collection Period (and with respect to which no final recovery determination has been made prior to its maturity date) but as to which the related borrower failed to pay the entire outstanding principal balance of the mortgage loan, including the balloon payment by the end of such Collection Period; such aggregate amount not to exceed the aggregate outstanding principal balance of the Offered Principal Balance Certificates, as reduced by the Principal Distribution Amount to be applied in reduction of the outstanding principal balance of any class of Offered Principal Balance Certificates on such distribution date.

“Bankruptcy Code” means Title 11 of the United States Code, as amended.

“Berkadia” means Berkadia Commercial Mortgage LLC, a Delaware limited liability company, and its successors-in-interest.

“Certificate Administrator/Custodian Aggregate Annual Cap” means \$300,000 in the aggregate with respect to the certificate administrator and the custodian.

“Class X1 Strip Rates” means, for the purposes of calculating the pass-through rate of the class X1 certificates, the rates *per annum* at which interest accrues from time to time on the two components of the total notional amount of the class X1 certificates outstanding immediately prior to the related distribution date. One component will be comprised of the total principal balance of the class A-1 certificates and one component will be comprised of the total principal balance of the class A-2 certificates. For purposes of calculating the pass-through rate of the class X1 certificates for each Interest Accrual Period, the applicable Class X1 Strip Rate with respect to each such component for each such Interest Accrual Period will be a rate *per annum* equal to the excess, if any, of (i) the Weighted Average Net Mortgage Pass-Through Rate for the related distribution date minus, the Guarantee Fee Rate, over (ii) the pass-through rate in effect during such Interest Accrual Period for the class A-1 or A-2 certificates, as applicable. In no event may any Class X1 Strip Rate be less than zero.

“Class Final Guarantor Payment” means any payment made by the guarantor in respect of clause 4 of the definition of Deficiency Amount.

“Closing Date” means the date of initial issuance for the series 2013-KSMC certificates, which will be on or about March 28, 2013.

“CMBS” means commercial and multifamily mortgage-backed securities.

“Code” means the Internal Revenue Code of 1986, as amended.

“Collection Period” means, with respect to any distribution date for the series 2013-KSMC certificates, the related period commencing immediately following the determination date in the calendar month preceding the month in which such distribution date occurs and ending on and including the determination date in the calendar month in which such distribution date occurs, or, with respect to the first distribution date for the series 2013-KSMC certificates, the period commencing from the Cut-off Date and ending on and including the determination date in April 2013.

“Control Affiliate” means, with respect to any borrower, (a) any affiliate of such borrower, (b) any other person owning, directly or indirectly, 10% or more of any interest in or portion of the beneficial interest in such borrower, or (c) any other person in which such borrower or any affiliate of such borrower owns, directly or indirectly, 10% or more of any interest or beneficial interest.

“Controlling Class” means, as of the Closing Date, the class B certificates, until the outstanding class principal balance of such class is less than 25% of the initial class principal balance of such class; and thereafter the class A-1 certificates and the class A-2 certificates, collectively.

“Corrected Mortgage Loan” means any specially serviced mortgage loan that has become a performing mortgage loan, in accordance with its original term or as modified in accordance with the series 2013-KSMC pooling and servicing agreement, for three consecutive monthly payments and the servicing of which has been returned to the master servicer; *provided* that no additional Servicing Transfer Event is foreseeable in the reasonable judgment of the special servicer.

“Cost Approach” means the determination of the value of a mortgaged real property arrived at by adding the estimated value of the land to an estimate of the current replacement cost of the improvements, and then subtracting depreciation from all sources.

“CPR” means an assumed constant rate of prepayment each month, which is expressed on a *per annum* basis, relative to the then-outstanding principal balance of a pool of mortgage loans for the life of those loans. The CPR model is the prepayment model that we use in this information circular.

“CREFC” means the Commercial Real Estate Finance Council, an international trade organization for the commercial real estate capital markets.

“Cut-off Date” means, with respect to each underlying mortgage loan, the applicable due date in March 2013 (which will be March 1, 2013, subject, in some cases, to a next succeeding business day convention). March 1, 2013 is considered the Cut-off Date for the issuing entity.

“Cut-off Date Balance/Unit” means:

- with respect to any underlying mortgage loan, other than an underlying mortgage loan referred to in the following bullet, the ratio of—
 1. the Cut-off Date Principal Balance of the subject mortgage loan, to
 2. the Total Units at the related mortgaged real property; and
- with respect to any underlying mortgage loan that is secured, including through cross-collateralization, by multiple real properties, the ratio of—
 1. the aggregate Cut-off Date Principal Balance of the mortgage loan and all other mortgage loans with which it is cross-collateralized, to
 2. the sum of the Total Units at all of the related mortgaged real properties.

“Cut-off Date Loan-to-Value Ratio” or “Cut-off Date LTV” means:

- with respect to any underlying mortgage loan, other than an underlying mortgage loan referred to in the next bullet, the ratio of—
 1. the Cut-off Date Principal Balance of the subject mortgage loan, to
 2. the most recent Appraised Value of the related mortgaged real property; and
- with respect to any underlying mortgage loan that is secured, including through cross-collateralization, by multiple real properties, the ratio of—
 1. the aggregate Cut-off Date Principal Balance of the mortgage loan and all other mortgage loans with which it is cross-collateralized, to
 2. the sum of the most recent Appraised Values of all related mortgaged real properties.

“Cut-off Date Principal Balance” or “Cut-off Date Loan Amount” means, with respect to any underlying mortgage loan, the outstanding principal balance of such mortgage loan as of the Cut-off Date.

“Default Interest” means any interest that—

- accrues on a defaulted underlying mortgage loan solely by reason of the subject default; and
- is in excess of all interest at the regular mortgage interest rate for the subject mortgage loan.

“Defaulted Loan” means any underlying mortgage loan that is at least 60 days delinquent in respect of its monthly payments or delinquent in respect of its balloon payment, if any, in each case without giving effect to any grace period permitted by the related mortgage or mortgage note or if any non-monetary event of default occurs that results in the mortgage loan becoming a specially serviced mortgage loan, *provided, however*, that no monthly payment (other than a balloon payment) shall be deemed delinquent if less than ten (\$10) dollars of all amounts due and payable on such underlying mortgage loan has not been received.

“Deficiency Amount” means with respect to any distribution date and any class of Guaranteed Certificates, the sum of:

1. the amount, if any, by which the interest payable on such class of Guaranteed Certificates exceeds the amount of interest actually distributed to the holders of such Guaranteed Certificates on such distribution date;
2. any Balloon Guarantor Payment for such class of Guaranteed Certificates;

3. the amount, if any, of Realized Losses and Additional Issuing Entity Expenses allocated to such class of Offered Principal Balance Certificates; and
4. on the Assumed Final Distribution Date for any class of Offered Principal Balance Certificates, the class principal balance of such class on such Assumed Final Distribution Date (after giving effect to all amounts distributable and allocable to principal on such class but prior to giving effect to any Guarantor Payment including any Balloon Guarantor Payment for such class on such final distribution date).

“Depositor Aggregate Annual Cap” means \$300,000.

“Dodd-Frank Act” means The Dodd-Frank Wall Street Reform and Consumer Protection Act.

“Estimated Annual Operating Expenses” means, for each of the mortgaged real properties securing an underlying mortgage loan, the historical annual operating expenses for the property, adjusted upward or downward, as appropriate, to reflect, among other things, any expense modifications made as discussed below.

For purposes of calculating the Estimated Annual Operating Expenses for any mortgaged real property securing an underlying mortgage loan:

- the “historical annual operating expenses” for that property normally consist of historical expenses that were generally obtained/estimated—
 1. from operating statements relating to a complete fiscal year of the borrower for the prior three calendar years or a trailing 12-month period ended in one such year,
 2. by annualizing the most recent partial calendar year amount of operating expenses for which operating statements were available, with adjustments for some items deemed inappropriate for annualization,
 3. by calculating a stabilized estimate of operating expenses which takes into consideration historical financial statements and material changes in the operating position of the property, such as newly signed leases and market data, or
 4. if the property was recently constructed, by calculating an estimate of operating expenses based upon the appraisal of the property or market data; and
- the “expense modifications” made to the historical annual operating expenses for that property often include—
 1. assuming, in most cases, that a management fee, equal to approximately 2.5% to 5.0% of total revenues, was payable to the property manager,
 2. adjusting historical expense items upwards or downwards to reflect inflation and/or industry norms for the particular type of property,
 3. the underwritten recurring replacement reserve amounts,
 4. adjusting historical expenses downwards by eliminating various items which are considered non-recurring in nature or which are considered capital improvements, including recurring capital improvements.

The amount of any underwritten recurring replacement reserve amounts and/or underwritten leasing commissions and tenant improvements for each of the mortgaged real properties securing an underlying mortgage loan is shown in the table titled “Engineering Reserves and Recurring Replacement Reserves” on Exhibit A-1 to this information circular. The underwritten recurring replacement reserve amounts shown on Exhibit A-1 to this information circular are expressed as dollars per unit.

By way of example, Estimated Annual Operating Expenses generally include—

- salaries and wages;
- the costs or fees of—
 1. utilities,
 2. repairs and maintenance,
 3. replacement reserves,
 4. marketing,
 5. insurance,
 6. management,
 7. landscaping,
 8. security, if provided at the property, and
- the amount of taxes, general and administrative expenses and other costs.

Estimated Annual Operating Expenses generally do not reflect, however, any deductions for debt service, depreciation and amortization or capital expenditures or reserves for any of those items, except as described above.

Estimated Annual Operating Expenses for each mortgaged real property are calculated on the basis of numerous assumptions and subjective judgments, which, if ultimately proven erroneous, could cause the actual operating expenses for such mortgaged real property to differ materially from the Estimated Annual Operating Expenses set forth in this information circular. Some assumptions and subjective judgments relate to future events, conditions and circumstances, including future expense levels, which will be affected by a variety of complex factors over which none of the depositor, the mortgage loan sellers, the master servicer, the special servicer, the certificate administrator or the trustee have control. In some cases, the Estimated Annual Operating Expenses for any mortgaged real property are lower, and may be materially lower, than the annual operating expenses for that mortgaged real property based on historical operating statements. In determining the Estimated Annual Operating Expenses for a mortgaged real property, the mortgage loan seller in most cases relied on generally unaudited financial information provided by the respective borrowers. No assurance can be given with respect to the accuracy of the information provided by any borrowers, or the adequacy of any procedures used by the mortgage loan seller in determining the Estimated Annual Operating Expenses.

“Estimated Annual Revenues” generally means, for each of the mortgaged real properties securing an underlying mortgage loan, the base estimated annual revenues for the property, adjusted upward or downward, as appropriate, to reflect any revenue modifications made as discussed below.

For purposes of calculating the Estimated Annual Revenues for any mortgaged real property securing an underlying mortgage loan:

- the “base estimated annual revenues” for that property were generally assumed to equal the annualized amounts of gross potential rents; and
- the “revenue modifications” made to the base estimated annual revenues for that property often include—
 1. adjusting the revenues downwards by applying a combined vacancy and rent loss, including concessions, adjustment that reflected then current occupancy or, in some cases, a stabilized occupancy or, in some cases, an occupancy that was itself adjusted for historical trends or market rates of occupancy with consideration to competitive properties,

2. adjusting the revenues upwards to reflect, in the case of some tenants, increases in base rents scheduled to occur during the following 12 months,
3. adjusting the revenues upwards for estimated income consisting of, among other items, late fees, laundry income, application fees, cable television fees, storage charges, electrical pass throughs, pet charges, janitorial services, furniture rental and parking fees, and
4. adjusting the revenues downwards in some instances where rental rates were determined to be significantly above market rates and the subject space was then currently leased to tenants that did not have long-term leases or were believed to be unlikely to renew their leases.

Estimated Annual Revenues for each mortgaged real property are calculated on the basis of numerous assumptions and subjective judgments, which, if ultimately proven erroneous, could cause the actual revenues for such mortgaged real property to differ materially from the Estimated Annual Revenues set forth in this information circular. Some assumptions and subjective judgments relate to future events, conditions and circumstances, including the re-leasing of vacant space and the continued leasing of occupied spaces, which will be affected by a variety of complex factors over which none of the depositor, the mortgage loan seller, the master servicer, the special servicer, the certificate administrator or the trustee have control. In some cases, the Estimated Annual Revenues for any mortgaged real property are higher, and may be materially higher, than the annual revenues for that mortgaged real property based on historical operating statements. In determining the Estimated Annual Revenues for a mortgaged real property, the mortgage loan seller in most cases relied on rent rolls and/or generally unaudited financial information provided by the respective borrowers. No assurance can be given with respect to the accuracy of the information provided by any borrowers, or the adequacy of any procedures used by the mortgage loan seller in determining the Estimated Annual Revenues.

“Exchange Act” means the Securities Exchange Act of 1934, as amended.

“Fair Value” means the amount that, in the special servicer’s judgment, exercised in accordance with the Servicing Standard, and taking into account the factors specified in the series 2013-KSMC pooling and servicing agreement, is the fair value of a Defaulted Loan.

“Fannie Mae” means the Federal National Mortgage Association.

“FHFA” means the Federal Housing Finance Agency.

“Fitch” means Fitch, Inc., and its successors-in-interest.

“Freddie Mac” means Federal Home Loan Mortgage Corporation, a corporate instrumentality of the United States created and existing under Title III of the Emergency Home Finance Act of 1970, as amended, or any successor to it (“FHLMC”), and certain of its affiliates, if any, who assume certain obligations or are assigned certain rights under the series 2013-KSMC pooling and servicing agreement, as described under “Description of the Mortgage Loan Seller and Guarantor—Proposed Operation of Multifamily Mortgage Business on a Stand-Alone Basis” in this information circular; provided, however, that “Freddie Mac” means FHLMC with respect to its obligations as:

- (i) mortgage loan seller pursuant to the mortgage loan purchase agreement;
- (ii) purchaser of the Guaranteed Certificates;
- (iii) guarantor of the Guaranteed Certificates pursuant to the Freddie Mac Guarantee; and
- (iv) issuer of certain securities, including the Series K-SMC SPCs.

“Freddie Mac Act” means Title III of the Emergency Home Finance Act of 1970, as amended.

“Freddie Mac Guarantee” means obligations of the guarantor as described under “Description of the Series 2013-KSMC Certificates—Distributions—Freddie Mac Guarantee” in this information circular.

“GAAP” means generally accepted accounting principles.

“Guarantee Fee” means, for any distribution date and with respect to the Guaranteed Certificates, the fee payable to the guarantor in respect of its services as guarantor, which fee accrues at the Guarantee Fee Rate on a balance equal to the aggregate class principal balance of the Offered Principal Balance Certificates immediately prior to such distribution date. The Guarantee Fee with respect to the Guaranteed Certificates will accrue on the basis of a 360-day year and twelve 30-day months.

“Guarantee Fee Rate” means a *per annum* rate equal to 0.5300%.

“Guaranteed Certificates” means the class A-1, A-2 and X1 certificates.

“Guarantor Payment” means any payment made by the guarantor in respect of a Deficiency Amount.

“Guarantor Reimbursement Amount” means, with respect to any distribution date and any class of Guaranteed Certificates, the sum of all amounts paid by the guarantor in respect of Deficiency Amounts for such class of Guaranteed Certificates on such distribution date and on all prior distribution dates, to the extent not previously reimbursed (including from collections in respect of any mortgage loan on which a Balloon Guarantor Payment was made).

“Guarantor Reimbursement Interest Amount” means, with respect to any distribution date and any class of Guaranteed Certificates, interest on any Guarantor Reimbursement Amount (other than with respect to Guarantor Timing Reimbursement Amounts) for such class of Guaranteed Certificates at a *per annum* rate for each day equal to the Prime Rate for such day plus 2.00%.

“Guarantor Timing Reimbursement Amount” means, with respect to any distribution date and any class of Offered Principal Balance Certificate, the portion of any Guarantor Reimbursement Amount related to any Timing Guarantor Payment for such class of Offered Principal Balance Certificates, together with any related Timing Guarantor Interest.

“Guide” means the Freddie Mac Multifamily Seller/Servicer Guide, as amended or supplemented from time to time. To the extent the Freddie Mac Multifamily Seller/Servicer Guide is no longer published by Freddie Mac, either directly or indirectly, “Guide” will refer to any successor guide as prescribed by Freddie Mac, which will be provided by Freddie Mac upon request if not otherwise reasonably accessible to the parties to the series 2013-KSMC pooling and servicing agreement; *provided, however*, that in the event that no successor guide is prescribed by Freddie Mac within ninety (90) days of the date on which the Guide is no longer published by Freddie Mac, all references to the “Guide” in the series 2013-KSMC pooling and servicing agreement will be disregarded and the Guide will no longer be applicable. For purposes of the series 2013-KSMC pooling and servicing agreement, the term “Guide” will not include any form referenced in the Freddie Mac Multifamily Seller/Servicer Guide. Such forms will be applicable at the option of the master servicer, the special servicer or any sub-servicer.

“Income Approach” means the determination of the value of a mortgaged real property by using the discounted cash flow method of valuation or by the direct capitalization method. The discounted cash flow analysis is used in order to measure the return on a real estate investment and to determine the present value of the future income stream expected to be generated by the mortgaged real property. The future income of the mortgaged real property, as projected over an anticipated holding period, and the resulting net operating incomes or cash flows are then discounted to present value using an appropriate discount rate. The direct capitalization method generally converts an estimate of a single year’s income expectancy, or, in some cases, a hypothetical stabilized single year’s income expectancy, into an indication of value by dividing the income estimate by an appropriate capitalization rate. An applicable capitalization method and appropriate capitalization rates are developed for use in computations that lead to an indication of value. In utilizing the Income Approach, the appraiser’s method of determination of gross income, gross expense and net operating income for the subject property may vary from the method of determining Underwritten Net Operating Income for that property, resulting in variances in the related net operating income values.

“Initial Directing Certificateholder Exchange Date” means the date, if any, on which the Initial Directing Certificateholder (or any Control Affiliate) exchanges the class B certificates for the underlying mortgage loans remaining in the issuing entity.

“Interest Accrual Period” means, for any distribution date, the calendar month immediately preceding the month in which that distribution date occurs.

“IRS” means the Internal Revenue Service.

“Junior Loan Holder” means the holder of a second priority lien on certain of the underlying mortgage loans if the related borrower exercises its option to obtain secondary secured financing as described under “Description of the Underlying Mortgage Loans—Certain Terms and Conditions of the Underlying Mortgage Loans—Permitted Additional Debt” in this information circular.

“Liquidation Proceeds” means cash amounts (other than income, rents and profits derived from the ownership, operation or leasing of a REO Property) actually received, net of expenses, in connection with: (i) the liquidation of a mortgaged real property or other collateral constituting security for a defaulted mortgage loan, through trustee’s sale, foreclosure sale, REO disposition or otherwise, exclusive of any portion of cash amounts required to be released to the related borrower; (ii) the realization upon any deficiency judgment obtained against a borrower; (iii) the purchase of a Defaulted Loan by the series 2013-KSMC directing certificateholder (or any assignee or affiliate), Freddie Mac (or any assignee) or the Junior Loan Holder in accordance with the series 2013-KSMC pooling and servicing agreement; (iv) the repurchase or replacement of a mortgage loan by or on behalf of the mortgage loan seller pursuant to defect in any mortgage file or a breach of any of its representations and warranties; or (v) the purchase of all of the mortgage loans and REO Properties remaining in the issuing entity by the holders of a majority of the percentage interest of the Controlling Class (excluding Freddie Mac), the master servicer or the special servicer pursuant to the terms of the series 2013-KSMC pooling and servicing agreement.

“Lower-Tier REMIC” means the REMIC identified as such, and described under “Certain Federal Income Tax Consequences” in this information circular.

“Master Servicer Aggregate Annual Cap” means \$300,000 with respect to the master servicer and certain indemnified sub-servicers (if any) under the series 2013-KSMC pooling and servicing agreement, collectively.

“Master Servicer Make Whole Amount” means an amount for each underlying mortgage loan remaining in the issuing entity as of the Initial Directing Certificateholder Exchange Date equal to the product of (i) the purchase price (as recalculated, if applicable) paid by the master servicer for the right to service such underlying mortgage loan and (ii) a fraction, the numerator of which is the number of calendar months from the Initial Directing Certificateholder Exchange Date to and including the related maturity date, and the denominator of which is the number of calendar months from the Cut-off Date to and including the related maturity date.

“Maturity Balance” means, with respect to any underlying mortgage loan, the unpaid principal balance of the subject mortgage loan immediately prior to its maturity, according to the payment schedule for the subject mortgage loan and otherwise assuming no prepayments, defaults or extensions.

“Maturity Loan-to-Value Ratio” or “Maturity LTV” means:

- with respect to any underlying mortgage loan, other than an underlying mortgage loan referred to in the following bullet, the ratio of—
 1. the Maturity Balance of the subject mortgage loan, to
 2. the most recent Appraised Value of the related mortgaged real property; and
- with respect to any underlying mortgage loan that is secured, including through cross-collateralization with other mortgage loans, by multiple real properties, the ratio of—
 1. the aggregate Maturity Balance of the mortgage loan and all other mortgage loans with which it is cross-collateralized, to

2. the sum of the most recent Appraised Values of all related mortgaged real properties.

“Modeling Assumptions” means, collectively, the following assumptions regarding the series 2013-KSMC certificates and the underlying mortgage loans:

- the underlying mortgage loans have the characteristics set forth on Exhibit A-1 to this information circular and the initial mortgage pool balance is approximately \$1,500,000,000;
- the total initial principal balance or notional amount, as the case may be, of each class of series 2013-KSMC certificates is as described in this information circular;
- the pass-through rate for each interest-bearing class of series 2013-KSMC certificates is as described in this information circular;
- there are no delinquencies, modifications or losses with respect to the underlying mortgage loans;
- there are no modifications, extensions, waivers or amendments affecting the monthly debt service payments by borrowers on the underlying mortgage loans;
- there are no Appraisal Reduction Amounts with respect to the underlying mortgage loans;
- there are no casualties or condemnations affecting the corresponding mortgaged real properties;
- each of the underlying mortgage loans provides monthly debt service payments to be due on the first day of each month, regardless of whether the subject date is a business day or not;
- monthly debt service payments on the underlying mortgage loans are timely received on their respective due dates in each month, regardless of whether the subject date is a business day or not;
- no voluntary or involuntary prepayments are received as to any underlying mortgage loan during that mortgage loan’s prepayment lockout period, including any contemporaneous defeasance period;
- except as otherwise assumed in the immediately preceding bullet, prepayments are made on each of the underlying mortgage loans at the indicated CPRs set forth in the subject tables or other relevant part of this information circular, without regard to any limitations in those mortgage loans on partial voluntary principal prepayments;
- all prepayments on the underlying mortgage loans are assumed to be—
 1. accompanied by a full month’s interest, and
 2. received on the applicable due date of the relevant month;
- no person or entity entitled under the series 2013-KSMC pooling and servicing agreement exercises its right of optional termination as described under “The Series 2013-KSMC Pooling and Servicing Agreement—Termination” in this information circular;
- none of the underlying mortgage loans is required to be repurchased or replaced by the mortgage loan seller or any other person, as described under “Description of the Underlying Mortgage Loans—Cures, Repurchases and Substitutions” in this information circular;
- the only issuing entity expenses are the trustee fee, the certificate administrator fee, the master servicing fee, the operating trust advisor fee and the Guarantee Fee;
- there are no Additional Issuing Entity Expenses;

- funds released from the interest reserve account for any underlying mortgage loan that has paid in full will be included in the calculation of net weighted average coupon of the remaining underlying mortgage loans;
- payments on the offered certificates are made on the 25th day of each month, commencing in April 2013; and
- the offered certificates are settled on an assumed settlement date of March 28, 2013.

“Moody’s” means Moody’s Investors Service, Inc., and its successors-in-interest.

“Most Recent EGI” generally means, for any mortgaged real property that secures an underlying mortgage loan, the revenues received (effective gross income), or annualized or estimated in some cases, in respect of the property for the 12-month period ended as of the Most Recent Financial End Date, based upon the latest available annual or, in some cases, partial-year operating statement and other information furnished by the related borrower. For purposes of the foregoing, revenues generally consist of all revenues received in respect of the property, including rental and other revenues.

In determining the Most Recent EGI for any property, the mortgage loan seller may have made adjustments to the financial information provided by the related borrower similar to those used in calculating the Estimated Annual Revenues for that property.

Most Recent EGI for each mortgaged real property are calculated on the basis of numerous assumptions and subjective judgments, which, if ultimately proven erroneous, could cause the actual revenues for such mortgaged real property to differ materially from the Most Recent EGI set forth in this information circular. Some assumptions and subjective judgments relate to future events, conditions and circumstances, including the re-leasing of vacant space and the continued leasing of occupied spaces, which will be affected by a variety of complex factors over which none of the depositor, the mortgage loan seller, the master servicer, the special servicer, the certificate administrator or the trustee have control. In some cases, the Most Recent EGI for any mortgaged real property are higher, and may be materially higher, than the annual revenues for that mortgaged real property based on historical operating statements. In determining the Most Recent EGI for a mortgaged real property, the mortgage loan seller in most cases relied on rent rolls and/or generally unaudited financial information provided by the respective borrowers. No assurance can be given with respect to the accuracy of the information provided by any borrowers, or the adequacy of any procedures used by the mortgage loan seller in determining the Most Recent EGI.

“Most Recent Expenses” means, for any mortgaged real property that secures an underlying mortgage loan, the expenses incurred, or annualized or estimated in some cases, for the property for the 12-month period ended as of the most recent operating statement date, based upon the latest available annual or, in some cases, partial-year operating statement and other information furnished by the related borrower.

Expenses generally consist of all expenses incurred for the property, including—

- salaries and wages,
- the costs or fees of—
 1. utilities,
 2. repairs and maintenance,
 3. marketing,
 4. insurance,
 5. management,
 6. landscaping,
 7. security, if provided at the property, and

- the amount of—
 1. real estate taxes,
 2. general and administrative expenses, and
 3. other costs.

For purposes of the foregoing, expenses do not reflect, however, any deductions for debt service, depreciation, amortization or capital expenditures.

In determining the Most Recent Expenses for any property, the mortgage loan seller may have made adjustments to the financial information provided by the related borrower similar to those used in calculating the Estimated Annual Operating Expenses for that property. Most Recent Expenses for each mortgaged real property are calculated on the basis of numerous assumptions and subjective judgments, which, if ultimately proven erroneous, could cause the actual operating expenses for such mortgaged real property to differ materially from the Most Recent Expenses set forth in this information circular. Some assumptions and subjective judgments relate to future events, conditions and circumstances, including future expense levels, which will be affected by a variety of complex factors over which none of the depositor, the mortgage loan seller, the master servicer, the special servicer, the certificate administrator or the trustee have control. In some cases, the Most Recent Expenses for any mortgaged real property are lower, and may be materially lower, than the annual operating expenses for that mortgaged real property based on historical operating statements. In determining the Most Recent Expenses for a mortgaged real property, the mortgage loan seller in most cases relied on generally unaudited financial information provided by the respective borrowers. No assurance can be given with respect to the accuracy of the information provided by any borrowers, or the adequacy of any procedures used by the mortgage loan seller in determining the Most Recent Expenses.

“Most Recent Financial End Date” means, with respect to each of the underlying mortgage loans, the date indicated on Exhibit A-1 to this information circular as the Most Recent Financial End Date with respect to that mortgage loan. In general, this date is the end date of the period covered by the latest available annual or, in some cases, partial-year operating statement for the related mortgaged real property.

“Most Recent NCF” or “Most Recent Net Cash Flow” means with respect to each mortgaged real property that secures an underlying mortgage loan in the issuing entity, the Most Recent Net Operating Income, less underwritten replacement reserve amounts.

“Most Recent NOI” or “Most Recent Net Operating Income” means with respect to each of the mortgaged real properties that secures an underlying mortgage loan, the total cash flow derived from the property that was available for annual debt service on the related underlying mortgage loan, calculated as the Most Recent EGI less Most Recent Expenses for that property.

“Net Aggregate Prepayment Interest Shortfall” means, with respect to any distribution date, the excess, if any, of:

- the total Prepayment Interest Shortfalls incurred with respect to the mortgage pool during the related Collection Period, over
- the sum of—
 1. the total payments made by the master servicer to cover any Prepayment Interest Shortfalls incurred during the related Collection Period; and
 2. the total Prepayment Interest Excesses collected during the related Collection Period that are applied to offset Prepayment Interest Shortfalls incurred during the related Collection Period.

The master servicer will not make payments to cover, or apply Prepayment Interest Excesses received on the underlying mortgage loans to offset, Prepayment Interest Shortfalls incurred with respect to the underlying mortgage loans.

“Net Mortgage Interest Rate” means with respect to any mortgage loan in the issuing entity, the related mortgage interest rate then in effect reduced by the sum of the annual rates at which the master servicing fee, the operating trust advisor fee, the certificate administrator fee and the trustee fee are calculated.

“Net Mortgage Pass-Through Rate” means,

- with respect to any underlying mortgage loan that accrues interest on a 30/360 Basis, for any distribution date, a rate *per annum* equal to either (i) the Original Net Mortgage Interest Rate for such underlying mortgage loan or (ii) if the mortgage interest rate for such underlying mortgage loan is increased in connection with a subsequent modification of such underlying mortgage loan after the Closing Date (but, for the avoidance of doubt, not if the mortgage interest rate is decreased), the Net Mortgage Interest Rate for such underlying mortgage loan; and
- with respect to any underlying mortgage loan that accrues interest on an Actual/360 Basis for any distribution date, a rate *per annum* equal to twelve times a fraction, expressed as a percentage (a) the numerator of which fraction is, subject to adjustment as described below in this definition, an amount of interest equal to the product of (i) the number of days in the related interest accrual period for such underlying mortgage loan with respect to the due date for such underlying mortgage loan that occurs during the Collection Period related to such distribution date, multiplied by (ii) the Stated Principal Balance of that mortgage loan immediately preceding that distribution date, multiplied by (iii) 1/360, multiplied by either (iv)(1) the Original Net Mortgage Interest Rate for such underlying mortgage loan or (2) if the mortgage interest rate for such underlying mortgage loan is increased in connection with a subsequent modification of such underlying mortgage loan after the Closing Date (but, for the avoidance of doubt, not if the mortgage interest rate is decreased), the Net Mortgage Interest Rate for such underlying mortgage loan, and (b) the denominator of which is the Stated Principal Balance of that mortgage loan immediately preceding that distribution date.

Notwithstanding the foregoing, if the subject distribution date occurs during January, except during a leap year, or February (unless in either case, such distribution date is the final distribution date), then, in the case of any underlying mortgage loan that accrues interest on an Actual/360 Basis, the Net Mortgage Pass-Through Rate determined pursuant to the immediately preceding bullet point above will be decreased to reflect any interest reserve amount with respect to the subject mortgage loan that is transferred from the certificate administrator’s distribution account to the certificate administrator’s interest reserve account during that month. Furthermore, if the subject distribution date occurs during March (or February, if the final distribution date occurs in such month), then in the case of any underlying mortgage loan that accrues interest on an Actual/360 Basis, the Net Mortgage Pass-Through Rate determined pursuant to the immediately preceding bullet point above will be increased to reflect any interest reserve amount(s) with respect to the subject mortgage loan that are transferred from the certificate administrator’s interest reserve account to the distribution account during that month for distribution on such distribution date.

“Nonrecoverable Advance” means any Nonrecoverable P&I Advance or Nonrecoverable Servicing Advance or any portion of such Nonrecoverable P&I Advance or Nonrecoverable Servicing Advance.

“Nonrecoverable P&I Advance” has the meaning assigned to that term under “Description of the Series 2013-KSMC Certificates—Advances of Delinquent Monthly Debt Service Payments” in this information circular.

“Nonrecoverable Servicing Advance” has the meaning assigned to that term under “The Series 2013-KSMC Pooling and Servicing Agreement—Servicing and other Compensation and Payment of Expenses—Servicing Advances” in this information circular.

“NRSRO” means a nationally recognized statistical rating organization as defined in Section 3(a)(62) of the Exchange Act.

“Occupancy %” means the percentage of units of the subject property that were occupied or leased as of the approximate date of the original underwriting of the related mortgage loan in the issuing entity or any later date as the mortgage loan seller considered appropriate, in any event as reflected in information provided by the borrower or in the appraisal on which the most recent Appraised Value of the property is based.

“Offered Certificates” means the class A-1, A-2 and X1 series 2013-KSMC certificates.

“Offered Principal Balance Certificates” means the class A-1 and A-2 certificates.

“Operating Trust Advisor Aggregate Annual Cap” means \$300,000.

“Operating Trust Advisor Standard” has the meaning assigned to that term under “The Series 2013-KSMC Pooling and Servicing Agreement—Rights and Obligations of the Operating Trust Advisor in Its Role as Operating Trust Advisor—Operating Trust Advisor Standard” in this information circular.

“Option Price” means the cash price at which any Defaulted Loan may be purchased under the related Purchase Option, as described under “The Series 2013-KSMC Pooling and Servicing Agreement—Realization Upon Mortgage Loans” in this information circular.

“Original Net Mortgage Interest Rate” means, with respect to any underlying mortgage loan, the Net Mortgage Interest Rate in effect for such underlying mortgage loan as of the Closing Date (or, in the case of any underlying mortgage loan substituted in replacement of another underlying mortgage loan pursuant to or as contemplated by the mortgage loan purchase agreement, as of the date of substitution).

“P&I Advance” has the meaning assigned to that term under “Description of the Series 2013-KSMC Certificates—Advances of Delinquent Monthly Debt Service Payments” in this information circular.

“Permitted Encumbrances” means, with respect to any mortgaged real property securing a mortgage loan in the issuing entity, any and all of the following—

- the lien of current real property taxes, water charges, sewer rents and assessments not yet delinquent or accruing interest or penalties,
- covenants, conditions and restrictions, rights of way, easements and other matters that are of public record,
- exceptions and exclusions specifically referred to in the related lender’s title insurance policy or, if that policy has not yet been issued, referred to in a *pro forma* title policy or marked-up commitment, which in either case is binding on the subject title insurance company,
- other matters to which like properties are commonly subject,
- the rights of tenants, as tenants only, under leases, including subleases, pertaining to the related mortgaged real property, and
- if the subject mortgaged real property is a unit in a condominium, the related condominium declaration.

“Permitted Investments” means the U.S. government securities and other obligations specified in the series 2013-KSMC pooling and servicing agreement.

“Placement Agent Entities” means the placement agents for the Series K-SMC SPCs and their respective affiliates.

“Prepayment Interest Excess” means, with respect to any full or partial prepayment of an underlying mortgage loan made by the related borrower or otherwise in connection with a casualty or condemnation during any Collection Period after the due date for that loan, the amount of any interest collected on that prepayment for the period from and after that due date, less the amount of master servicing fees payable from that interest collection, and exclusive of any Default Interest included in that interest collection.

“Prepayment Interest Shortfall” means, with respect to any full or partial prepayment of an underlying mortgage loan made by the related borrower that is not accompanied by an amount of interest representing scheduled interest due on any date or dates in any month or months subsequent to the month of prepayment or otherwise in connection with a casualty or condemnation during any Collection Period prior to the due date for that loan, the amount of any uncollected interest that would have accrued on that prepayment to, but not including, such due date, less the amount of master servicing fees that would have been payable from that uncollected interest, and exclusive of any portion of that uncollected interest that would have been Default Interest.

“Prime Rate” means an annual rate equal to the prime rate as published in *The Wall Street Journal*, as that prime rate may change from time to time.

“Principal Distribution Adjustment Amount” means, with respect to any distribution date, the sum of (i) the amount of any Nonrecoverable Advance (and interest on such amount) that was reimbursed to the master servicer or the trustee that was deemed to have been so reimbursed out of payments and other collections of principal (as described in this information circular under “The Series 2013-KSMC Pooling and Servicing Agreement—Servicing and Other Compensation and Payment of Expenses” or “Description of the Series 2013-KSMC Certificates—Advances of Delinquent Monthly Debt Service Payments,” as applicable), (ii) any advance that remained unreimbursed following the time that a defaulted mortgage loan is modified and returned to performing status, that (although not considered a Nonrecoverable Advance) was reimbursed to the master servicer or the trustee, with interest on such advance, and that was deemed to have been so reimbursed out of payments and other collections of principal (as described in this information circular under “The Series 2013-KSMC Pooling and Servicing Agreement—Servicing and Other Compensation and Payment of Expenses” or “Description of the Series 2013-KSMC Certificates—Advances of Delinquent Monthly Debt Service Payments,” as applicable), in each case, during the period since the preceding distribution date and (iii) any principal collections used to reimburse Balloon Guarantor Payments during the related Collection Period.

“Principal Distribution Amount” means:

- for any distribution date prior to the final distribution date, an amount equal to the total, without duplication, of the following—
 1. all payments of principal, including voluntary principal prepayments, received by or on behalf of the issuing entity with respect to the underlying mortgage loans during the related Collection Period, exclusive of any of those payments that represents a late collection of principal for which an advance was previously made for a prior distribution date or that represents a monthly payment of principal due on or before the due date for the related underlying mortgage loan in March 2013 or on a due date for the related underlying mortgage loan subsequent to the end of the related Collection Period,
 2. all monthly payments of principal received by or on behalf of the issuing entity with respect to the underlying mortgage loans prior to, but that are due during, the related Collection Period,
 3. all other collections, including liquidation proceeds, condemnation proceeds, insurance proceeds and repurchase proceeds, that were received by or on behalf of the issuing entity with respect to any of the underlying mortgage loans or any related REO Properties during the related Collection Period and that were identified and applied as recoveries of principal of the subject mortgage loan or, in the case of an REO Property, of the related underlying mortgage loan, in each case net of any portion of the particular collection that represents a late collection of principal for which an advance of principal was previously made for a prior distribution date or that represents a monthly payment of principal due on or before the due date for the related mortgage loan in March 2013, and
 4. all advances of principal made with respect to the underlying mortgage loans for that distribution date; and
- for the final distribution date, an amount equal to the total Stated Principal Balance of the mortgage pool outstanding immediately prior to that final distribution date.

Notwithstanding the foregoing, the Principal Distribution Amount will be reduced on any distribution date by an amount equal to the Principal Distribution Adjustment Amount calculated with respect to such distribution date. The Principal Distribution Amount will be increased on any distribution date by the amount of any recovery occurring during the related Collection Period of an amount that was previously advanced with respect to any underlying mortgage loan, but only if and to the extent such advance was previously reimbursed from principal collections that would otherwise have constituted part of the Principal Distribution Amount for a prior distribution date in a manner that resulted in a Principal Distribution Adjustment Amount for such prior distribution date. In addition, if any insurance proceeds, condemnation proceeds or liquidation proceeds were received and/or a final recovery determination were made with respect to any underlying mortgage loan during any particular Collection Period, then the portion of the Principal Distribution Amount for the related distribution date that is otherwise allocable to that underlying mortgage loan will be reduced (to not less than zero) by any special servicing fees or liquidation fees payable in connection therewith.

“Privileged Person” means each party to the series 2013-KSMC pooling and servicing agreement, each initial purchaser of the series 2013-KSMC certificates and, upon receipt by the certificate administrator of an investor certification in the form required by the series 2013-KSMC pooling and servicing agreement, each holder, beneficial owner or prospective purchaser of a series 2013-KSMC certificate or a Series K-SMC SPC. Any Privileged Person that is a borrower or an affiliate of a borrower, as evidenced by the information set forth in the investor certification, will only be entitled to information in accordance with the series 2013-KSMC pooling and servicing agreement.

“Purchase Agreement” means the senior preferred stock purchase agreement between FHFA, as conservator of Freddie Mac, and Treasury.

“Purchase Option” means, with respect to any Defaulted Loan, the purchase option described under “The Series 2013-KSMC Pooling and Servicing Agreement—Realization Upon Mortgage Loans” in this information circular.

“Purchase Price” has the meaning assigned to that term under “Description of the Underlying Mortgage Loans—Certain Terms and Conditions of the Underlying Mortgage Loans—Purchase Option” in this information circular.

“Qualified Substitute Mortgage Loan” means a mortgage loan which must, on the date of substitution: (i) have an outstanding principal balance, after application of all scheduled payments of principal and/or interest due during or prior to the month of substitution, whether or not received, not in excess of the Stated Principal Balance of the deleted mortgage loan as of the due date in the calendar month during which the substitution occurs; (ii) have a mortgage interest rate not less than the mortgage interest rate of the deleted mortgage loan; (iii) have the same due date as the deleted mortgage loan; (iv) accrue interest on the same basis as the deleted mortgage loan (for example, on the basis of a 360-day year and the actual number of days elapsed); (v) have a remaining term to stated maturity not greater than, and not more than two years less than, the remaining term to stated maturity of the deleted mortgage loan; (vi) have an original loan-to-value ratio not higher than that of the deleted mortgage loan and a current loan-to-value ratio not higher than the then current loan-to-value ratio of the deleted mortgage loan; (vii) materially comply (without waiver or exception) as of the date of substitution with all of the representations and warranties set forth in the applicable purchase agreement; (viii) have an environmental report with respect to the related mortgaged real property that indicates no material adverse environmental conditions with respect to the related mortgaged real property and which will be delivered as a part of the related mortgage file; (ix) have an original debt service coverage ratio not less than the original debt service coverage ratio of the deleted mortgage loan and a current debt service coverage ratio not less than the current debt service coverage ratio of the deleted mortgage loan; (x) be determined by an opinion of counsel to be a “qualified replacement mortgage” within the meaning of Code Section 860G(a)(4); (xi) have been approved by each of the series 2013-KSMC directing certificateholder and Freddie Mac in its sole discretion; (xii) prohibit defeasance within two years of the date of initial issuance of the series 2013-KSMC certificates; and (xiii) not be substituted for a deleted mortgage loan if it would result in the termination of the REMIC status of either Trust REMIC created under the series 2013-KSMC pooling and servicing agreement or the imposition of tax on either Trust REMIC created under the series 2013-KSMC pooling and servicing agreement other than a tax on income expressly permitted or contemplated to be received by the terms of the series 2013-KSMC pooling and servicing agreement. In the event that one or more mortgage loans are substituted for one or more deleted mortgage loans simultaneously, then the amounts described in clause (i) are required to be determined on the basis of aggregate principal balances and the rates described in clause (ii) above and the remaining term to stated maturity referred to in clause (v) above are required to be

determined on a weighted average basis. When a Qualified Substitute Mortgage Loan is substituted for a deleted mortgage loan, the mortgage loan seller will be required to certify that the mortgage loan meets all of the requirements of the above definition and send the certification to the trustee and the certificate administrator, which may conclusively rely upon such certification.

“Ratings Trigger Event” means with respect to the master servicer or the special servicer, as applicable, (a) if on the Closing Date (or in the case of any successor master servicer or special servicer, the date of appointment), such party is listed on S&P’s Select Servicer List as a U.S. Commercial Mortgage Master Servicer (in the case of the master servicer) or a U.S. Commercial Mortgage Special Servicer (in the case of the special servicer), and at any time after the Closing Date (or in the case of any successor master servicer or special servicer, the date of appointment) such party loses its status on such list and such status is not restored within sixty (60) days or (b) if on the Closing Date (or in the case of any successor master servicer or special servicer, the date of appointment) such party has a rating by Fitch higher than or equal to “CMS3” or “CSS3,” as applicable, and at any time after the Closing Date (or in the case of any successor master servicer or special servicer, the date of appointment) such rating drops to a level lower than “CMS3” or “CSS3,” as applicable, and such party is not reinstated to at least “CMS3” or “CSS3,” as applicable within sixty (60) days.

“Realized Losses” means losses on or with respect to the underlying mortgage loans arising from the inability of the master servicer and/or the special servicer to collect all amounts due and owing under those mortgage loans, including by reason of the fraud or bankruptcy of a borrower or, to the extent not covered by insurance, a casualty of any nature at a mortgaged real property. We discuss the calculation of Realized Losses under “Description of the Series 2013-KSMC Certificates—Reductions of Certificate Principal Balances in Connection with Realized Losses and Additional Issuing Entity Expenses” in this information circular.

“Reform Act” means the Federal Housing Finance Regulatory Reform Act.

“Regular Certificates” has the meaning assigned to that term under “Certain Federal Income Tax Consequences—General” in this information circular.

“REMIC” means a “real estate mortgage investment conduit” as defined in Code Section 860D.

“Remittance Date” means, with respect to each distribution date, the business day prior to such distribution date.

“REO Loan” means a loan deemed to be outstanding with respect to a REO Property.

“REO Property” means any mortgaged real property that is acquired by the special servicer for the benefit of the series 2013-KSMC certificateholders through foreclosure, deed-in-lieu of foreclosure or otherwise following a default on the corresponding mortgage loan in the issuing entity.

“S&P” means Standard & Poor’s Ratings Services, and its successors-in-interest.

“Sales Comparison Approach” means a determination of the value of a mortgaged real property based upon a comparison of that property to similar properties that have been sold recently or for which listing prices or offering figures are known. In connection with that determination, data for generally comparable properties are used and comparisons are made to demonstrate a probable price at which the subject mortgaged real property would sell if offered on the market.

“SEC” means the U.S. Securities and Exchange Commission.

“Section 8” means the Section 8 Tenant-Based Assistance Rental Certificate Program of the United States Department of Housing and Urban Development.

“Series K-SMC SPCs” means Freddie Mac’s series K-SMC structured pass-through certificates.

“Servicing Advance” has the meaning assigned to that term under “The Series 2013-KSMC Pooling and Servicing Agreement—Servicing and other Compensation and Payment of Expenses—Servicing Advances” in this information circular.

“Servicing Standard” means:

(a) with respect to the underlying mortgage loans other than REO Loans, REO Properties and specially serviced mortgage loans, (i)(x) in the event that the Freddie Mac Multifamily Seller/Servicer Guide is currently published by Freddie Mac, either directly or indirectly, (y) in the event that a successor Guide is prescribed by Freddie Mac or (z) during the 90-day period described in clause (a)(ii) below, to the extent not inconsistent with applicable law, the terms of the series 2013-KSMC pooling and servicing agreement or the terms of the respective underlying mortgage loans or any applicable intercreditor or co-lender and/or similar agreement(s), servicing and administering the underlying mortgage loans in accordance with (A) the Guide or (B) to the extent the Guide does not provide sufficient guidance, Accepted Servicing Practices or (ii) in the event that the Freddie Mac Multifamily Seller/Servicer Guide is no longer published by Freddie Mac, either directly or indirectly, and no successor Guide is prescribed by Freddie Mac within 90 days of the date on which the Guide is no longer published by Freddie Mac, to the extent not inconsistent with applicable law, the terms of the series 2013-KSMC pooling and servicing agreement and the terms of the respective underlying mortgage loans and any applicable intercreditor or co-lender and/or similar agreement(s), servicing and administering the underlying mortgage loans in accordance with Accepted Servicing Practices; and

(b) with respect to REO Loans, REO Properties and specially serviced mortgage loans, to the extent not inconsistent with applicable law, the terms of the series 2013-KSMC pooling and servicing agreement or the terms of the respective underlying mortgage loans or any applicable intercreditor or co-lender and/or similar agreement(s), servicing and administering such underlying mortgage loans in accordance with Accepted Servicing Practices.

To the extent of any conflict under clause (a)(i) of this definition (1) between the Guide and Accepted Servicing Practices, the terms of the Guide will govern and be applicable and (2) between the Guide and the express written terms of the series 2013-KSMC pooling and servicing agreement, the terms of the series 2013-KSMC pooling and servicing agreement will govern and be applicable.

“Servicing Transfer Event” means, with respect to any mortgage loan in the issuing entity, any of the following events, among others:

- a payment default has occurred at its maturity date (except, if the borrower is making its normal monthly payment and is diligently pursuing a refinancing and in connection therewith delivers within 45 days of the maturity date a firm commitment to refinance acceptable to the special servicer, with the consent of the series 2013-KSMC directing party (subject to the last paragraph of “The Series 2013-KSMC Pooling and Servicing Agreement—Realization Upon Mortgage Loans—Asset Status Report” in this information circular), in which case a Servicing Transfer Event would not occur as to such mortgage loan until the earlier of (i) 60 days after such payment default, which may be extended to 120 days at the special servicer’s discretion, with the consent of the 2013-KSMC directing party or (ii) the expiration of such commitment); *provided*, that the special servicer will not follow any such direction, or refrain from acting based upon the lack of any such direction, of the series 2013-KSMC directing party, if following any such direction of the series 2013-KSMC directing party or refraining from taking such action based upon the lack of any such direction of the series 2013-KSMC directing party would violate the Servicing Standard;
- any monthly principal and/or interest payment (other than a balloon payment) is more than 60 or more days delinquent;
- the related borrower has—
 - (i) filed for, or consented to, bankruptcy, appointment of a receiver or conservator or a similar insolvency proceeding;
 - (ii) become the subject of a decree or order for such a proceeding which is not stayed or discharged within 60 days; or
 - (iii) has admitted in writing its inability to pay its debts generally as they become due;

- the master servicer or special servicer has received notice of the foreclosure or proposed foreclosure of any other lien on the mortgaged real property;
- in the judgment of (i) the master servicer (with the approval of Freddie Mac) or (ii) the special servicer (with the approval of Freddie Mac and the series 2013-KSMC directing party, (a) a default under any underlying mortgage loan is reasonably foreseeable, (b) such default will materially impair the value of the related mortgaged real property as security for such underlying mortgage loan or otherwise materially adversely affect the interests of series 2013-KSMC certificateholders, and (c) the default either would give rise to the immediate right to accelerate the underlying mortgage loan or such default is likely to continue unremedied for the applicable cure period under the terms of such underlying mortgage loan or, if no cure period is specified and the default is capable of being cured, for thirty (30) days, *provided* that if Freddie Mac’s approval is sought by the master servicer and not provided (and/or during the period that the master servicer is waiting for Freddie Mac’s approval), the master servicer’s servicing obligations with respect to such underlying mortgage loan will be to service such underlying mortgage loan as a non-specially serviced mortgage loan ; or
- any other default has occurred under the loan documents that, in the reasonable judgment of (i) the master servicer, or (ii) with the approval of the series 2013-KSMC directing party, the special servicer, has materially and adversely affected the value of the related mortgage loan or otherwise materially and adversely affected the interests of the series 2013-KSMC certificateholders and has continued unremedied for 30 days (irrespective of any grace period specified in the related mortgage note) and, *provided* that failure of the related borrower to obtain all-risk casualty insurance which does not contain any carveout for terrorist or similar act (other than such amounts as are specifically required under the related mortgage loan) will not apply with respect to this clause if the special servicer has determined in accordance with the Servicing Standard that either—
 - (1) such insurance is not available at commercially reasonable rates and that such hazards are not commonly insured against for properties similar to the mortgaged real property and located in or around the region in which such mortgaged real property is located, or
 - (2) such insurance is not available at any rate;

A Servicing Transfer Event with respect to a Servicing Transferred Crossed Loan shall not in and of itself constitute a Servicing Transfer Event with respect to any other underlying mortgage loan (if a Servicing Transfer Event would not otherwise have occurred but for giving effect to the cross-default provisions applicable to the Crossed Mortgage Loan Group) unless (i) the master servicer determines, in accordance with the Servicing Standard, that it is in the best interest of the series 2013-KSMC certificateholders (taken as a whole) to effect such a Servicing Transfer Event with respect to one or more underlying mortgage loans that are a part of the Crossed Mortgage Loan Group and (ii) Freddie Mac approves such Servicing Transfer Event with respect to one or more underlying mortgage loans in the Crossed Mortgage Loan Group.

A Servicing Transfer Event will cease to exist, if and when a specially serviced mortgage loan becomes a Corrected Mortgage Loan.

“Servicing Transferred Crossed Loan” means any underlying mortgage loan (including the Kings Gardens Mortgage Loan) with respect to which to a Servicing Transfer Event has occurred, (i) without giving effect to any cross-default provisions in the related loan documents or (ii) the occurrence of a Servicing Transfer Event with respect to any other underlying mortgage loan.

“Sole Certificateholder” means the holder (or holders provided they act in unanimity) of, collectively, 100% of the class B certificates having a class principal balance or notional amount, as applicable, greater than zero or an assignment of the series 2013-KSMC voting rights in respect of such classes of certificates; *provided, however*, that at the time of determination the class principal balances of the class A-1 and A-2 certificates have been reduced to zero.

“Special Servicer Aggregate Annual Cap” means \$300,000.

“Stated Principal Balance” means, with respect to any mortgage loan in the issuing entity (except with respect to any REO Property), as of any date of determination, an amount equal to (i) the Cut-off Date Principal Balance of such mortgage loan or with respect to a Qualified Substitute Mortgage Loan, the outstanding principal balance of such Qualified Substitute Mortgage Loan after application of all scheduled payments of principal and interest due during or prior to the month of substitution, whether or not received, minus (ii) the sum of:

- (a) the principal portion of each monthly payment due on such mortgage loan after the Cut-off Date (or, with respect to a Qualified Substitute Mortgage Loan, the applicable due date during the month of substitution), to the extent received from the related borrower or advanced by the master servicer or the trustee, as applicable, and distributed to the series 2013-KSMC certificateholders, on or before such date of determination;
- (b) all principal prepayments received with respect to such mortgage loan after the Cut-off Date (or, with respect to a Qualified Substitute Mortgage Loan, the applicable due date during the month of substitution), to the extent distributed to the series 2013-KSMC certificateholders, on or before such date of determination;
- (c) the principal portion of all insurance and condemnation proceeds and liquidation proceeds received with respect to such mortgage loan after the Cut-off Date (or, with respect to a Qualified Substitute Mortgage Loan, the applicable due date during the month of substitution), to the extent distributed to the series 2013-KSMC certificateholders, on or before such date of determination;
- (d) any reduction in the outstanding principal balance of such mortgage loan resulting from a valuation of the related mortgaged real property in an amount less than the then outstanding principal balance of such mortgage loan by a court of competent jurisdiction, initiated by a bankruptcy proceeding and that occurred prior to the determination date for the most recent distribution date; and
- (e) any reduction in the outstanding principal balance of such mortgage loan due to a modification by the special servicer pursuant to the series 2013-KSMC pooling and servicing agreement, which reduction occurred prior to the determination date for the most recent distribution date.

However, the “Stated Principal Balance” of any mortgage loan in the issuing entity will, in all cases, be zero as of the distribution date following the Collection Period in which it is determined that all amounts ultimately collectible with respect to that mortgage loan or any related REO Property have been received.

With respect to any REO Loan, as of any date of determination, “Stated Principal Balance” means an amount equal to (i) the Stated Principal Balance of the predecessor underlying mortgage loan (determined as set forth above), as of the date the related REO Property is acquired by the issuing entity, minus (ii) the sum of:

- (a) the principal portion of any P&I Advance made with respect to such REO Loan on or after the date the related REO Property is acquired by the issuing entity, to the extent distributed to series 2013-KSMC certificateholders on or before such date of determination; and
- (b) the principal portion of all insurance and condemnation proceeds, liquidation proceeds and all income, rents and profits derived from the ownership, operation or leasing of the related REO Property received with respect to such REO Loan, to the extent distributed to series 2013-KSMC certificateholders, on or before such date of determination.

“Successor Servicer Requirements” has the meaning assigned to that term under “The Series 2013-KSMC Pooling and Servicing Agreement—Resignation, Removal and Replacement of Servicers; Transfer of Servicing Duties—Resignation of the Master Servicer or the Special Servicer” in this information circular.

“Timing Guarantor Interest” means with respect to any distribution date and any class of Offered Principal Balance Certificates, the sum of (a) an amount equal to interest at the Weighted Average Net Mortgage Pass-Through Rate for the related Interest Accrual Period on any unreimbursed Timing Guarantor Payment for such class and (b) any such amount set forth in clause (a) for prior distribution dates that remains unreimbursed.

“Timing Guarantor Payment” means with respect to any distribution date and any class of Offered Principal Balance Certificates, any Balloon Guarantor Payment or Class Final Guarantor Payment.

“Total Units” means the estimated number of apartments at the particular property, regardless of the number or size of rooms in the apartments as reflected in information provided by the borrower or in the appraisal on which the most recent Appraised Value is based.

“Treasury” means the U.S. Department of the Treasury.

“Trust REMIC” means either one of two separate REMICs referred to in this information circular as the “Lower-Tier REMIC” and the “Upper-Tier REMIC.”

“Trustee Aggregate Annual Cap” means \$150,000.

“Trustee/Certificate Administrator/Custodian Aggregate Annual Cap” means if the same person or entity is acting as the trustee, the certificate administrator and the custodian, \$300,000 with respect to such person or entity.

“Unaffiliated Borrower” means a borrower that has delivered a certificate to the depositor, the trustee, the certificate administrator, the master servicer, the special servicer, the operating trust advisor and Freddie Mac certifying that such borrower and any Control Affiliate of such borrower (i) has no direct or indirect ownership or financial interest in the Controlling Class and (ii) has not entered into any contractual agreements or side letters relating to the Controlling Class or any direct or indirect ownership or financial interest in the Controlling Class or with any person or persons having any direct or indirect ownership or financial interest in the Controlling Class; provided, however, that a borrower shall be deemed to be an Unaffiliated Borrower if a Control Affiliate of such borrower owns less than 10% of an entity that has a direct or indirect interest in the Controlling Class and such Control Affiliate does not have any control rights with respect to such entity. Notwithstanding anything to the contrary set forth in this information circular, a borrower will be deemed to be an Affiliated Borrower so long as such borrower has not delivered a certificate described in the preceding sentence pursuant to the series 2013-KSMC pooling and servicing agreement.

“Unaffiliated Borrower Loan” means any underlying mortgage loan with an Unaffiliated Borrower.

“UST” means an underground storage tank.

“UW NCF DSCR” or “Underwritten Debt Service Coverage Ratio” means:

- with respect to any underlying mortgage loan, other than an underlying mortgage loan referred to in the following bullet, the ratio of—
 1. the Underwritten Net Cash Flow for the related mortgaged real property, to
 2. twelve times the monthly debt service payment for that mortgage loan due on the related due date in March 2013; and
- with respect to any underlying mortgage loan that is secured, including through cross-collateralization, by multiple mortgaged real properties, the ratio of—
 1. the total Underwritten Net Cash Flow for those properties, to
 2. twelve times the monthly debt service payment(s) for that mortgage loan, and all other underlying mortgage loans with which it is cross-collateralized, due on the related due date in March 2013;

provided that, if the subject mortgage loan is currently in an interest-only period, then the amount in clause 2 of either bullet of this definition with respect to such mortgage loan will be either (a) if that interest-only period extends to maturity, the aggregate of the first twelve monthly debt service payments to be due on such mortgage loan or (b) if that interest-only period ends prior to maturity, twelve times the monthly debt service payment to be due on such mortgage loan on the first due date after amortization begins.

“UW NCF DSCR (IO)” or “Underwritten Debt Service Coverage Ratio (IO)” means:

- with respect to any underlying mortgage loan that is currently in an interest-only period, other than an underlying mortgage loan referred to in the following bullet, the ratio of—
 1. the Underwritten Net Cash Flow for the related mortgaged real property, to
 2. an amount equal to the aggregate of the first twelve monthly debt service payments due on such mortgage loan; and
- with respect to any underlying mortgage loan that is currently in an interest-only period and is cross-collateralized or secured by multiple mortgaged real properties, the ratio of—
 1. the total Underwritten Net Cash Flow for those properties, to
 2. an amount equal to the aggregate of the first twelve monthly debt service payments due on such underlying mortgage loan, and all other mortgage loans with which it is cross-collateralized.

“UW EGI” or “Underwritten Effective Gross Income” means, with respect to any mortgaged real property securing an underlying mortgage loan, the Estimated Annual Revenues for that property.

“UW NCF” or “Underwritten Net Cash Flow” means, with respect to each of the mortgaged real properties securing an underlying mortgage loan, the estimated total cash flow from that property expected to be available for annual debt service on the related underlying mortgage loan. In general, that estimate:

- was made at the time of origination of the related underlying mortgage loan or in connection with the transactions described in this information circular; and
- is equal to the excess of—
 1. the Estimated Annual Revenues for the property, over
 2. the Estimated Annual Operating Expenses for the property.

The management fees and reserves assumed in calculating Underwritten Net Cash Flow differ in many cases from actual management fees and reserves actually required under the loan documents for the related underlying mortgage loans. In addition, actual conditions at the mortgaged real properties will differ, and may differ substantially, from the conditions assumed in calculating Underwritten Net Cash Flow. Furthermore, the Underwritten Net Cash Flow for each of the mortgaged real properties does not reflect the effects of future competition or economic cycles. Accordingly, we cannot assure you that the Underwritten Net Cash Flow for any of the mortgaged real properties shown on Exhibit A-1 to this information circular will be representative of the actual future net cash flow for the particular property.

Underwritten Net Cash Flow and the revenues and expenditures used to determine Underwritten Net Cash Flow for each of the mortgaged real properties are derived from generally unaudited information furnished by the related borrower. However, in some cases, an accounting firm performed agreed upon procedures, or employees of the related originator performed cash flow verification procedures, that were intended to identify any errors in the information provided by the related borrower. Audits of information furnished by borrowers could result in changes to the information. These changes could, in turn, result in the Underwritten Net Cash Flow shown on Exhibit A-1 to this information circular being overstated. Net income for any of the underlying real properties as determined under GAAP would not be the same as the Underwritten Net Cash Flow for the property shown on Exhibit A-1 to this information circular. In addition, Underwritten Net Cash Flow is not a substitute for or comparable to operating income as determined in accordance with GAAP as a measure of the results of the property’s operations nor a substitute for cash flows from operating activities determined in accordance with GAAP as a measure of liquidity.

“UW NOI” or “Underwritten Net Operating Income” means, with respect to each of the mortgaged real properties securing an underlying mortgage loan in the issuing entity, the Underwritten Net Cash Flow for the property, increased by any and all of the following items that were included in the Estimated Annual Operating Expenses for the property for purposes of calculating that Underwritten Net Cash Flow:

- underwritten recurring replacement reserve amounts; and
- capital improvements, including recurring capital improvements.

“United States” or “U.S.” means the United States of America.

“Unreimbursed Indemnification Expenses” means indemnification amounts payable by the Issuing Entity to the depositor, master servicer, special servicer, the operating trust advisor, the custodian, the certificate administrator or trustee in excess of the Depositor Aggregate Annual Cap, the Trustee Aggregate Annual Cap or the Certificate Administrator/Custodian Aggregate Annual Cap (if different persons or entities are the trustee and certificate administrator/custodian), the Trustee/Certificate Administrator/Custodian Aggregate Annual Cap (if the same person or entity is the trustee and certificate administrator/custodian), the Master Servicer Aggregate Annual Cap, the Special Servicer Aggregate Annual Cap and the Operating Trust Advisor Aggregate Annual Cap, as the case may be, which have not been previously reimbursed.

“Upper-Tier REMIC” means the REMIC identified as such, and described under, “Certain Federal Income Tax Consequences” in this information circular.

“Weighted Average Net Mortgage Pass-Through Rate” means, for each distribution date, the weighted average of the respective Net Mortgage Pass-Through Rates with respect to all of the underlying mortgage loans for that distribution date, weighted on the basis of their respective Stated Principal Balances immediately prior to that distribution date.

“Workout-Delayed Reimbursement Amount” has the meaning assigned to that term under “Description of the Series 2013-KSMC Certificates—Advances of Delinquent Monthly Debt Service Payments” in this information circular.

“Year Built” means, with respect to any mortgaged real property securing an underlying mortgage loan, the year when construction of the property was principally completed, as reflected in information provided by the borrower or in the appraisal on which the most recent Appraised Value of the property is based or the engineering report.

“Year Renovated” means, with respect to any mortgaged real property securing an underlying mortgage loan, the year when the most recent substantial renovation of the property, if any, was principally completed, as reflected in information provided by the borrower or in the appraisal on which the most recent Appraised Value of the property is based or the engineering report.

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EXHIBIT A-1

**CERTAIN CHARACTERISTICS OF THE UNDERLYING
MORTGAGE LOANS AND THE RELATED MORTGAGED REAL PROPERTIES**

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Exhibit A-1 FREMF 2013-KSMC

Loan No. / Property No.	Footnotes	Number of Properties	Property Name	Originator	Street Address	Property City	Property State	Zip Code	County	Property Type	Property Subtype	Year Built	Year Renovated	Total Units	Cut-Off Date Balance/Unit	Unit of Measure
1		1	Summit Hills Apartments	Berkadia Commercial Mortgage LLC	1701 East West Highway	Silver Spring	MD	20910	Montgomery	Multifamily	High Rise	1960	N/A	1,121	120,428	Units
2		1	Parliaments Apartments	Berkadia Commercial Mortgage LLC	7409 Eastmoreland Road	Annandale	VA	22003	Fairfax	Multifamily	Mid Rise	1969	2010	750	88,000	Units
3		1	Powder Mill Village	Berkadia Commercial Mortgage LLC	3625 Powder Mill Road	Beltsville	MD	20705	Prince George's	Multifamily	Garden	1965	N/A	757	64,597	Units
4		1	Southview Apartments	Berkadia Commercial Mortgage LLC	1311 Southview Drive	Oxon Hill	MD	20745	Prince George's	Multifamily	Garden	1961	N/A	1,402	34,750	Units
5		1	Oxon Hill Village	Berkadia Commercial Mortgage LLC	2260 Alice Avenue	Oxon Hill	MD	20745	Prince George's	Multifamily	Garden	1964	N/A	844	51,143	Units
6		1	Bayvue Apartments	Berkadia Commercial Mortgage LLC	1293 Bayside Avenue	Woodbridge	VA	22191	Prince William	Multifamily	Garden	1965	N/A	670	61,806	Units
7		1	Palisades Of Towson	Berkadia Commercial Mortgage LLC	212 Washington Avenue	Towson	MD	21204	Baltimore	Multifamily	High Rise	2010	N/A	357	109,944	Units
8		1	Carrage Hill Apartments	Berkadia Commercial Mortgage LLC	3416 Curtis Drive	Suitland	MD	20746	Prince George's	Multifamily	Mid Rise	1965	N/A	960	40,552	Units
9		1	Chateau Apartments	Berkadia Commercial Mortgage LLC	9727 Mount Pisgah Road	Silver Spring	MD	20903	Montgomery	Multifamily	High Rise	1968	2008	400	95,790	Units
10		1	Triangle Towers	Berkadia Commercial Mortgage LLC	4853 Cordell Avenue	Bethesda	MD	20814	Montgomery	Multifamily	High Rise	1965	2012	260	147,115	Units
11		1	Kent Village Apartments	Berkadia Commercial Mortgage LLC	6707 Hawthorne Street	Landover	MD	20785	Prince George's	Multifamily	Garden	1949	N/A	810	46,370	Units
12		1	Twin Towers	Berkadia Commercial Mortgage LLC	1110 Fidler Lane	Silver Spring	MD	20910	Montgomery	Multifamily	High Rise	1966	2002	340	105,882	Units
13		1	Kings Gardens Apartments	Berkadia Commercial Mortgage LLC	6300 South Kings Highway	Alexandria	VA	22306	Fairfax	Multifamily	Garden	1965	N/A	443	80,339	Units
14		1	Miramont Apartments	Berkadia Commercial Mortgage LLC	6040 California Circle	Rockville	MD	20852	Montgomery	Multifamily	Mid Rise	1986	2012	300	114,767	Units
15		1	Woodland Landing Apartments	Berkadia Commercial Mortgage LLC	10023 Greenbelt Road	Lanham	MD	20706	Prince George's	Multifamily	Garden	1968	N/A	443	71,670	Units
16		1	Fountain Club Apartments	Berkadia Commercial Mortgage LLC	7604 Fontainebleau Drive	New Carrollton	MD	20784	Prince George's	Multifamily	Garden	1964	N/A	459	68,279	Units
17		1	Silver Spring Towers	Berkadia Commercial Mortgage LLC	816 Easley Street	Silver Spring	MD	20910	Montgomery	Multifamily	High Rise	1966	2011	432	70,116	Units
18		1	Vienna Park Apartments	Berkadia Commercial Mortgage LLC	212 Cedar Lane Southeast	Vienna	VA	22180	Fairfax	Multifamily	Garden	1963	2011	300	90,933	Units
19		1	Campus Gardens Apartments	Berkadia Commercial Mortgage LLC	2200 Phelps Road	Hyattsville	MD	20783	Prince George's	Multifamily	Garden	1959	2007	445	58,337	Units
20		1	Gateway Gardens Apartments	Berkadia Commercial Mortgage LLC	4203 58th Avenue	Bladensburg	MD	20710	Prince George's	Multifamily	Garden	1963	N/A	567	45,697	Units
21		1	Cavalier Club Apartments	Berkadia Commercial Mortgage LLC	6200 Wilson Boulevard	Falls Church	VA	22044	Fairfax	Multifamily	High Rise	1965	N/A	220	109,455	Units
22		1	Key Landing Apartments	Berkadia Commercial Mortgage LLC	8499 Lynch Road	Durdaik	MD	21222	Baltimore	Multifamily	Garden	1960	1999	505	47,129	Units
23		1	Longview Apartments	Berkadia Commercial Mortgage LLC	13723 Lynn Street	Woodbridge	VA	22191	Prince William	Multifamily	Garden	1968	N/A	374	63,075	Units
24		1	Nob Hill Apartments	Berkadia Commercial Mortgage LLC	9120 Piney Branch Road	Silver Spring	MD	20903	Montgomery	Multifamily	Garden	1960	N/A	396	59,571	Units
25		1	Deertree Apartments	Berkadia Commercial Mortgage LLC	10000 Greenside Drive	Cockeysville	MD	21030	Baltimore	Multifamily	Garden	1966	N/A	477	47,883	Units
26	(10)	1	Charles Towers Apartments	Berkadia Commercial Mortgage LLC	222 North Charles Street	Baltimore	MD	21201	Baltimore City	Multifamily	High Rise	1968	2006	442	51,448	Units
27		1	Claridge House Apartments	Berkadia Commercial Mortgage LLC	2445 Lyttonville Road	Silver Spring	MD	20910	Montgomery	Multifamily	High Rise	1966	2010	241	92,905	Units
28		1	Steward Manor Apartments	Berkadia Commercial Mortgage LLC	106 Morris Drive	Laurel	MD	20707	Prince George's	Multifamily	Garden	1958	N/A	422	51,919	Units
29		1	Park Charles Apartments	Berkadia Commercial Mortgage LLC	218 North Charles Street	Baltimore	MD	21201	Baltimore City	Multifamily	High Rise	1986	N/A	252	84,623	Units
30		1	Highview Apartments	Berkadia Commercial Mortgage LLC	7004 Highview Terrace	Hyattsville	MD	20782	Prince George's	Multifamily	Garden	1961	N/A	304	69,901	Units
31		1	Park Place Apartments	Berkadia Commercial Mortgage LLC	3700 Seven Mile Lane	Baltimore	MD	21208	Baltimore	Multifamily	Garden	1972	N/A	390	52,051	Units
32		1	Lakeside North Apartments	Berkadia Commercial Mortgage LLC	4300 Ridge Road	Greenbelt	MD	20720	Prince George's	Multifamily	Garden	1964	N/A	277	72,960	Units
33		1	Landmark Ridge Apartments	Berkadia Commercial Mortgage LLC	6161 Edsall Road	Alexandria	VA	22304	Alexandria City	Multifamily	High Rise	1971	N/A	207	92,126	Units
34		1	Admiral Farragut Apartments	Berkadia Commercial Mortgage LLC	230A Hilltop Lane	Annapolis	MD	21403	Anne Arundel	Multifamily	Garden	1963	2012	290	65,207	Units
35		1	Residences At Oella Mill	Berkadia Commercial Mortgage LLC	840 Oella Avenue	Elicott City	MD	21043	Howard	Multifamily	Mid Rise	1918	2008	147	115,646	Units
36		1	Marborough House Apartments	Berkadia Commercial Mortgage LLC	3001 Branch Avenue	Hillcrest Heights	MD	20748	Prince George's	Multifamily	High Rise	1964	2007	334	49,940	Units
37		1	Middletowne Apartments	Berkadia Commercial Mortgage LLC	14800 4th Street	Laurel	MD	20707	Prince George's	Multifamily	Garden	1972	N/A	296	52,804	Units
38		1	Watermill Apartments	Berkadia Commercial Mortgage LLC	14 Enchanted Hills Road	Owings Mills	MD	21117	Baltimore	Multifamily	Garden	1964	1998	284	53,239	Units
39		1	Daniels Run Apartments	Berkadia Commercial Mortgage LLC	9228 Edwards Way	Adelphi	MD	20783	Prince George's	Multifamily	Mid Rise	1989	2007	144	103,542	Units
40		1	Summit Crest Apartments	Berkadia Commercial Mortgage LLC	38 North Summit Drive	Gaithersburg	MD	20877	Montgomery	Multifamily	Garden	1963	N/A	232	63,621	Units
41		1	University Gardens Apartments	Berkadia Commercial Mortgage LLC	1700 Jasmine Terrace	Adelphi	MD	20783	Prince George's	Multifamily	Garden	1958	2012	382	36,492	Units
42		1	Penn Southern Apartments	Berkadia Commercial Mortgage LLC	4113 Southern Avenue	Capitol Heights	MD	20743	Prince George's	Multifamily	Garden	1960	N/A	307	44,137	Units
43		1	Hampshire West Apartments	Berkadia Commercial Mortgage LLC	1432 Hampshire West Court	Silver Spring	MD	20903	Montgomery	Multifamily	Garden	1963	2007	184	72,935	Units
44		1	North Forest Apartments	Berkadia Commercial Mortgage LLC	1827 Crofton Parkway	Crofton	MD	21114	Anne Arundel	Multifamily	Garden	1971	N/A	183	72,623	Units
45		1	Horizon House Apartments	Berkadia Commercial Mortgage LLC	1101 North Calvert Street	Baltimore	MD	21202	Baltimore City	Multifamily	High Rise	1965	N/A	219	58,447	Units
46		1	Roland Ridge Apartments	Berkadia Commercial Mortgage LLC	4411 La Plata Avenue	Baltimore	MD	21211	Baltimore City	Multifamily	Garden	1962	1997	286	43,392	Units
47		1	Liberty Place Apartments	Berkadia Commercial Mortgage LLC	1 Liberty Place	Baltimore	MD	21244	Baltimore	Multifamily	Garden	1964	1998	294	40,680	Units
48		1	Cherry Arms Apartments	Berkadia Commercial Mortgage LLC	7131 Richmond Highway	Alexandria	VA	22306	Fairfax	Multifamily	Garden	1965	2010	168	67,560	Units
49		1	Marboro Classic Apartments	Berkadia Commercial Mortgage LLC	410 West Lombard Street	Baltimore	MD	21201	Baltimore	Multifamily	Student	1890	2010	138	75,493	Units
50		1	Merion Apartments	Berkadia Commercial Mortgage LLC	12290 Green Meadow Drive	Columbia	MD	21044	Howard	Multifamily	Mid Rise	1988	2012	120	86,667	Units
51		1	Laurel Park Apartments	Berkadia Commercial Mortgage LLC	801 8th Street	Laurel	MD	20707	Prince George's	Multifamily	Garden	1960	2012	176	52,955	Units
52		1	Carlyle Apartments	Berkadia Commercial Mortgage LLC	1668 Carlyle Drive	Crofton	MD	21114	Anne Arundel	Multifamily	Garden	1966	N/A	100	89,600	Units
53		1	Park Ritchie Apartments	Berkadia Commercial Mortgage LLC	7600 Maple Avenue	Takoma Park	MD	20912	Montgomery	Multifamily	High Rise	1967	2009	189	46,720	Units
54		1	Hampshire Village Apartments	Berkadia Commercial Mortgage LLC	1319 Merrimac Drive	Hyattsville	MD	20783	Prince George's	Multifamily	Garden	1949	2008	200	40,000	Units
55		1	Capital View Apartments	Berkadia Commercial Mortgage LLC	4301 57th Avenue	Bladensburg	MD	20710	Prince George's	Multifamily	Garden	1950	N/A	140	55,571	Units
56		1	Woodbridge Forest Apartments	Berkadia Commercial Mortgage LLC	1511 Monroe Drive	Woodbridge	VA	22191	Prince William	Multifamily	Garden	1966	2010	152	50,658	Units
57		1	Galler Towers Apartments	Berkadia Commercial Mortgage LLC	111 West Centre Street	Baltimore	MD	21201	Baltimore	Multifamily	High Rise	1968	1998	144	53,194	Units
58		1	Top Of The Park Apartments	Berkadia Commercial Mortgage LLC	4009 Gallatin Street	Hyattsville	MD	20781	Prince George's	Multifamily	Mid Rise	1960	2012	107	68,131	Units
59		1	Fountain Park Apartments	Berkadia Commercial Mortgage LLC	5122 Kenilworth Avenue	Hyattsville	MD	20781	Prince George's	Multifamily	Garden	1956	2006	156	45,705	Units
60		1	Aquahart Manor Apartments	Berkadia Commercial Mortgage LLC	1020 Cayer Drive	Glen Bernie	MD	21061	Anne Arundel	Multifamily	Garden	1965	N/A	124	54,516	Units
61		1	39 West Lexington Apartments	Berkadia Commercial Mortgage LLC	39 West Lexington Street	Baltimore	MD	21201	Baltimore City	Multifamily	Student	1916	2008	182	33,791	Units
62		1	Wildercroft Terrace Apartments	Berkadia Commercial Mortgage LLC	6815 Riverdale Road	Riverdale	MD	20737	Prince George's	Multifamily	Garden	1964	N/A	132	45,758	Units
63		1	Chestnut Ridge Apartments	Berkadia Commercial Mortgage LLC	6872 Riverdale Road	Lanham	MD	20706	Prince George's	Multifamily	Garden	1966	2012	127	46,220	Units
64		1	Laurelton Court Apartments	Berkadia Commercial Mortgage LLC	704 Gorman Avenue	Laurel	MD	20707	Prince George's	Multifamily	Garden	1962	N/A	132	38,788	Units
65		1	Dona Apartments	Berkadia Commercial Mortgage LLC	405 Armstrong Court	Laurel	MD	20707	Prince George's	Multifamily	Garden	1961	N/A	96	52,917	Units
66		1	The Atrium At Market Center	Berkadia Commercial Mortgage LLC	118 North Howard Street	Baltimore	MD	21201	Baltimore	Multifamily	High Rise	1924	2002	173	28,902	Units
67		1	South Hill Apartments	Berkadia Commercial Mortgage LLC	4105 Southern Avenue	Capitol Heights	MD	20743	Prince George's	Multifamily	Mid Rise	1964	N/A	69	52,464	Units
68		1	Serene Gardens Apartments	Berkadia Commercial Mortgage LLC	1713 Jasmine Terrace	Adelphi	MD	20783	Prince George's	Multifamily	Garden	1958	2012	76	45,395	Units
69		1	Redwood Square Apartments	Berkadia Commercial Mortgage LLC	412-420 West Lombard Street	Baltimore	MD	21201	Baltimore City	Multifamily	Student	1907	1983	53	48,038	Units

Exhibit A-1 FREMF 2013-KSMC

Loan No. / Property No.	Footnotes	Number of Properties	Property Name	Occupancy %	Occupancy As of Date	Loan Purpose (Acquisition, Refinance)	Single Purpose Borrowing Entity / Single Asset Borrowing Entity	Crossed Loans ⁽¹⁾	Related Borrower Loans ⁽²⁾	Payment Date	Late Charge Grace Period	Note Date	First Payment Date	Maturity Date	Original Loan Amount	Cut-Off Date Loan Amount	% of Cut-Off Date Pool Balance	Maturity Balance
1		1	Summit Hills Apartments	97.5%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	135,000,000	135,000,000	9.0%	113,301,425
2		1	Parliaments Apartments	96.5%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	66,000,000	66,000,000	4.4%	55,391,808
3		1	Powder Mill Village	95.6%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	48,900,000	48,900,000	3.3%	41,040,294
4		1	Southview Apartments	98.3%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	48,720,000	48,720,000	3.2%	40,889,225
5		1	Oxon Hill Village	95.9%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	43,165,000	43,165,000	2.9%	36,227,082
6		1	Bayvue Apartments	94.5%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	41,410,000	41,410,000	2.8%	34,754,163
7		1	Paisades Of Towson	93.8%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	39,250,000	39,250,000	2.6%	32,941,340
8		1	Carriage Hill Apartments	94.9%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	38,930,000	38,930,000	2.6%	32,672,774
9		1	Chateau Apartments	96.0%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	38,316,000	38,316,000	2.6%	32,157,462
10		1	Triangle Towers	99.6%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	38,250,000	38,250,000	2.6%	32,102,070
11		1	Kent Village Apartments	98.9%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	37,560,000	37,560,000	2.5%	31,522,974
12		1	Twin Towers	97.6%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	36,000,000	36,000,000	2.4%	30,213,713
13		1	Kings Gardens Apartments	98.4%	2/1/2013	Refinance	SPE	Group 2	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	35,590,000	35,590,000	2.4%	29,869,613
14		1	Miramont Apartments	98.7%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	34,430,000	34,430,000	2.3%	28,896,060
15		1	Woodland Landing Apartments	98.4%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	31,750,000	31,750,000	2.1%	26,646,817
16		1	Fountain Club Apartments	92.4%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	31,340,000	31,340,000	2.1%	26,302,716
17		1	Silver Spring Towers	99.5%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	30,290,000	30,290,000	2.0%	25,421,483
18		1	Vienna Park Apartments	98.3%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	27,280,000	27,280,000	1.8%	22,895,281
19		1	Campus Gardens Apartments	98.4%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	25,960,000	25,960,000	1.7%	21,787,444
20		1	Gateway Gardens Apartments	97.2%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	25,910,000	25,910,000	1.7%	21,745,481
21		1	Cavalier Club Apartments	98.6%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	24,080,000	24,080,000	1.6%	20,209,617
22		1	Key Landing Apartments	94.1%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	23,800,000	23,800,000	1.6%	19,974,622
23		1	Longview Apartments	97.1%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	23,590,000	23,590,000	1.6%	19,798,375
24		1	Nob Hill Apartments	99.7%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	23,590,000	23,590,000	1.6%	19,798,375
25		1	Deertree Apartments	98.7%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	22,840,000	22,840,000	1.5%	19,168,923
26	(10)	1	Charles Towers Apartments	98.4%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	22,740,000	22,740,000	1.5%	19,084,996
27		1	Claridge House Apartments	95.9%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	22,390,000	22,390,000	1.5%	18,791,251
28		1	Steward Manor Apartments	96.0%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	21,910,000	21,910,000	1.5%	18,388,402
29		1	Park Charles Apartments	98.8%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	21,325,000	21,325,000	1.4%	17,897,429
30		1	Highview Apartments	97.4%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	21,250,000	21,250,000	1.4%	17,834,484
31		1	Park Place Apartments	99.7%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	20,300,000	20,300,000	1.4%	17,037,177
32		1	Lakeside North Apartments	98.9%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	20,210,000	20,210,000	1.3%	16,961,643
33		1	Landmark Ridge Apartments	99.5%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	19,070,000	19,070,000	1.3%	16,004,875
34		1	Admiral Farragut Apartments	99.7%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	18,910,000	18,910,000	1.3%	15,870,592
35		1	Residences At Oella Mill	98.0%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	17,000,000	17,000,000	1.1%	14,267,587
36		1	Marlborough House Apartments	98.8%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	16,680,000	16,680,000	1.1%	13,999,021
37		1	Middletowne Apartments	98.6%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	15,630,000	15,630,000	1.0%	13,117,787
38		1	Watermill Apartments	98.9%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	15,120,000	15,120,000	1.0%	12,689,760
39		1	Daniels Run Apartments	94.4%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	14,910,000	14,910,000	1.0%	12,513,513
40		1	Summit Crest Apartments	93.1%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	14,760,000	14,760,000	1.0%	12,387,622
41		1	University Gardens Apartments	99.0%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	13,940,000	13,940,000	0.9%	11,699,421
42		1	Penn Southern Apartments	95.1%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	13,550,000	13,550,000	0.9%	11,372,106
43		1	Hampshire West Apartments	98.4%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	13,420,000	13,420,000	0.9%	11,263,001
44		1	North Forest Apartments	99.5%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	13,290,000	13,290,000	0.9%	11,153,896
45		1	Horizon House Apartments	98.2%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	12,800,000	12,800,000	0.9%	10,742,654
46		1	Roland Ridge Apartments	100.0%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	12,410,000	12,410,000	0.8%	10,415,338
47		1	Liberty Place Apartments	99.7%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	11,960,000	11,960,000	0.8%	10,037,667
48		1	Cherry Arms Apartments	97.6%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	11,350,000	11,350,000	0.8%	9,525,712
49		1	Marlboro Classic Apartments	97.8%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	10,418,000	10,418,000	0.7%	8,743,513
50		1	Merion Apartments	100.0%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	10,400,000	10,400,000	0.7%	8,728,406
51		1	Laurel Park Apartments	98.3%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	9,320,000	9,320,000	0.6%	7,821,995
52		1	Carlyle Apartments	100.0%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	8,960,000	8,960,000	0.6%	7,519,858
53		1	Park Ritchie Apartments	100.0%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	8,830,000	8,830,000	0.6%	7,410,752
54		1	Hampshire Village Apartments	100.0%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	8,000,000	8,000,000	0.5%	6,714,159
55		1	Capital View Apartments	98.6%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	7,780,000	7,780,000	0.5%	6,529,519
56		1	Woodbridge Forest Apartments	100.0%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	7,700,000	7,700,000	0.5%	6,462,378
57		1	Gallery Towers Apartments	99.3%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	7,660,000	7,660,000	0.5%	6,428,807
58		1	Top Of The Park Apartments	100.0%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	7,290,000	7,290,000	0.5%	6,118,277
59		1	Fountain Park Apartments	98.7%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	7,130,000	7,130,000	0.5%	5,983,994
60		1	Aquahart Manor Apartments	99.2%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	6,760,000	6,760,000	0.5%	5,673,464
61		1	39 West Lexington Apartments	97.8%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	6,150,000	6,150,000	0.4%	5,161,509
62		1	Wildercroft Terrace Apartments	96.2%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	6,040,000	6,040,000	0.4%	5,069,190
63		1	Chestnut Ridge Apartments	98.4%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	5,870,000	5,870,000	0.4%	4,926,514
64		1	Laurelton Court Apartments	100.0%	2/1/2013	Refinance	SPE	Group 1	Group 1	1	10	12/20/2012	2/1/2013	1/1/2023	5,120,000	5,120,000	0.3%	4,297,061
65		1	Dona Apartments	96.9%														

Exhibit A-1 FREMF 2013-KSMC

Loan No. / Property No.	Footnotes	Number of Properties	Property Name	Gross Interest Rate	Administration Fee Rate ⁽⁹⁾	Net Mortgage Interest Rate	Accrual Basis	Loan Amortization Type	Monthly Debt Service Amount (Amortizing) ⁽⁸⁾	Amortization Term (Original)	Amortization Term (Remaining)	Loan Term (Original)	Loan Term (Remaining)	IO Period	Seasoning	Prepayment Provision ⁽⁹⁾	Appraisal Valuation Date	Appraised Value
1		1	Summit Hills Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	634,434.03	360	360	120	118	24	2	L(26) D(87) O(7)	8/6/2012	222,100,000
2		1	Parliaments Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	310,167.75	360	360	120	118	24	2	L(26) D(87) O(7)	8/6/2012	96,000,000
3		1	Powder Mill Village	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	229,806.10	360	360	120	118	24	2	L(26) D(87) O(7)	8/15/2012	93,100,000
4		1	Southview Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	228,960.19	360	360	120	118	24	2	L(26) D(87) O(7)	8/16/2012	101,000,000
5		1	Oxon Hill Village	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	202,854.41	360	360	120	118	24	2	L(26) D(87) O(7)	8/16/2012	82,600,000
6		1	Bayvue Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	194,606.76	360	360	120	118	24	2	L(26) D(87) O(7)	8/7/2012	63,300,000
7		1	Paisades Of Towson	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	184,455.82	360	360	120	118	24	2	L(26) D(87) O(7)	8/13/2012	70,000,000
8		1	Carriage Hill Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	182,951.98	360	360	120	118	24	2	L(26) D(87) O(7)	8/6/2012	70,900,000
9		1	Chateau Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	180,066.48	360	360	120	118	24	2	L(26) D(87) O(7)	8/14/2012	70,000,000
10		1	Triangle Towers	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	179,756.31	360	360	120	118	24	2	L(26) D(87) O(7)	8/24/2012	64,800,000
11		1	Kent Village Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	176,513.65	360	360	120	118	24	2	L(26) D(87) O(7)	8/16/2012	75,900,000
12		1	Twin Towers	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	169,182.41	360	360	120	118	24	2	L(26) D(87) O(7)	8/22/2012	62,600,000
13		1	Kings Gardens Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	167,255.61	360	360	120	118	24	2	L(26) D(87) O(7)	8/8/2012	53,700,000
14		1	Miramont Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	161,804.17	360	360	120	118	24	2	L(26) D(87) O(7)	8/24/2012	52,200,000
15		1	Woodland Landing Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	149,209.48	360	360	120	118	24	2	L(26) D(87) O(7)	8/15/2012	54,100,000
16		1	Fountain Club Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	147,282.68	360	360	120	118	24	2	L(26) D(87) O(7)	8/15/2012	52,500,000
17		1	Silver Spring Towers	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	142,348.20	360	360	120	118	24	2	L(26) D(87) O(7)	8/8/2012	59,400,000
18		1	Vienna Park Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	128,202.67	360	360	120	118	24	2	L(26) D(87) O(7)	8/6/2012	43,500,000
19		1	Campus Gardens Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	121,999.31	360	360	120	118	24	2	L(26) D(87) O(7)	8/9/2012	39,000,000
20		1	Gateway Gardens Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	121,764.34	360	360	120	118	24	2	L(26) D(87) O(7)	8/15/2012	50,600,000
21		1	Cavalier Club Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	113,164.23	360	360	120	118	24	2	L(26) D(87) O(7)	8/14/2012	35,600,000
22		1	Key Landing Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	111,848.37	360	360	120	118	24	2	L(26) D(87) O(7)	8/16/2012	39,800,000
23		1	Longview Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	110,861.47	360	360	120	118	24	2	L(26) D(87) O(7)	8/7/2012	36,200,000
24		1	Nob Hill Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	110,861.47	360	360	120	118	24	2	L(26) D(87) O(7)	8/9/2012	33,000,000
25		1	Deertree Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	107,336.84	360	360	120	118	24	2	L(26) D(87) O(7)	8/13/2012	42,800,000
26	(10)	1	Charles Towers Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	106,866.89	360	360	120	118	24	2	L(26) D(87) O(7)	8/7/2012	39,600,000
27		1	Claridge House Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	105,222.06	360	360	120	118	24	2	L(26) D(87) O(7)	8/9/2012	41,300,000
28		1	Steward Manor Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	102,966.29	360	360	120	118	24	2	L(26) D(87) O(7)	8/3/2012	41,500,000
29		1	Park Charles Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	100,217.08	360	360	120	118	24	2	L(26) D(87) O(7)	8/16/2012	36,200,000
30		1	Highview Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	99,864.62	360	360	120	118	24	2	L(26) D(87) O(7)	8/16/2012	34,700,000
31		1	Park Place Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	95,400.08	360	360	120	118	24	2	L(26) D(87) O(7)	8/14/2012	30,400,000
32		1	Lakeside North Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	94,977.12	360	360	120	118	24	2	L(26) D(87) O(7)	8/15/2012	30,700,000
33		1	Landmark Ridge Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	89,619.68	360	360	120	118	24	2	L(26) D(87) O(7)	8/14/2012	28,900,000
34		1	Admiral Farragut Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	88,867.76	360	360	120	118	24	2	L(26) D(87) O(7)	8/7/2012	30,200,000
35		1	Residences At Oella Mill	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	79,891.69	360	360	120	118	24	2	L(26) D(87) O(7)	8/7/2012	29,500,000
36		1	Marlborough House Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	78,387.85	360	360	120	118	24	2	L(26) D(87) O(7)	8/16/2012	32,400,000
37		1	Middletowne Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	73,453.36	360	360	120	118	24	2	L(26) D(87) O(7)	8/9/2012	26,000,000
38		1	Watermill Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	71,056.61	360	360	120	118	24	2	L(26) D(87) O(7)	8/16/2012	23,600,000
39		1	Daniels Run Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	70,069.71	360	360	120	118	24	2	L(26) D(87) O(7)	8/14/2012	24,100,000
40		1	Summit Crest Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	69,364.79	360	360	120	118	24	2	L(26) D(87) O(7)	8/24/2012	22,500,000
41		1	University Gardens Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	65,511.19	360	360	120	118	24	2	L(26) D(87) O(7)	8/10/2012	28,600,000
42		1	Penn Southern Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	63,678.38	360	360	120	118	24	2	L(26) D(87) O(7)	8/16/2012	27,000,000
43		1	Hampshire West Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	63,067.44	360	360	120	118	24	2	L(26) D(87) O(7)	8/14/2012	20,500,000
44		1	North Forest Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	62,456.51	360	360	120	118	24	2	L(26) D(87) O(7)	8/7/2012	21,600,000
45		1	Horizon House Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	60,153.74	360	360	120	118	24	2	L(26) D(87) O(7)	8/14/2012	22,000,000
46		1	Roland Ridge Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	58,320.94	360	360	120	118	24	2	L(26) D(87) O(7)	8/13/2012	19,500,000
47		1	Liberty Place Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	56,206.16	360	360	120	118	24	2	L(26) D(87) O(7)	8/10/2012	18,900,000
48		1	Cherry Arms Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	53,339.45	360	360	120	118	24	2	L(26) D(87) O(7)	8/8/2012	20,500,000
49		1	Marlboro Classic Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	48,959.51	360	360	120	118	24	2	L(26) D(87) O(7)	8/16/2012	15,600,000
50		1	Merion Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	48,874.92	360	360	120	118	24	2	L(26) D(87) O(7)	8/9/2012	18,000,000
51		1	Laurel Park Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	43,799.45	360	360	120	118	24	2	L(26) D(87) O(7)	8/3/2012	16,400,000
52		1	Carlyle Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	42,107.62	360	360	120	118	24	2	L(26) D(87) O(7)	8/7/2012	13,350,000
53		1	Park Ritchie Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	41,496.68	360	360	120	118	24	2	L(26) D(87) O(7)	8/8/2012	16,000,000
54		1	Hampshire Village Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	37,596.09	360	360	120	118	24	2	L(26) D(87) O(7)	8/10/2012	15,400,000
55		1	Capital View Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	36,562.20	360	360	120	118	24	2	L(26) D(87) O(7)	8/15/2012	12,800,000
56		1	Woodbridge Forest Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	36,186.24	360	360	120	118	24	2	L(26) D(87) O(7)	8/7/2012	14,600,000
57		1	Gallery Towers Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	35,998.26	360	360	120	118	24	2	L(26) D(87) O(7)	8/15/2012	14,700,000
58		1	Top Of The Park Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	34,259.44	360	360	120	118	24	2	L(26) D(87) O(7)	8/15/2012	12,700,000
59		1	Fountain Park Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	33,507.52	360	360	120	118	24	2	L(26) D(87) O(7)	8/22/2012	15,800,000
60		1	Aquahart Manor Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	31,768.70	360	360	120	118	24	2	L(26) D(87) O(7)	8/7/2012	10,500,000
61		1	39 West Lexington Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	28,901.99	360	360	120	118	24	2	L(26) D(87) O(7)	8/7/2012	21,000,000
62		1	Wildercroft Terrace Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	28,385.05	360	360	120	118	24	2	L(26) D(87) O(7)	8/15/2012	12,600,000
63		1	Chestnut Ridge Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	27,586.13	360	360	120	118	24	2	L(26) D(87) O(7)	8/15/2012	11,600,000
64		1	Laurelton Court Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	24,061.50	360	360	120	118	24	2	L(26) D(87) O(7)	8/3/2012	12,200,000
65		1	Dona Apartments	3.8700%	0.0823%	3.7878%	Actual/360	Partial IO	23,873.52	360	360	120	118	24	2	L(26) D(87) O(7)	8/3/2012	9,200,000

Exhibit A-1 FREMF 2013-KSMC

Loan No. / Property No.	Footnotes	Number of Properties	Property Name	Cut-Off Date LTV	Maturity LTV	UW NCF DSCR	UW NCF DSCR (IO)	UW EGI	UW Expenses	UW NOI	UW NCF	Most Recent Financial End					2nd Most Recent Financial End				
												Most Recent Date	Most Recent EGI	Most Recent Expenses	Most Recent NOI	Most Recent NCF	2nd Most Recent Date	2nd Most Recent EGI	2nd Most Recent Expenses	2nd Most Recent NOI	2nd Most Recent NCF
1		1	Summit Hills Apartments	60.8%	51.0%	1.45x	2.08x	22,595,417	11,374,730	11,003,679	12/31/2012	23,388,987	11,299,591	12,089,396	11,907,415	12/31/2011	22,451,326	10,758,589	11,692,737	11,460,625	
2		1	Parlaments Apartments	68.8%	57.7%	1.31x	1.88x	13,220,044	8,094,399	5,125,645	12/31/2012	13,241,422	7,835,604	5,405,818	5,159,775	12/31/2011	12,796,975	7,328,885	5,468,090	5,199,989	
3		1	Powder Mill Village	52.5%	44.1%	1.59x	2.29x	12,154,163	7,553,111	4,601,052	12/31/2012	12,215,059	8,011,417	4,223,512	4,353,182	12/31/2011	12,030,300	7,699,053	4,331,247	3,959,414	
4		1	Southview Apartments	48.2%	40.5%	1.50x	2.16x	15,924,858	11,317,691	4,607,167	12/31/2012	15,882,542	11,958,230	4,024,317	3,810,508	12/31/2011	15,506,544	11,373,047	4,133,497	3,907,501	
5		1	Oxon Hill Village	52.3%	43.9%	1.43x	2.05x	12,036,368	8,249,218	3,787,150	12/31/2012	12,097,275	8,807,389	3,289,886	3,061,904	12/31/2011	11,573,066	8,632,665	2,940,401	2,726,388	
6		1	Bayview Apartments	65.4%	54.9%	1.41x	2.03x	8,744,896	5,165,164	3,579,732	12/31/2012	8,714,896	5,465,203	3,249,693	2,960,570	12/31/2011	8,348,090	4,935,215	3,412,875	3,099,965	
7		1	Paisades Of Towson	56.1%	47.1%	1.57x	2.26x	7,233,835	3,678,320	3,555,515	12/31/2012	7,226,467	3,606,804	3,619,663	3,604,617	12/31/2011	5,256,511	3,334,373	1,922,138	1,915,408	
8		1	Carriage Hill Apartments	54.9%	46.1%	1.43x	2.06x	13,755,022	9,661,751	3,613,271	12/31/2012	13,758,492	10,534,982	3,223,510	2,812,538	12/31/2011	12,950,717	9,717,063	3,233,654	2,902,596	
9		1	Chateau Apartments	54.7%	45.9%	1.47x	2.11x	7,475,199	4,153,654	3,321,545	12/31/2012	7,590,253	4,387,266	3,202,987	3,074,957	12/31/2011	7,290,601	4,245,407	3,045,194	2,886,943	
10		1	Triangle Towers	59.0%	49.5%	1.38x	1.98x	6,192,665	3,128,574	3,064,091	12/31/2012	6,387,820	3,338,789	3,049,031	2,978,740	12/31/2011	6,209,849	3,094,177	3,115,672	3,099,716	
11		1	Kent Village Apartments	49.5%	41.5%	1.56x	2.24x	10,055,300	6,515,195	3,540,105	12/31/2012	10,106,225	6,799,827	3,306,398	3,096,948	12/31/2011	9,814,802	6,526,502	3,288,300	3,137,958	
12		1	Twin Towers	57.5%	48.3%	1.35x	1.94x	6,346,423	3,354,071	2,992,352	12/31/2012	6,535,290	3,379,010	3,156,280	3,067,241	12/31/2011	6,268,732	3,134,223	3,134,509	3,043,871	
13		1	Kings Gardens Apartments	66.3%	55.6%	1.36x	1.95x	6,668,353	3,834,574	2,833,779	12/31/2012	6,709,328	4,059,372	2,949,956	2,486,400	12/31/2011	6,401,113	3,650,250	2,750,863	2,581,683	
14		1	Miramont Apartments	66.0%	55.4%	1.38x	1.98x	5,008,955	2,191,949	2,817,006	12/31/2012	5,185,050	2,256,044	2,929,006	2,846,661	12/31/2011	5,050,412	2,172,338	2,878,074	2,830,085	
15		1	Woodland Landing Apartments	58.7%	49.3%	1.52x	2.19x	7,295,478	4,411,388	2,884,090	12/31/2012	7,447,606	4,780,708	2,666,898	2,426,021	12/31/2011	7,270,873	4,152,931	3,117,942	2,893,085	
16		1	Fountain Club Apartments	59.7%	50.1%	1.48x	2.12x	6,440,797	3,707,023	2,733,774	12/31/2012	6,477,615	3,983,223	2,494,392	2,329,413	12/31/2011	6,284,921	3,751,440	2,533,481	2,364,119	
17		1	Silver Spring Towers	51.0%	42.8%	1.50x	2.16x	6,427,358	3,717,783	2,709,575	12/31/2012	6,656,141	3,933,475	2,722,666	2,623,889	12/31/2011	6,423,091	3,744,540	2,678,551	2,568,290	
18		1	Vienna Park Apartments	62.7%	52.6%	1.40x	2.01x	4,839,784	2,603,173	2,256,611	12/31/2012	5,008,357	2,809,385	2,198,972	2,084,700	12/31/2011	4,894,093	2,541,439	2,352,654	2,252,525	
19		1	Campus Gardens Apartments	66.6%	55.9%	1.51x	2.16x	5,568,642	3,205,292	2,363,500	12/31/2012	5,654,891	3,321,942	2,332,949	2,298,290	12/31/2011	5,452,707	3,278,262	2,174,445	2,143,019	
20		1	Gateway Gardens Apartments	51.2%	43.0%	1.53x	2.20x	7,801,802	5,378,449	2,423,353	12/31/2012	7,880,497	5,651,925	2,228,572	2,028,851	12/31/2011	7,498,879	5,349,993	2,145,886	1,890,582	
21		1	Cavalier Club Apartments	67.6%	56.8%	1.39x	2.00x	3,976,336	2,027,369	1,948,967	12/31/2012	4,090,553	2,086,554	2,004,008	1,947,547	12/31/2011	3,936,375	1,923,193	2,013,182	1,942,522	
22		1	Key Landing Apartments	59.8%	50.2%	1.67x	2.39x	6,740,104	4,329,260	2,410,844	12/31/2012	6,840,152	4,654,825	2,185,327	1,929,288	12/31/2011	6,667,947	4,460,452	2,207,495	2,042,159	
23		1	Longview Apartments	65.2%	54.7%	1.29x	1.86x	5,158,194	3,212,484	1,945,710	12/31/2012	5,297,619	3,351,488	1,946,131	1,711,104	12/31/2011	5,156,667	3,103,958	2,052,709	1,823,431	
24		1	Nob Hill Apartments	71.5%	60.0%	1.43x	2.06x	5,171,396	3,164,262	2,007,134	12/31/2012	5,299,184	3,334,746	1,964,438	1,908,959	12/31/2011	5,109,894	3,146,001	1,963,893	1,904,905	
25		1	Deertree Apartments	53.4%	44.8%	1.54x	2.22x	6,023,036	3,851,023	2,172,013	12/31/2012	6,142,307	4,036,966	2,105,341	1,949,058	12/31/2011	5,898,518	3,964,545	1,933,973	1,715,634	
26	(10)	1	Charles Towers Apartments	57.4%	48.2%	1.45x	2.08x	6,676,566	4,709,783	1,966,783	12/31/2012	6,647,612	4,701,058	1,946,554	1,798,021	12/31/2011	6,296,381	4,612,095	1,684,286	1,558,222	
27		1	Clairidge House Apartments	54.2%	45.5%	1.44x	2.07x	4,296,601	2,396,435	1,900,166	12/31/2012	4,400,422	2,551,939	1,848,483	1,763,090	12/31/2011	4,258,349	2,376,860	1,881,489	1,798,632	
28		1	Steward Manor Apartments	52.8%	44.3%	1.43x	2.06x	5,870,071	3,960,518	1,909,553	12/31/2012	5,941,784	4,292,014	1,649,770	1,509,608	12/31/2011	5,748,491	4,026,023	1,722,468	1,643,750	
29		1	Park Charles Apartments	58.9%	49.4%	1.21x	1.92x	6,082,213	4,404,820	1,677,933	12/31/2012	6,345,268	4,439,118	1,960,150	1,858,010	12/31/2011	6,244,624	4,453,026	1,791,598	1,621,507	
30		1	Highview Apartments	61.2%	51.4%	1.46x	2.09x	4,563,340	2,722,761	1,840,579	12/31/2012	4,621,362	2,884,684	1,736,678	1,640,336	12/31/2011	4,487,587	2,618,333	1,869,254	1,780,447	
31		1	Park Place Apartments	66.8%	56.0%	1.32x	1.90x	4,474,586	2,713,889	1,760,697	12/31/2012	4,587,876	2,861,452	1,726,424	1,627,923	12/31/2011	4,380,852	2,659,513	1,721,339	1,572,292	
32		1	Lakeside North Apartments	65.8%	55.2%	1.43x	2.06x	4,080,060	2,313,777	1,766,283	12/31/2012	4,199,593	2,492,429	1,707,164	1,635,406	12/31/2011	4,040,905	2,329,564	1,720,341	1,651,592	
33		1	Landmark Ridge Apartments	66.0%	55.4%	1.43x	2.06x	3,473,624	1,864,085	1,609,539	12/31/2012	3,588,631	2,008,526	1,580,105	1,513,841	12/31/2011	3,452,325	1,808,782	1,643,543	1,559,035	
34		1	Admiral Farragut Apartments	62.6%	52.6%	1.40x	2.01x	4,096,431	2,500,190	1,596,241	12/31/2012	4,237,712	2,693,246	1,544,466	1,435,348	12/31/2011	4,105,363	2,443,869	1,661,494	1,563,617	
35		1	Residences At Oella Mill	57.6%	48.4%	1.40x	2.02x	3,405,971	2,032,134	1,373,837	12/31/2012	3,539,635	2,066,183	1,473,452	1,457,857	12/31/2011	3,432,792	2,046,688	1,386,104	1,367,676	
36		1	Marlborough House Apartments	51.5%	43.2%	1.41x	2.03x	4,583,919	3,140,028	1,443,891	12/31/2012	4,646,552	3,219,512	1,427,040	1,261,337	12/31/2011	4,441,128	3,113,628	1,327,500	1,192,726	
37		1	Middletowne Apartments	60.1%	50.5%	1.54x	2.21x	4,157,699	2,672,943	1,484,756	12/31/2012	4,213,994	2,804,400	1,490,194	1,311,455	12/31/2011	4,056,134	2,729,944	1,328,190	1,208,780	
38		1	Watermill Apartments	64.1%	53.8%	1.43x	2.06x	3,573,843	2,244,690	1,329,153	12/31/2012	3,692,691	2,465,763	1,226,928	1,120,787	12/31/2011	3,587,422	2,297,912	1,289,510	1,215,311	
39		1	Daniels Run Apartments	61.9%	51.9%	1.48x	2.13x	2,462,161	1,134,989	1,327,172	12/31/2012	2,486,273	1,238,902	1,247,371	1,211,668	12/31/2011	2,435,742	1,118,633	1,317,109	1,271,890	
40		1	Summit Crest Apartments	65.6%	55.1%	1.39x	2.00x	3,347,101	2,109,287	1,237,814	12/31/2012	3,473,963	2,208,287	1,265,676	1,097,412	12/31/2011	3,399,749	2,101,043	1,298,706	1,088,939	
41		1	University Gardens Apartments	48.7%	40.9%	1.44x	2.07x	4,171,099	2,914,473	1,256,626	12/31/2012	4,360,115	3,070,951	1,289,164	1,206,597	12/31/2011	4,211,894	3,045,653	1,166,241	1,029,389	
42		1	Penn Southern Apartments	50.2%	42.1%	1.48x	2.13x	3,754,240	2,527,410	1,226,830	12/31/2012	3,755,743	2,680,452	1,075,291	973,621	12/31/2011	3,645,708	2,593,592	1,052,116	925,514	
43		1	Hampshire West Apartments	65.5%	54.9%	1.36x	1.96x	3,061,550	1,938,708	1,122,842	12/31/2012	3,127,626	2,043,661	1,083,965	1,001,923	12/31/2011	3,024,972	1,948,689	1,076,283	1,000,385	
44		1	North Forest Apartments	61.5%	51.6%	1.51x	2.16x	2,621,586	1,415,710	1,205,876	12/31/2012	2,712,075	1,534,229	1,177,846	1,120,806	12/31/2011	2,609,192	1,431,020	1,178,172	1,118,771	
45		1	Horizon House Apartments	58.2%	48.8%	1.32x	1.90x	3,311,186	2,291,275	1,019,911	12/31/2012	3,428,120	2,421,591	1,006,529	967,830	12/31/2011	3,310,857	2,263,284	1,047,573	1,009,631	
46		1	Roland Ridge Apartments	63.6%	53.4%	1.39x	1.99x	2,858,759	1,809,082	1,049,677	12/31/2012	2,908,767	1,962,890	945,958	881,127	12/31/2011	2,753,397	1,670,552	1,082,845	1,012,433	
47		1	Liberty Place Apartments	63.3%	53.1%	1.48x	2.13x	3,494,836	2,395,311	1,099,525	12/31/2012	3,600,875	2,586,285	1,014,590	960,538	12/31/2011	3,506,650	2,511,807	994,243	947,109	
48		1	Cherry Arms Apartments	55.4%	46.5%	1.43x															

Exhibit A-1 FREMF 2013-KSMC

Loan No. / Property No.	Footnotes	Number of Properties	Property Name	3rd Most Recent Financial End Date	3rd Most Recent EGI	3rd Most Recent Expenses	3rd Most Recent NOI	3rd Most Recent NCF	Lien Position	Title Vesting (Fee/Leasehold/Both)	Ground Lease Maturity Date	Cash Management (Description or N/A) ⁽⁶⁾	Engineering Escrow/Deferred Maintenance ⁽⁷⁾	Tax Escrow (Initial) ⁽⁷⁾	Tax Escrow (Monthly)	Insurance Escrow (Initial) ⁽⁷⁾	Insurance Escrow (Monthly)	Replacement Reserve (Initial) ⁽⁷⁾	Replacement Reserve (Monthly) ⁽⁸⁾
1		1	Summit Hills Apartments	12/31/2010	21,580,177	10,500,337	11,079,840	10,862,580	First Mortgage	Fee Simple	N/A	Springing	N/A	155,683	155,683	27,500	27,500	371,051	Springing
2		1	Parlaments Apartments	12/31/2010	12,501,207	7,388,126	5,113,081	4,815,111	First Mortgage	Leasehold	12/31/2058	Springing	121,938	155,244	172,644	13,900	13,900	246,750	Springing
3		1	Powder Mill Village	12/31/2010	11,720,258	7,774,470	3,945,788	3,645,510	First Mortgage	Fee Simple	N/A	Springing	315,250	69,000	69,000	17,100	17,100	211,960	Springing
4		1	Southview Apartments	12/31/2010	15,105,521	11,559,499	3,546,022	3,271,972	First Mortgage	Fee Simple	N/A	Springing	N/A	87,450	87,450	49,100	49,100	482,288	Springing
5		1	Oxon Hill Village	12/31/2010	11,115,419	8,859,628	2,255,791	1,923,639	First Mortgage	Fee Simple	N/A	Springing	N/A	52,951	52,951	21,750	21,750	307,216	Springing
6		1	Bayvue Apartments	12/31/2010	8,026,271	5,184,280	2,841,991	2,578,929	First Mortgage	Fee Simple	N/A	Springing	609,394	54,949	57,400	13,650	13,650	276,710	Springing
7		1	Palisades Of Towson	N/A	N/A	N/A	N/A	N/A	First Mortgage	Fee Simple	N/A	Springing	N/A	110,596	15,799	61,032	15,258	37,485	Springing
8		1	Carriage Hill Apartments	12/31/2010	12,957,972	9,662,856	3,295,116	3,024,644	First Mortgage	Fee Simple	N/A	Springing	N/A	73,600	73,600	42,500	42,500	468,480	Springing
9		1	Chateau Apartments	12/31/2010	7,161,138	4,224,726	2,936,412	2,787,566	First Mortgage	Fee Simple	N/A	Springing	512,150	37,099	37,099	9,600	9,600	147,600	Springing
10		1	Triangle Towers	12/31/2010	6,014,905	3,144,116	2,870,789	2,814,505	First Mortgage	Fee Simple	N/A	Springing	N/A	40,826	40,826	7,000	7,000	87,880	Springing
11		1	Kent Village Apartments	12/31/2010	9,384,275	6,364,219	3,020,056	2,687,672	First Mortgage	Fee Simple	N/A	Springing	307,759	52,900	52,900	21,200	21,200	233,280	Springing
12		1	Twin Towers	12/31/2010	6,183,366	2,969,368	3,213,998	3,114,697	First Mortgage	Fee Simple	N/A	Springing	N/A	64,800	64,800	9,823	9,823	252,280	Springing
13		1	Kings Gardens Apartments	12/31/2010	6,085,638	4,041,354	2,044,284	1,875,939	First Mortgage	Leasehold/Fee Simple	1/20/2063	Springing	N/A	59,119	53,604	9,100	8,900	106,320	Springing
14		1	Miramont Apartments	12/31/2010	4,922,268	2,205,964	2,716,304	2,595,875	First Mortgage	Fee Simple	N/A	Springing	N/A	39,400	39,400	6,200	6,200	135,600	Springing
15		1	Woodland Landing Apartments	12/31/2010	7,202,752	4,446,197	2,756,555	2,469,088	First Mortgage	Fee Simple	N/A	Springing	N/A	42,300	42,300	11,100	11,100	155,493	Springing
16		1	Fountain Club Apartments	12/31/2010	5,948,393	3,775,049	2,173,344	1,933,549	First Mortgage	Fee Simple	N/A	Springing	N/A	65,555	65,555	8,500	8,500	120,717	Springing
17		1	Silver Spring Towers	12/31/2010	6,237,165	3,701,315	2,535,850	2,444,131	First Mortgage	Fee Simple	N/A	Springing	N/A	49,850	49,850	9,135	9,135	140,832	Springing
18		1	Vienna Park Apartments	12/31/2010	4,756,530	2,553,001	2,203,529	2,119,786	First Mortgage	Fee Simple	N/A	Springing	172,588	38,485	38,550	6,500	6,400	82,500	Springing
19		1	Campus Gardens Apartments	12/31/2010	5,127,385	3,306,704	1,820,681	1,804,697	First Mortgage	Fee Simple	N/A	Springing	N/A	35,339	35,339	8,500	8,500	158,420	Springing
20		1	Gateway Gardens Apartments	12/31/2010	7,064,124	5,212,410	1,851,714	1,592,779	First Mortgage	Fee Simple	N/A	Springing	123,375	62,750	62,750	10,569	10,569	183,708	Springing
21		1	Cavalier Club Apartments	12/31/2010	3,810,735	2,029,432	1,781,303	1,737,360	First Mortgage	Fee Simple	N/A	Springing	N/A	22,640	34,372	4,670	4,670	55,880	Springing
22		1	Key Landing Apartments	12/31/2010	6,405,932	4,565,323	1,840,609	1,622,611	First Mortgage	Fee Simple	N/A	Springing	N/A	38,000	38,000	12,650	12,650	175,740	Springing
23		1	Longview Apartments	12/31/2010	4,932,989	3,079,231	1,853,758	1,621,892	First Mortgage	Fee Simple	N/A	Springing	386,578	35,422	39,850	8,500	8,300	228,514	Springing
24		1	No Hill Apartments	12/31/2010	4,871,680	3,026,859	1,844,821	1,740,315	First Mortgage	Fee Simple	N/A	Springing	63,850	32,483	32,483	7,000	7,000	91,080	Springing
25		1	Deertree Apartments	12/31/2010	5,742,659	3,807,274	1,935,385	1,756,916	First Mortgage	Fee Simple	N/A	Springing	N/A	56,444	56,444	7,100	7,100	186,030	Springing
26	(10)	1	Charles Towers Apartments	12/31/2010	5,920,452	4,393,804	1,526,648	1,412,510	First Mortgage	Leasehold/Fee Simple	3/31/2030	Springing	N/A	50,333	50,333	18,375	18,375	89,284	Springing
27		1	Claridge House Apartments	12/31/2010	4,084,428	2,228,681	1,855,747	1,790,241	First Mortgage	N/A	N/A	Springing	N/A	26,940	26,940	5,500	5,500	83,868	Springing
28		1	Steward Manor Apartments	12/31/2010	5,980,924	4,131,710	1,849,214	1,698,054	First Mortgage	Fee Simple	N/A	Springing	62,500	35,800	35,800	12,400	12,400	119,848	Springing
29		1	Park Charles Apartments	12/31/2010	6,096,950	4,181,122	1,915,828	1,847,613	First Mortgage	Fee Simple	N/A	Springing	N/A	61,750	61,750	11,050	11,050	71,316	Springing
30		1	Highview Apartments	12/31/2010	4,307,865	2,482,025	1,825,840	1,751,133	First Mortgage	Fee Simple	N/A	Springing	248,713	31,653	31,653	8,717	8,717	95,456	Springing
31		1	Park Place Apartments	12/31/2010	4,131,933	2,677,069	1,454,864	1,361,804	First Mortgage	Fee Simple	N/A	Springing	N/A	42,219	42,219	5,900	5,900	244,140	Springing
32		1	Lakeside North Apartments	12/31/2010	3,935,034	2,328,335	1,606,699	1,480,763	First Mortgage	Fee Simple	N/A	Springing	102,800	43,191	43,191	5,750	5,750	136,284	Springing
33		1	Landmark Ridge Apartments	12/31/2010	3,357,846	1,778,978	1,578,868	1,505,167	First Mortgage	Fee Simple	N/A	Springing	N/A	20,600	21,500	4,600	4,700	69,759	Springing
34		1	Admiral Farragut Apartments	12/31/2010	3,948,391	2,332,427	1,615,964	1,524,387	First Mortgage	Fee Simple	N/A	Springing	N/A	22,972	22,972	7,050	7,050	107,010	Springing
35		1	Residences At Oella Mill	12/31/2010	3,333,657	2,177,056	1,156,601	1,139,540	First Mortgage	Fee Simple	N/A	Springing	364,922	10,000	10,000	8,400	8,400	18,816	Springing
36		1	Marlborough House Apartments	12/31/2010	4,281,738	3,107,554	1,174,184	1,056,785	First Mortgage	Fee Simple	N/A	Springing	386,100	21,000	21,000	9,400	9,400	114,562	Springing
37		1	Middletowne Apartments	12/31/2010	3,958,405	2,709,018	1,429,387	1,078,196	First Mortgage	Fee Simple	N/A	Springing	N/A	29,200	29,200	6,300	6,300	128,168	Springing
38		1	Watermill Apartments	12/31/2010	3,509,833	2,348,580	1,161,253	1,070,963	First Mortgage	Fee Simple	N/A	Springing	N/A	26,300	26,300	4,800	4,800	105,648	Springing
39		1	Daniels Run Apartments	12/31/2010	2,391,092	1,134,481	1,256,611	1,220,303	First Mortgage	Fee Simple	N/A	Springing	N/A	24,473	24,473	3,600	3,600	79,632	Springing
40		1	Summit Crest Apartments	12/31/2010	3,264,864	2,184,394	1,080,470	942,455	First Mortgage	Fee Simple	N/A	Springing	72,500	22,514	22,514	5,748	5,748	78,648	Springing
41		1	University Gardens Apartments	12/31/2010	4,026,876	3,187,158	839,718	700,234	First Mortgage	Fee Simple	N/A	Springing	N/A	22,400	22,400	7,100	7,100	123,768	Springing
42		1	Penn Southern Apartments	12/31/2010	3,497,423	2,388,296	1,109,127	991,446	First Mortgage	Fee Simple	N/A	Springing	135,778	22,200	22,200	5,700	5,700	96,091	Springing
43		1	Hampshire West Apartments	12/31/2010	2,915,833	1,901,476	1,014,357	945,232	First Mortgage	Fee Simple	N/A	Springing	N/A	14,250	14,250	4,200	4,200	90,712	Springing
44		1	North Forest Apartments	12/31/2010	2,534,530	1,429,497	1,105,033	1,022,592	First Mortgage	Fee Simple	N/A	Springing	N/A	14,300	14,300	3,400	3,400	77,043	Springing
45		1	Horizon House Apartments	12/31/2010	3,239,830	2,299,053	940,777	862,028	First Mortgage	Fee Simple	N/A	Springing	N/A	21,600	21,600	5,100	5,100	64,167	Springing
46		1	Roland Ridge Apartments	12/31/2010	2,587,954	1,716,059	871,895	809,994	First Mortgage	Fee Simple	N/A	Springing	N/A	26,500	26,500	4,500	4,500	80,366	Springing
47		1	Liberty Place Apartments	12/31/2010	3,378,633	2,336,489	1,042,144	977,611	First Mortgage	Fee Simple	N/A	Springing	N/A	24,200	24,200	4,500	4,500	98,490	Springing
48		1	Cherry Arms Apartments	12/31/2010	2,302,805	1,358,215	944,590	866,697	First Mortgage	Fee Simple	N/A	Springing	N/A	11,900	12,650	3,100	3,350	63,672	Springing
49		1	Marlboro Classic Apartments	12/31/2010	2,340,840	1,540,434	800,406	733,270	First Mortgage	Leasehold/Fee Simple	6/30/2062	Springing	N/A	35,100	35,100	5,000	5,000	58,926	Springing
50		1	Merion Apartments	12/31/2010	1,903,923	1,078,291	825,632	776,174	First Mortgage	Fee Simple	N/A	Springing	73,325	18,183	18,183	2,600	2,600	39,840	Springing
51		1	Laurel Park Apartments	12/31/2010	2,099,843	1,338,826	761,017	703,588	First Mortgage	Fee Simple	N/A	Springing	N/A	16,550	16,550	5,400	5,400	57,552	Springing
52		1	Carlyle Apartments	12/31/2010	1,529,721	824,260	705,461	652,843	First Mortgage	Fee Simple	N/A	Springing	N/A	9,000	9,000	1,950	1,950	35,600	Springing
53		1	Park Ritchie Apartments	12/31/2010	2,911,221	2,056,171	855,050	803,970	First Mortgage	Fee Simple	N/A	Springing	N/A	18,700	18,700	5,100	5,100	61,992	Springing
54		1	Hampshire Village Apartments	12/31/2010	2,607,346	1,914,639	692,707	635,403	First Mortgage	Fee Simple	N/A	Springing	N/A	13,116	13,116	3,700	3,700	140,000	Springing
55		1	Capital View Apartments	12/31/2010	1,695,666	1,035,071	660,595	613,134	First Mortgage	Fee Simple	N/A	Springing	91,875	17,200	17,200	2,800	2,800	54,600	Springing
56		1	Woodbridge Forest Apartments	12/31/2010	1,762,084	1,116,576	645,508	597,877	First Mortgage	Fee Simple	N/A	Springing	172,400	11,986	12,300	3,300	3,100	51,072	Springing
57		1	Galler Towers Apartments	12/31/2010	2,072,079	1,473,880	598,199	549,530	First Mortgage	Fee Simple	N/A	Springing	N/A	15,550	15,550	3,200	3,200	35,568	Springing
58		1	Top Of The Park Apartments	12/31/2010	1,547,976	1,038,077	509,899	478,939	First Mortgage	Fee Simple	N/A	Springing	151,819	13,586	13,586	2,717	2,717	28,890	Springing
59		1	Fountain Park Apartments	12/31/2010	2,095,665	1,444,496	651,169	611,967	First Mortgage	Fee Simple	N/A	Springing	N/A	14,919	14,919	3,900	3,900	58,344	Springing
60		1	Aquahart Manor Apartments	12/31/2010	1,318,893	832,618	486,275	441,450	First Mortgage	Fee Simple	N/A	Springing	N/A	6,700	6,700	2,480	2,480	48,236	Springing
61		1	39 West Lexington Apartments	12/31/2010	2,709,153	2,589,733	119,420	104,359	First Mortgage	Fee Simple	N/A	Springing	N/A	19,647	19,647	6,200	6,200	64,246	Springing
62		1	Wildercroft Terrace Apartments	12/31/2010															

Exhibit A-1 FREMF 2013-KSMC

Loan No. / Property No.	Footnotes	Number of Properties	Property Name	Replacement Reserve - Contractual - Cap (\$ or N/A)	Environmental Escrow ⁽⁷⁾	Other Escrow (Initial) ⁽⁷⁾	Other Escrow (Monthly)	Other Escrow Reserve Description	Springing Reserve Type ⁽⁸⁾	Springing Reserve Amount	Seismic Insurance if PML ≥ 20% (Y/N)	Monthly Rent Per Unit
1		1	Summit Hills Apartments	371,051	N/A	N/A	N/A	N/A	Replacement Reserve	30,921	No	1,734
2		1	Parliaments Apartments	246,750	N/A	N/A	N/A	N/A	Replacement Reserve	20,563	No	1,515
3		1	Powder Mill Village	211,960	N/A	N/A	N/A	N/A	Replacement Reserve	17,663	No	1,415
4		1	Southview Apartments	482,288	N/A	N/A	N/A	N/A	Replacement Reserve	40,191	No	956
5		1	Oxon Hill Village	307,216	N/A	N/A	N/A	N/A	Replacement Reserve	25,601	No	1,220
6		1	Bayvue Apartments	276,710	N/A	N/A	N/A	N/A	Replacement Reserve	23,059	No	1,124
7		1	Palisades Of Towson	37,485	N/A	N/A	N/A	N/A	Replacement Reserve	3,124	No	1,783
8		1	Carriage Hill Apartments	468,480	N/A	N/A	N/A	N/A	Replacement Reserve	39,040	No	1,185
9		1	Chateau Apartments	147,600	N/A	N/A	N/A	N/A	Replacement Reserve	12,300	No	1,509
10		1	Triangle Towers	87,880	N/A	N/A	N/A	N/A	Replacement Reserve	7,323	No	1,730
11		1	Kent Village Apartments	233,280	N/A	N/A	N/A	N/A	Replacement Reserve	19,440	No	1,045
12		1	Twin Towers	252,280	N/A	N/A	N/A	N/A	Replacement Reserve	21,023	No	1,473
13		1	Kings Gardens Apartments	106,320	N/A	N/A	15,104	Ground Lease	Replacement Reserve	8,860	No	1,297
14		1	Miramont Apartments	135,600	N/A	N/A	N/A	N/A	Replacement Reserve	11,300	No	1,460
15		1	Woodland Landing Apartments	155,493	N/A	N/A	N/A	N/A	Replacement Reserve	12,958	No	1,405
16		1	Fountain Club Apartments	120,717	N/A	N/A	N/A	N/A	Replacement Reserve	10,060	No	1,221
17		1	Silver Spring Towers	140,832	N/A	N/A	N/A	N/A	Replacement Reserve	11,736	No	1,248
18		1	Vienna Park Apartments	82,500	N/A	N/A	N/A	N/A	Replacement Reserve	6,875	No	1,382
19		1	Campus Gardens Apartments	158,420	N/A	N/A	N/A	N/A	Replacement Reserve	13,202	No	1,059
20		1	Gateway Gardens Apartments	183,708	N/A	N/A	N/A	N/A	Replacement Reserve	15,309	No	1,194
21		1	Cavalier Club Apartments	55,880	N/A	N/A	N/A	N/A	Replacement Reserve	4,657	No	1,481
22		1	Key Landing Apartments	175,740	N/A	N/A	N/A	N/A	Replacement Reserve	14,645	No	1,128
23		1	Longview Apartments	228,514	N/A	N/A	N/A	N/A	Replacement Reserve	19,043	No	1,187
24		1	Nob Hill Apartments	91,080	N/A	N/A	N/A	N/A	Replacement Reserve	7,590	No	1,124
25		1	Deertree Apartments	186,030	N/A	N/A	N/A	N/A	Replacement Reserve	15,503	No	1,073
26	(10)	1	Charles Towers Apartments	89,284	N/A	N/A	N/A	N/A	Replacement Reserve	7,440	No	1,198
27		1	Claridge House Apartments	83,868	N/A	N/A	N/A	N/A	Replacement Reserve	6,989	No	1,503
28		1	Steward Manor Apartments	119,848	N/A	N/A	N/A	N/A	Replacement Reserve	9,987	No	1,207
29		1	Park Charles Apartments	71,316	N/A	N/A	N/A	N/A	Replacement Reserve	5,943	No	1,355
30		1	Highview Apartments	95,456	N/A	N/A	N/A	N/A	Replacement Reserve	7,955	No	1,283
31		1	Park Place Apartments	244,140	N/A	N/A	N/A	N/A	Replacement Reserve	20,345	No	1,006
32		1	Lakeside North Apartments	136,284	N/A	N/A	N/A	N/A	Replacement Reserve	11,357	No	1,273
33		1	Landmark Ridge Apartments	69,759	N/A	N/A	N/A	N/A	Replacement Reserve	5,813	No	1,449
34		1	Admiral Farragut Apartments	107,010	N/A	N/A	N/A	N/A	Replacement Reserve	8,918	No	1,202
35		1	Residences At Oella Mill	18,816	N/A	N/A	N/A	N/A	Replacement Reserve	1,568	No	1,995
36		1	Marlborough House Apartments	114,562	N/A	N/A	N/A	N/A	Replacement Reserve	9,547	No	1,177
37		1	Middletowne Apartments	128,168	N/A	N/A	N/A	N/A	Replacement Reserve	10,681	No	1,159
38		1	Watermill Apartments	105,648	N/A	N/A	N/A	N/A	Replacement Reserve	8,804	No	1,080
39		1	Daniels Run Apartments	79,632	N/A	N/A	N/A	N/A	Replacement Reserve	6,636	No	1,454
40		1	Summit Crest Apartments	78,648	N/A	N/A	N/A	N/A	Replacement Reserve	6,554	No	1,242
41		1	University Gardens Apartments	123,768	N/A	N/A	N/A	N/A	Replacement Reserve	10,314	No	931
42		1	Penn Southern Apartments	96,091	N/A	N/A	N/A	N/A	Replacement Reserve	8,008	No	1,050
43		1	Hampshire West Apartments	90,712	N/A	N/A	N/A	N/A	Replacement Reserve	7,559	No	1,433
44		1	North Forest Apartments	77,043	N/A	N/A	N/A	N/A	Replacement Reserve	6,420	No	1,250
45		1	Horizon House Apartments	64,167	N/A	N/A	N/A	N/A	Replacement Reserve	5,347	No	1,184
46		1	Roland Ridge Apartments	80,366	N/A	N/A	N/A	N/A	Replacement Reserve	6,697	No	868
47		1	Liberty Place Apartments	98,490	N/A	N/A	N/A	N/A	Replacement Reserve	8,208	No	1,028
48		1	Cherry Arms Apartments	63,672	N/A	N/A	N/A	N/A	Replacement Reserve	5,306	No	1,229
49		1	Marlboro Classic Apartments	58,926	N/A	N/A	N/A	N/A	Replacement Reserve	4,911	No	1,265
50		1	Merion Apartments	39,840	N/A	N/A	N/A	N/A	Replacement Reserve	3,320	No	1,382
51		1	Laurel Park Apartments	57,552	N/A	N/A	N/A	N/A	Replacement Reserve	4,796	No	1,047
52		1	Carlyle Apartments	35,600	N/A	N/A	N/A	N/A	Replacement Reserve	2,967	No	1,369
53		1	Park Ritchie Apartments	61,992	N/A	N/A	N/A	N/A	Replacement Reserve	5,166	No	1,237
54		1	Hampshire Village Apartments	140,000	N/A	N/A	N/A	N/A	Replacement Reserve	11,667	No	1,103
55		1	Capital View Apartments	54,600	N/A	N/A	N/A	N/A	Replacement Reserve	4,550	No	1,130
56		1	Woodbridge Forest Apartments	51,072	N/A	N/A	N/A	N/A	Replacement Reserve	4,256	No	1,054
57		1	Gallery Towers Apartments	35,568	N/A	N/A	N/A	N/A	Replacement Reserve	2,964	No	1,256
58		1	Top Of The Park Apartments	28,890	N/A	N/A	N/A	N/A	Replacement Reserve	2,408	No	1,312
59		1	Fountain Park Apartments	58,344	N/A	N/A	N/A	N/A	Replacement Reserve	4,862	No	1,193
60		1	Aquahart Manor Apartments	48,236	N/A	N/A	N/A	N/A	Replacement Reserve	4,020	No	962
61		1	39 West Lexington Apartments	64,246	N/A	N/A	N/A	N/A	Replacement Reserve	5,354	No	1,563
62		1	Wildercroft Terrace Apartments	43,824	N/A	N/A	N/A	N/A	Replacement Reserve	3,652	No	1,109
63		1	Chestnut Ridge Apartments	50,292	N/A	N/A	N/A	N/A	Replacement Reserve	4,191	No	1,089
64		1	Laurelton Court Apartments	44,088	N/A	N/A	N/A	N/A	Replacement Reserve	3,674	No	1,077
65		1	Dona Apartments	28,320	N/A	N/A	N/A	N/A	Replacement Reserve	2,360	No	1,050
66		1	The Atrium At Market Center	60,204	N/A	850	183	Ground Lease	Replacement Reserve	5,017	No	1,273
67		1	South Hill Apartments	23,805	N/A	N/A	N/A	N/A	Replacement Reserve	1,984	No	1,107
68		1	Serene Gardens Apartments	46,208	N/A	N/A	N/A	N/A	Replacement Reserve	3,851	No	988
69		1	Redwood Square Apartments	14,257	N/A	N/A	N/A	N/A	Replacement Reserve	1,188	No	1,033

Exhibit A-1 FREMF 2013-KSMC

Loan No. / Property No.	Footnotes	Number of Properties	Property Name	Secondary Financing In Place (existing) (Y/N)	Secondary Financing Amount (existing)	Secondary Financing Description (existing)	Future Supplemental Financing (Y/N)	Future Supplemental Financing Description ⁽⁹⁾
1		1	Summit Hills Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 64.0% (ii) Min combined DSCR of 1.25x
2		1	Parliaments Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 66.0% (ii) Min combined DSCR of 1.25x
3		1	Powder Mill Village	No	N/A	N/A	Yes	(i) Max combined LTV of 60.0% (ii) Min combined DSCR of 1.25x (iii) Min EGI of \$12,518,788 and min NOI of \$4,520,763
4		1	Southview Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 60.0% (ii) Min combined DSCR of 1.25x (iii) Min EGI of \$16,402,604 and min NOI of \$4,248,625
5		1	Oxon Hill Village	No	N/A	N/A	Yes	(i) Max combined LTV of 60.0% (ii) Min combined DSCR of 1.25x (iii) Min EGI of \$12,397,459 and min NOI of \$3,584,332
6		1	Bayvue Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 67.0% (ii) Min combined DSCR of 1.25x
7		1	Palisades Of Towson	No	N/A	N/A	Yes	(i) Max combined LTV of 57.0% (ii) Min combined DSCR of 1.25x
8		1	Carriage Hill Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 60.0% (ii) Min combined DSCR of 1.25x (iii) Min EGI of \$13,673,273 and min NOI of \$3,239,135
9		1	Chateau Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 60.0% (ii) Min combined DSCR of 1.25x (iii) Min EGI of \$7,699,455 and min NOI of \$3,269,163
10		1	Triangle Towers	No	N/A	N/A	Yes	(i) Max combined LTV of 60.0% (ii) Min combined DSCR of 1.25x
11		1	Kent Village Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 60.0% (ii) Min combined DSCR of 1.25x (iii) Min EGI of \$10,356,959 and min NOI of \$3,406,031
12		1	Twin Towers	No	N/A	N/A	Yes	(i) Max combined LTV of 58.0% (ii) Min combined DSCR of 1.25x
13		1	Kings Gardens Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 67.0% (ii) Min combined DSCR of 1.25x
14		1	Miramont Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 66.0% (ii) Min combined DSCR of 1.25x
15		1	Woodland Landing Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 59.0% (ii) Min combined DSCR of 1.25x
16		1	Fountain Club Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 60.0% (ii) Min combined DSCR of 1.25x
17		1	Silver Spring Towers	No	N/A	N/A	Yes	(i) Max combined LTV of 60.0% (ii) Min combined DSCR of 1.25x (iii) Min EGI of \$6,620,180 and min NOI of \$2,645,805
18		1	Vienna Park Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 63.0% (ii) Min combined DSCR of 1.25x
19		1	Campus Gardens Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 68.0% (ii) Min combined DSCR of 1.25x
20		1	Gateway Gardens Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 60.0% (ii) Min combined DSCR of 1.25x (iii) Min EGI of \$8,035,856 and min NOI of \$2,306,833
21		1	Cavalier Club Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 68.0% (ii) Min combined DSCR of 1.25x
22		1	Key Landing Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 61.0% (ii) Min combined DSCR of 1.25x
23		1	Longview Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 66.0% (ii) Min combined DSCR of 1.25x
24		1	Nob Hill Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 72.0% (ii) Min combined DSCR of 1.25x
25		1	Deertree Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 54.0% (ii) Min combined DSCR of 1.25x
26	(10)	1	Charles Towers Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 58.0% (ii) Min combined DSCR of 1.25x
27		1	Claridge House Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 55.0% (ii) Min combined DSCR of 1.25x
28		1	Steward Manor Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 53.0% (ii) Min combined DSCR of 1.25x
29		1	Park Charles Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 59.0% (ii) Min combined DSCR of 1.25x
30		1	Highview Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 62.0% (ii) Min combined DSCR of 1.25x
31		1	Park Place Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 68.0% (ii) Min combined DSCR of 1.25x
32		1	Lakeside North Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 66.0% (ii) Min combined DSCR of 1.25x
33		1	Landmark Ridge Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 66.0% (ii) Min combined DSCR of 1.25x
34		1	Admiral Farragut Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 63.0% (ii) Min combined DSCR of 1.25x
35		1	Residences At Oella Mill	No	N/A	N/A	Yes	(i) Max combined LTV of 58.0% (ii) Min combined DSCR of 1.25x
36		1	Marlborough House Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 53.0% (ii) Min combined DSCR of 1.25x
37		1	Middletowne Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 61.0% (ii) Min combined DSCR of 1.25x
38		1	Watermill Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 65.0% (ii) Min combined DSCR of 1.25x
39		1	Daniels Run Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 62.0% (ii) Min combined DSCR of 1.25x
40		1	Summit Crest Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 67.0% (ii) Min combined DSCR of 1.25x
41		1	University Gardens Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 49.0% (ii) Min combined DSCR of 1.25x
42		1	Penn Southern Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 51.0% (ii) Min combined DSCR of 1.25x
43		1	Hampshire West Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 67.0% (ii) Min combined DSCR of 1.25x
44		1	North Forest Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 62.0% (ii) Min combined DSCR of 1.25x
45		1	Horizon House Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 59.0% (ii) Min combined DSCR of 1.25x
46		1	Roland Ridge Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 65.0% (ii) Min combined DSCR of 1.25x
47		1	Liberty Place Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 65.0% (ii) Min combined DSCR of 1.25x
48		1	Cherry Arms Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 56.0% (ii) Min combined DSCR of 1.25x
49		1	Marlboro Classic Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 68.0% (ii) Min combined DSCR of 1.25x
50		1	Merion Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 58.0% (ii) Min combined DSCR of 1.25x
51		1	Laurel Park Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 57.0% (ii) Min combined DSCR of 1.25x
52		1	Carlyle Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 68.0% (ii) Min combined DSCR of 1.25x
53		1	Park Ritchie Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 56.0% (ii) Min combined DSCR of 1.25x
54		1	Hampshire Village Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 52.0% (ii) Min combined DSCR of 1.25x
55		1	Capital View Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 61.0% (ii) Min combined DSCR of 1.25x
56		1	Woodbridge Forest Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 53.0% (ii) Min combined DSCR of 1.25x
57		1	Gallery Towers Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 53.0% (ii) Min combined DSCR of 1.25x
58		1	Top Of The Park Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 58.0% (ii) Min combined DSCR of 1.25x
59		1	Fountain Park Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 46.0% (ii) Min combined DSCR of 1.25x
60		1	Aquahart Manor Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 65.0% (ii) Min combined DSCR of 1.25x
61		1	39 West Lexington Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 30.0% (ii) Min combined DSCR of 1.25x
62		1	Wildercroft Terrace Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 48.0% (ii) Min combined DSCR of 1.25x
63		1	Chestnut Ridge Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 51.0% (ii) Min combined DSCR of 1.25x
64		1	Laurelton Court Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 42.0% (ii) Min combined DSCR of 1.25x
65		1	Dona Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 56.0% (ii) Min combined DSCR of 1.25x
66		1	The Atrium At Market Center	No	N/A	N/A	Yes	(i) Max combined LTV of 50.0% (ii) Min combined DSCR of 1.25x
67		1	South Hill Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 59.0% (ii) Min combined DSCR of 1.25x
68		1	Serene Gardens Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 59.0% (ii) Min combined DSCR of 1.25x
69		1	Redwood Square Apartments	No	N/A	N/A	Yes	(i) Max combined LTV of 78.0% (ii) Min combined DSCR of 1.25x

Footnotes to Exhibit A-1

- (1) All of the underlying mortgage loans except Kings Gardens Apartments are cross-collateralized and cross-defaulted with each other. All of the underlying mortgage loans are one-way cross-defaulted with Kings Gardens Apartments, such that a Kings Gardens Apartments default is also a default under the other underlying mortgage loans, but a default on any of the other underlying mortgage loans is not a default as to Kings Gardens Apartments. Kings Gardens Apartments does not secure any of the other underlying mortgage loans, but all of the other underlying mortgage loans secure the Kings Gardens Apartments mortgage loan.
- (2) The related groups of underlying mortgage loans were made to separate borrowers under common ownership. For discussion of the risks associated with related borrower loans, see "*Risk Factors - Risks Related to the Underlying Mortgage Loans*" in this Information Circular.
- (3) The Administration Fee Rate includes the master servicing fee rate, the trustee fee rate, the certificate administrator fee rate, and the operating trust advisor fee rate applicable to each underlying mortgage loan as further described in this Information Circular.
- (4) Monthly Debt Service Amount (Amortizing) shown for underlying mortgage loans with partial interest-only periods reflects such amount payable after expiration of the interest-only period.
- (5) Prepayment lockout is shown from the respective mortgage loan origination date.
- (6) Springing refers to a cash management arrangement pursuant to which funds are swept to a borrower-controlled account prior to an event of default with respect to the underlying mortgage loan, and are swept to a lender-controlled account after an event of default with respect to the underlying mortgage loan.
- (7) Initial Escrow Balances are as of the related loan closing date, not as of the Cut-off Date.
- (8) With respect to Replacement Reserve (Monthly), springing Replacement Reserve (Monthly) commences upon (i) event of default, (ii) origination of a supplemental mortgage, (iii) 120 months after 1st payment, (iv) occurrence of transfer when prohibited (where applicable) or, (v) failure to maintain the property.
- (9) With respect to Future Supplemental Financing Description, other than the required maximum combined LTV and minimum combined DSCR, the loan documents also require (i) Freddie Mac approval, (ii) at least 12 months after first mortgage and (iii) certain other conditions of the loan agreement.
- (10) The Charles Towers Apartments mortgage loan is secured in part by the borrower's fee interest in the mortgaged real property and in part by the borrower's leasehold interest under certain improvements leases.

EXHIBIT A-2

CERTAIN MORTGAGE POOL INFORMATION

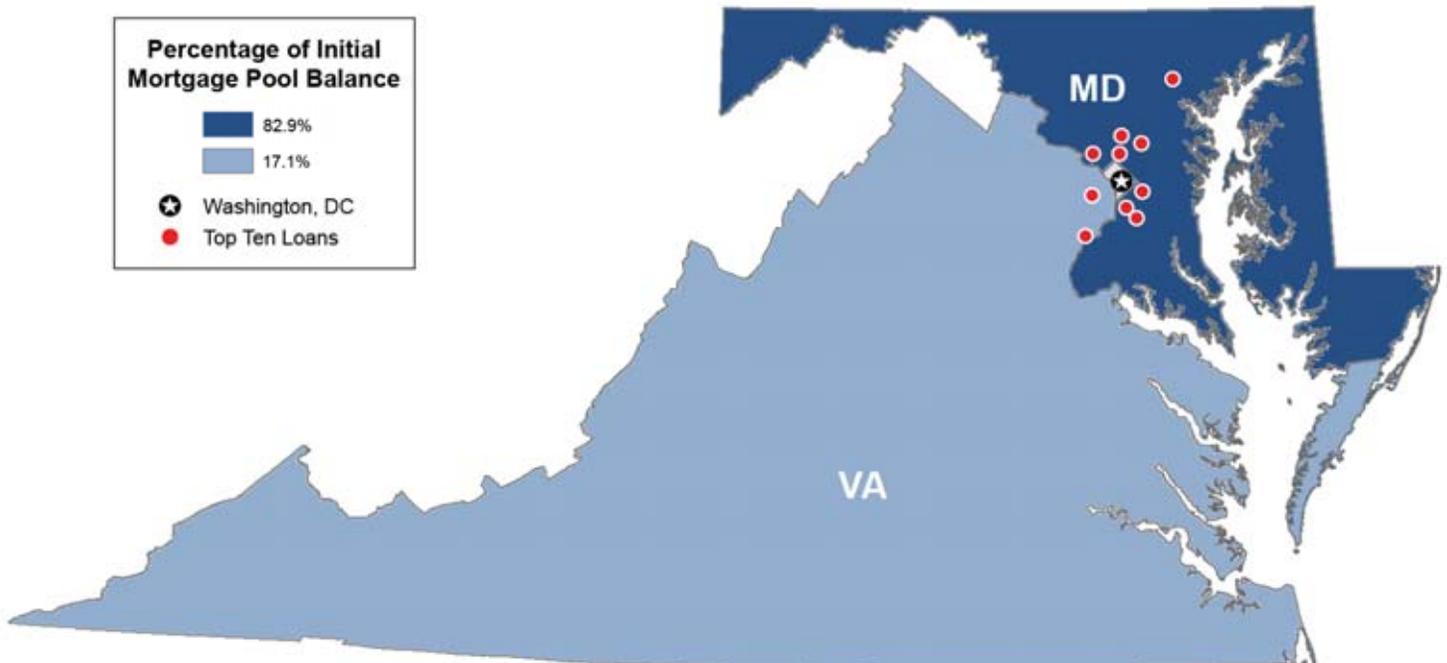
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Ten Largest Mortgage Loans

Loan Name	Number of Mortgaged Properties	Property Sub-Type	Location	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Underwritten DSCR	Cut-off Date LTV Ratio	Mortgage Rate
Summit Hills Apartments	1	High Rise	Silver Spring, MD	\$135,000,000	9.0%	1.45x	60.8%	3.870%
Parliaments Apartments	1	Mid Rise	Annandale, VA	66,000,000	4.4	1.31x	68.8%	3.870%
Powder Mill Village	1	Garden	Beltsville, MD	48,900,000	3.3	1.59x	52.5%	3.870%
Southview Apartments	1	Garden	Oxon Hill, MD	48,720,000	3.2	1.50x	48.2%	3.870%
Oxon Hill Village	1	Garden	Oxon Hill, MD	43,165,000	2.9	1.43x	52.3%	3.870%
Bayvue Apartments	1	Garden	Woodbridge, VA	41,410,000	2.8	1.41x	65.4%	3.870%
Palisades Of Towson	1	High Rise	Towson, MD	39,250,000	2.6	1.57x	56.1%	3.870%
Carriage Hill Apartments	1	Mid Rise	Suitland, MD	38,930,000	2.6	1.43x	54.9%	3.870%
Chateau Apartments	1	High Rise	Silver Spring, MD	38,316,000	2.6	1.47x	54.7%	3.870%
Triangle Towers	1	High Rise	Bethesda, MD	38,250,000	2.6	1.38x	59.0%	3.870%
Top 10 - Total / Wtd. Average	10			\$537,941,000	35.9%	1.45x	58.2%	3.870%

Mortgage Pool Geographic Distribution

Property Location	Number of Mortgaged Properties	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
Maryland	60	\$1,243,930,000	82.9%	1.46x	57.5%	3.870%
Virginia	9	256,070,000	17.1	1.37x	65.5%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%



Mortgage Pool Cut-off Date Principal Balances

Range of Cut-off Date Balances	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
\$2,546,000 - \$4,999,999	3	\$9,616,000	0.6%	1.37x	63.6%	3.870%
\$5,000,000 - \$9,999,999	16	112,690,000	7.5	1.45x	53.2%	3.870%
\$10,000,000 - \$14,999,999	12	153,208,000	10.2	1.43x	59.8%	3.870%
\$15,000,000 - \$19,999,999	6	102,410,000	6.8	1.43x	60.4%	3.870%
\$20,000,000 - \$24,999,999	12	268,025,000	17.9	1.43x	61.2%	3.870%
\$25,000,000 - \$29,999,999	3	79,150,000	5.3	1.48x	60.2%	3.870%
\$30,000,000 - \$34,999,999	4	127,810,000	8.5	1.47x	59.1%	3.870%
\$35,000,000 - \$39,999,999	7	263,896,000	17.6	1.45x	56.8%	3.870%
\$40,000,000 - \$44,999,999	2	84,575,000	5.6	1.42x	58.7%	3.870%
\$45,000,000 - \$49,999,999	2	97,620,000	6.5	1.55x	50.4%	3.870%
\$50,000,000 - \$69,999,999	1	66,000,000	4.4	1.31x	68.8%	3.870%
\$70,000,000 - \$135,000,000	1	135,000,000	9.0	1.45x	60.8%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Underwritten Debt Service Coverage Ratios

Range of Underwritten DSCRs	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
1.29x - 1.34x	6	\$147,465,000	9.8%	1.31x	65.4%	3.870%
1.35x - 1.39x	12	231,246,000	15.4	1.37x	62.8%	3.870%
1.40x - 1.44x	25	425,385,000	28.4	1.42x	58.4%	3.870%
1.45x - 1.49x	9	299,484,000	20.0	1.46x	59.6%	3.870%
1.50x - 1.54x	10	230,840,000	15.4	1.52x	54.8%	3.870%
1.55x - 1.59x	5	136,660,000	9.1	1.57x	52.7%	3.870%
1.60x - 1.64x	1	5,120,000	0.3	1.62x	42.0%	3.870%
1.65x - 1.67x	1	23,800,000	1.6	1.67x	59.8%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Cut-Off Date Loan-to-Value Ratios

Range of Cut-Off Date LTV Ratios	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
29.3% - 39.9%	1	\$6,150,000	0.4%	1.41x	29.3%	3.870%
40.0% - 44.9%	1	5,120,000	0.3	1.62x	42.0%	3.870%
45.0% - 49.9%	6	118,390,000	7.9	1.50x	48.5%	3.870%
50.0% - 54.9%	15	352,111,000	23.5	1.48x	52.8%	3.870%
55.0% - 59.9%	18	333,595,000	22.2	1.46x	58.0%	3.870%
60.0% - 64.9%	12	300,300,000	20.0	1.45x	61.6%	3.870%
65.0% - 69.9%	14	358,198,000	23.9	1.38x	66.6%	3.870%
70.0% - 74.9%	1	23,590,000	1.6	1.43x	71.5%	3.870%
75.0% - 77.2%	1	2,546,000	0.2	1.38x	77.2%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Maturity Date Loan-to-Value Ratios

Range of Maturity Date LTV Ratios	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Maturity Date LTV Ratio	Weighted Average Mortgage Rate
24.6% - 29.9%	1	\$6,150,000	0.4%	1.41x	24.6%	3.870%
30.0% - 39.9%	2	12,250,000	0.8	1.56x	36.8%	3.870%
40.0% - 49.9%	36	741,826,000	49.5	1.47x	45.3%	3.870%
50.0% - 59.9%	29	737,228,000	49.1	1.42x	53.9%	3.870%
60.0% - 64.8%	1	2,546,000	0.2	1.38x	64.8%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	49.4%	3.870%

Mortgage Pool Mortgage Rates

Range of Mortgage Rates	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
3.870%	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Original Term to Maturity

Original Term to Maturity (months)	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
119	1	\$5,000,000	0.3%	1.36x	49.0%	3.870%
120	68	1,495,000,000	99.7	1.44x	58.9%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Remaining Term to Maturity

Remaining Term to Maturity (months)	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
118	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Original Amortization Term

Original Amortization Term (months)	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
360	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Remaining Amortization Term

Remaining Amortization Term (months)	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
360	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Seasoning

Seasoning (months)	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
1	1	\$5,000,000	0.3%	1.36x	49.0%	3.870%
2	68	1,495,000,000	99.7	1.44x	58.9%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Amortization Type

Amortization Type	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
Partial IO	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Loan Purpose

Loan Purpose	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
Refinance	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Property Sub-Type

Property Sub-Type	Number of Mortgaged Properties	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
Garden	42	\$810,625,000	54.0%	1.47x	58.4%	3.870%
High Rise	16	477,681,000	31.8	1.43x	58.1%	3.870%
Mid Rise	8	192,580,000	12.8	1.38x	62.7%	3.870%
Student	3	19,114,000	1.3	1.45x	56.1%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Year Built / Renovated

Most Recent Year Built / Renovated	Number of Mortgaged Properties	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
1949 - 1959	3	\$67,250,000	4.5%	1.50x	51.9%	3.870%
1960 - 1969	25	692,965,000	46.2	1.45x	58.8%	3.870%
1970 - 1979	4	68,290,000	4.6	1.44x	64.0%	3.870%
1980 - 1989	2	23,871,000	1.6	1.34x	60.9%	3.870%
1990 - 1999	5	70,950,000	4.7	1.51x	61.1%	3.870%
2000 - 2012	30	576,674,000	38.4	1.42x	58.7%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Current Occupancy

Range of Current Occupancy	Number of Mortgaged Properties	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
92.4% - 93.9%	4	\$90,350,000	6.0%	1.50x	58.5%	3.870%
94.0% - 95.9%	9	250,675,000	16.7	1.49x	56.3%	3.870%
96.0% - 97.9%	13	407,014,000	27.1	1.42x	59.7%	3.870%
98.0% - 100.0%	43	751,961,000	50.1	1.44x	59.3%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

Mortgage Pool Prepayment Protection

Prepayment Protection	Number of Mortgage Loans	Cut-off Date Principal Balance	% of Initial Mortgage Pool Balance	Weighted Average Underwritten DSCR	Weighted Average Cut-off Date LTV Ratio	Weighted Average Mortgage Rate
L(26) D(87) O(7)	68	\$1,495,000,000	99.7%	1.44x	58.9%	3.870%
L(25) D(87) O(7)	1	5,000,000	0.3	1.36x	49.0%	3.870%
Total / Wtd. Average	69	\$1,500,000,000	100.0%	1.44x	58.9%	3.870%

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EXHIBIT A-3

DESCRIPTION OF THE TOP TEN MORTGAGE LOANS

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Description of the Top Ten Mortgage Loans

1. Summit Hills Apartments



Original Principal Balance:	\$135,000,000
Cut-off Date Principal Balance:	\$135,000,000
Maturity Date Principal Balance:	\$113,301,425
% of Initial Mortgage Pool Balance:	9.0%
Loan Purpose:	Refinance
Interest Rate:	3.870%
First Payment Date:	February 1, 2013
Maturity Date:	January 1, 2023
Amortization:	IO (24), then amortizing 30-year schedule
Call Protection:	L(26) D(87) O(7)
Cash Management:	Springing
Cut-off Date Principal Balance/Unit:	\$120,428
Maturity Date Principal Balance/Unit:	\$101,072
Cut-off Date LTV:	60.8%
Maturity Date LTV:	51.0%
Underwritten DSCR:	1.45x
# of Units:	1,121
Collateral:	Fee Simple
Location:	Silver Spring, MD
Property Sub-type:	High Rise
Year Built / Renovated:	1960 / N/A
Occupancy:	97.5% (02/01/2013)
Underwritten / Most Recent NCF:	\$11,003,679 / \$11,907,415

2. Parliaments Apartments



Original Principal Balance:	\$66,000,000
Cut-off Date Principal Balance:	\$66,000,000
Maturity Date Principal Balance:	\$55,391,808
% of Initial Mortgage Pool Balance:	4.4%
Loan Purpose:	Refinance
Interest Rate:	3.870%
First Payment Date:	February 1, 2013
Maturity Date:	January 1, 2023
Amortization:	IO (24), then amortizing 30-year schedule
Call Protection:	L(26) D(87) O(7)
Cash Management:	Springing
Cut-off Date Principal Balance/Unit:	\$88,000
Maturity Date Principal Balance/Unit:	\$73,856
Cut-off Date LTV:	68.8%
Maturity Date LTV:	57.7%
Underwritten DSCR:	1.31x
# of Units:	750
Collateral:	Leasehold
Location:	Annandale, VA
Property Sub-type:	Mid Rise
Year Built / Renovated:	1969 / 2010
Occupancy:	96.5% (02/01/2013)
Underwritten / Most Recent NCF:	\$4,878,895 / \$5,159,775

3. Powder Mill Village



Original Principal Balance:	\$48,900,000
Cut-off Date Principal Balance:	\$48,900,000
Maturity Date Principal Balance:	\$41,040,294
% of Initial Mortgage Pool Balance:	3.3%
Loan Purpose:	Refinance
Interest Rate:	3.870%
First Payment Date:	February 1, 2013
Maturity Date:	January 1, 2023
Amortization:	IO (24), then amortizing 30-year schedule
Call Protection:	L(26) D(87) O(7)
Cash Management:	Springing
Cut-off Date Principal Balance/Unit:	\$64,597
Maturity Date Principal Balance/Unit:	\$54,214
Cut-off Date LTV:	52.5%
Maturity Date LTV:	44.1%
Underwritten DSCR:	1.59x
# of Units:	757
Collateral:	Fee Simple
Location:	Beltsville, MD
Property Sub-type:	Garden
Year Built / Renovated:	1965 / N/A
Occupancy:	95.6% (02/01/2013)
Underwritten / Most Recent NCF:	\$4,389,092 / \$3,853,182

4. Southview Apartments



Original Principal Balance:	\$48,720,000
Cut-off Date Principal Balance:	\$48,720,000
Maturity Date Principal Balance:	\$40,889,225
% of Initial Mortgage Pool Balance:	3.2%
Loan Purpose:	Refinance
Interest Rate:	3.870%
First Payment Date:	February 1, 2013
Maturity Date:	January 1, 2023
Amortization:	IO (24), then amortizing 30-year schedule
Call Protection:	L(26) D(87) O(7)
Cash Management:	Springing
Cut-off Date Principal Balance/Unit:	\$34,750
Maturity Date Principal Balance/Unit:	\$29,165
Cut-off Date LTV:	48.2%
Maturity Date LTV:	40.5%
Underwritten DSCR:	1.50x
# of Units:	1,402
Collateral:	Fee Simple
Location:	Oxon Hill, MD
Property Sub-type:	Garden
Year Built / Renovated:	1961 / N/A
Occupancy:	98.3% (02/01/2013)
Underwritten / Most Recent NCF:	\$4,124,879 / \$3,810,508

5. Oxon Hill Village



Original Principal Balance:	\$43,165,000
Cut-off Date Principal Balance:	\$43,165,000
Maturity Date Principal Balance:	\$36,227,082
% of Initial Mortgage Pool Balance:	2.9%
Loan Purpose:	Refinance
Interest Rate:	3.870%
First Payment Date:	February 1, 2013
Maturity Date:	January 1, 2023
Amortization:	IO (24), then amortizing 30-year schedule
Call Protection:	L(26) D(87) O(7)
Cash Management:	Springing
Cut-off Date Principal Balance/Unit:	\$51,143
Maturity Date Principal Balance/Unit:	\$42,923
Cut-off Date LTV:	52.3%
Maturity Date LTV:	43.9%
Underwritten DSCR:	1.43x
# of Units:	844
Collateral:	Fee Simple
Location:	Oxon Hill, MD
Property Sub-type:	Garden
Year Built / Renovated:	1964 / N/A
Occupancy:	95.9% (02/01/2013)
Underwritten / Most Recent NCF:	\$3,479,934 / \$3,061,904

6. Bayvue Apartments



Original Principal Balance:	\$41,410,000
Cut-off Date Principal Balance:	\$41,410,000
Maturity Date Principal Balance:	\$34,754,163
% of Initial Mortgage Pool Balance:	2.8%
Loan Purpose:	Refinance
Interest Rate:	3.870%
First Payment Date:	February 1, 2013
Maturity Date:	January 1, 2023
Amortization:	IO (24), then amortizing 30-year schedule
Call Protection:	L(26) D(87) O(7)
Cash Management:	Springing
Cut-off Date Principal Balance/Unit:	\$61,806
Maturity Date Principal Balance/Unit:	\$51,872
Cut-off Date LTV:	65.4%
Maturity Date LTV:	54.9%
Underwritten DSCR:	1.41x
# of Units:	670
Collateral:	Fee Simple
Location:	Woodbridge, VA
Property Sub-type:	Garden
Year Built / Renovated:	1965 / N/A
Occupancy:	94.5% (02/01/2013)
Underwritten / Most Recent NCF:	\$3,303,022 / \$2,960,570

7. Palisades Of Towson



Original Principal Balance:	\$39,250,000
Cut-off Date Principal Balance:	\$39,250,000
Maturity Date Principal Balance:	\$32,941,340
% of Initial Mortgage Pool Balance:	2.6%
Loan Purpose:	Refinance
Interest Rate:	3.870%
First Payment Date:	February 1, 2013
Maturity Date:	January 1, 2023
Amortization:	IO (24), then amortizing 30-year schedule
Call Protection:	L(26) D(87) O(7)
Cash Management:	Springing
Cut-off Date Principal Balance/Unit:	\$109,944
Maturity Date Principal Balance/Unit:	\$92,273
Cut-off Date LTV:	56.1%
Maturity Date LTV:	47.1%
Underwritten DSCR:	1.57x
# of Units:	357
Collateral:	Fee Simple
Location:	Towson, MD
Property Sub-type:	High Rise
Year Built / Renovated:	2010 / N/A
Occupancy:	93.8% (02/01/2013)
Underwritten / Most Recent NCF:	\$3,484,115 / \$3,604,617

8. Carriage Hill Apartments



Original Principal Balance:	\$38,930,000
Cut-off Date Principal Balance:	\$38,930,000
Maturity Date Principal Balance:	\$32,672,774
% of Initial Mortgage Pool Balance:	2.6%
Loan Purpose:	Refinance
Interest Rate:	3.870%
First Payment Date:	February 1, 2013
Maturity Date:	January 1, 2023
Amortization:	IO (24), then amortizing 30-year schedule
Call Protection:	L(26) D(87) O(7)
Cash Management:	Springing
Cut-off Date Principal Balance/Unit:	\$40,552
Maturity Date Principal Balance/Unit:	\$34,034
Cut-off Date LTV:	54.9%
Maturity Date LTV:	46.1%
Underwritten DSCR:	1.43x
# of Units:	960
Collateral:	Fee Simple
Location:	Suitland, MD
Property Sub-type:	Mid Rise
Year Built / Renovated:	1965 / N/A
Occupancy:	94.9% (02/01/2013)
Underwritten / Most Recent NCF:	\$3,144,791 / \$2,812,538

9. Chateau Apartments



Original Principal Balance:	\$38,316,000
Cut-off Date Principal Balance:	\$38,316,000
Maturity Date Principal Balance:	\$32,157,462
% of Initial Mortgage Pool Balance:	2.6%
Loan Purpose:	Refinance
Interest Rate:	3.870%
First Payment Date:	February 1, 2013
Maturity Date:	January 1, 2023
Amortization:	IO (24), then amortizing 30-year schedule
Call Protection:	L(26) D(87) O(7)
Cash Management:	Springing
Cut-off Date Principal Balance/Unit:	\$95,790
Maturity Date Principal Balance/Unit:	\$80,394
Cut-off Date LTV:	54.7%
Maturity Date LTV:	45.9%
Underwritten DSCR:	1.47x
# of Units:	400
Collateral:	Fee Simple
Location:	Silver Spring, MD
Property Sub-type:	High Rise
Year Built / Renovated:	1968 / 2008
Occupancy:	96.0% (02/01/2013)
Underwritten / Most Recent NCF:	\$3,173,945 / \$3,074,957

10. Triangle Towers



Original Principal Balance:	\$38,250,000
Cut-off Date Principal Balance:	\$38,250,000
Maturity Date Principal Balance:	\$32,102,070
% of Initial Mortgage Pool Balance:	2.6%
Loan Purpose:	Refinance
Interest Rate:	3.870%
First Payment Date:	February 1, 2013
Maturity Date:	January 1, 2023
Amortization:	IO (24), then amortizing 30-year schedule
Call Protection:	L(26) D(87) O(7)
Cash Management:	Springing
Cut-off Date Principal Balance/Unit:	\$147,115
Maturity Date Principal Balance/Unit:	\$123,470
Cut-off Date LTV:	59.0%
Maturity Date LTV:	49.5%
Underwritten DSCR:	1.38x
# of Units:	260
Collateral:	Fee Simple
Location:	Bethesda, MD
Property Sub-type:	High Rise
Year Built / Renovated:	1965 / 2012
Occupancy:	99.6% (02/01/2013)
Underwritten / Most Recent NCF:	\$2,976,211 / \$2,978,740

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EXHIBIT B

FORM OF CERTIFICATE ADMINISTRATOR'S STATEMENT TO CERTIFICATEHOLDERS

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DATES

Payment Date:	Apr 25, 2013	First Payment Date:	Apr 25, 2013
Prior Payment:		Closing Date:	Mar 28, 2013
Next Payment:	May 28, 2013	Cutoff Date:	Mar 1, 2013
Record Date:	Mar 29, 2013	Final Distribution Date:	Jan 25, 2023
Determination Date:	Apr 11, 2013		

ADMINISTRATOR

Name:
Title:
Address:

Phone:
Email:
Website: www.usbank.com/abs

TABLE OF CONTENTS

- Statement to Certificateholders	Page 1
* Payment Detail	
* Factor Detail	
* Principal Detail	
* Interest Detail	
* Reconciliation of Funds	
* Additional Reconciliation Detail	
* Historical Bond/Collateral Liquidation Realized Loss Reconciliation	
- Historical Delinquency & Liquidation Summary	Page 9
- REO Status Report	Page 10
- Historical Liquidation Loss Loan Detail	Page 11
- Interest Shortfall Reconciliation	Page 12
- NOI Loan Detail	Page 13
- Defeased Loan Detail	Page 14
- Appraisal Reduction Report	Page 15
- Loan Level Detail	Page 16
- Historical Loan Modification Report	Page 17
- Material Breaches and Document Defects	Page 18
- Mortgage Loan Characteristics	Page 19

PARTIES TO TRANSACTION

Mortgage Loan Seller: Freddie Mac
 Guarantor: Freddie Mac
 Depositor: Morgan Stanley Capital I Inc.
 Trustee: U.S. Bank National Association
 Certificate Administrator: U.S. Bank National Association
 Custodian: U.S. Bank National Association
 Master Servicer: Berkadia Commercial Mortgage LLC
 Special Servicer: Berkadia Commercial Mortgage LLC
 Operating Trust Advisor: Trimont Real Estate Advisors, Inc.

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PAYMENT DETAIL

Class	Pass-Thru Rate	Original Balance	Beginning Balance	Principal Distribution	Interest Distribution	Total Distribution	Negative Amortization	Realized Loss	Ending Balance
A-1									
A-2									
X1									
B									
R									
Totals:									



FACTOR DETAIL

Class	Cusip	Beginning Balance	Principal Distribution	Interest Distribution	Total Distribution	Realized Loss	Ending Balance
A-1							
A-2							
X1							
B							
R							



PRINCIPAL DETAIL

Class	Beginning Balance	Scheduled Principal	Unscheduled Principal	Realized Loss	Ending Balance	Deficiency Prin Amount Paid	Credit Support	
							Original	Current
A-1								
A-2								
B								
Totals:								



INTEREST DETAIL

Class	Accrued Certificate Interest	Net Prepay Interest Shortfall	Interest Adjustment	Current Interest Shortfall	Deficiency Int Amount Paid	Prepayment Premium	Total Interest Distribution Amount	Cumul Unpaid Interest Shortfall
A-1								
A-2								
X1								
B								
R								
Totals:								



ADDITIONAL RECONCILIATION DETAIL

Deficiency Detail:

Class	Unpaid Accrued Interest	Balloon Guarantor Payment	Realized Loss and Additional Trust Fund Exp	Unpaid Prin on Assum'd Final Distrib Date	Deficiency Amount	Unpaid End Deficiency Amount	Cumulative Paid Deficiency Amount
A-1							
A-2							
X1							

Totals:

Advances:

	Master Servicer	Special Servicer	Trustee
Principal Interest			
Current Net Adv			
Cumul Net Adv			
Interest on Adv			

Unreimbursed Indemnification Expenses:

Party	Curr Accrued Indemn Exp	Curr Paid Indemn Exp	Cumul Unreimb Indemn Exp
Master Servicer			
Special Servicer			
Trustee/Certificate Admin/Custodian			
Operating Trust Advisor			
Depositor			

Total:

Interest Reserve Account:

	Beg Bal	(Withdraw)/Dep	End Bal
Reserve Activity			



ADDITIONAL RECONCILIATION DETAIL

Mortgage Loan Activity

Group	Number of Loans Remaining	Beginning Scheduled Balance	Principal Remittance	Current Realized Losses	Interest Remittance	Available Distribution Amount	Ending Scheduled Balance	Realized Losses Since Cutoff	Ending Actual Balance



HISTORICAL BOND/COLLATERAL REALIZED LOSS RECONCILIATION

Distribution Date	Loan ID	Curr Beg Sch Bal of Loan at Liquidation	Aggregate Realized Loss on Loans	Prior Real'd Loss Appl'd to Cert	Amt Covered by OC/other Credit Support	Int (Shortage)/ Excess Appl'd to Real'd Loss	Mod Adj/ Appraisal Reduction Adj	Add'l (Recov) Exp Appl'd to Real'd Loss	Real'd Loss Appl'd to Cert to Date	Recov of Real'd Loss Paid as Cash	(Recov)/Real'd Loss Appl'd to to Cert Int
Totals:											



HISTORICAL DELINQUENCY & LIQUIDATION SUMMARY

Month	30 Days Delinq		60 Days Delinq		90+ Days Delinq		Bankruptcy		Foreclosure		REO		Prepayments	
	Count	Balance	Count	Balance	Count	Balance	Count	Balance	Count	Balance	Count	Balance	Count	Balance



REO STATUS REPORT

Loan ID	State	Ending Sched Loan Amount	REO Date	Total Exposure	Most Recent Value	Ending Reduction Amount	Date Asset Exp to be Resolved or Foreclosed	Net Proceed on Liquidation	Other Revenues Collected	Liquidation/ Prepayment Date



HISTORICAL LIQUIDATION LOSS LOAN DETAIL

Loan ID	Current Beg Scheduled Balance	Most Recent Value	Liquidation Sales Price	Net Proceeds Received on Liquidation	Liquidation Expense	Net Proceeds Available for Distribution	Realized Loss to Trust	Curr Period Adjustment to Trust	Date of Curr Period Adj to Trust	Loss to Loan with Cumul Adj to Trust



INTEREST SHORTFALL RECONCILIATION

Loan ID	Curr Ending Scheduled Balance	Spec Serv Fee Amt plus Adj	Liquidation Fee Amount	Workout Fee Amount	Most Recent Net ASER Amount	Prepayment Int Excess (Shortfall)	Non-Recov (Scheduled Interest)	Reimbursed Interest on Advances	Mod Int Rate (Reduction)/ Excess	Reimbursement of Advances to Servicer Curr Month	Outstanding	Other (Shortfalls)/ Refunds



NOI LOAN DETAIL

Loan ID	ODCR	Property Type	City	State	End		Most Recent NOI	Most Recent NOI Start Date	Most Recent NOI End Date	Occupancy %	Occupancy as of Date
					Scheduled Balance	Most Recent Fiscal NOI					



DEFEASED LOAN DETAIL

Loan ID	Current Ending Sched Balance	Maturity Date	Current Note Rate	Defeasance Status



APPRAISAL REDUCTION REPORT

Loan ID	Property Name	Paid Through Date	ARA (Appraisal Reduction Amt)	ARA Date	Most Recent Value	Most Recent Valuation Date	Most Recent Net ASER Amount	Cumulative ASER Amount



LOAN LEVEL DETAIL

Loan ID	Property Type	Transfer Date	State	Maturity Date	Neg Am (Y/N)	End Schedule Balance	Note Rate	Sched P&I	Prepay Liquid/Adj	Prepay Date	Paid Thru Date	Prepay Premium	Loan Status	Interest Payment	Yield Maint Charges



HISTORICAL LOAN MODIFICATION REPORT

Loan ID	Date of Last Modification	Balance When Sent to Special Servicer	Modified Balance	Old Note Rate	Modified Note Rate	Old P&I	Modified Payment Amount	Old Maturity Date	Maturity Date	Total Months for Change of Modification	Modification Code



MATERIAL BREACHES AND DOCUMENT DEFECTS

Disclosure Control #	Ending Principal Balance	Material Breach Date	Date Received Notice	Description



MORTGAGE LOAN CHARACTERISTICS

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EXHIBIT C-1

MORTGAGE LOAN SELLER'S REPRESENTATIONS AND WARRANTIES

As of the Closing Date, the mortgage loan seller will make, with respect to each underlying mortgage loan sold by it that we include in the issuing entity, representations and warranties that are expected to be generally in the form set forth below. The exceptions to those representations and warranties are expected to be generally in the form set forth on Exhibit C-2 to this information circular. Capitalized terms used but not otherwise defined in this Exhibit C-1 will have the meanings set forth in this information circular or, if not defined in this information circular, in the mortgage loan purchase agreement.

The mortgage loan purchase agreement, together with the representations and warranties, serves to contractually allocate risk between the mortgage loan seller, on the one hand, and the issuing entity, on the other. We present the representations and warranties set forth below for the sole purpose of describing some of the expected terms and conditions of that risk allocation. The presentation of representations and warranties below is not intended as statements regarding the actual characteristics of the underlying mortgage loans, the mortgaged real properties or other matters. We cannot assure you that the underlying mortgage loans actually conform to the statements made in the representations and warranties that we present below.

For purposes of these representations and warranties, the phrase “to the knowledge of the mortgage loan seller” or “to the mortgage loan seller’s knowledge” will mean, except where otherwise expressly set forth below, the actual knowledge of any of the individuals at the mortgage loan seller who were actively involved in the purchase and servicing of the underlying mortgage loans regarding the matters referred to below.

The mortgage loan seller will represent and warrant, subject to the exceptions set forth in Exhibit C-2, with respect to each underlying mortgage loan, that as of the date specified below or, if no date is specified, as of the Closing Date, the following representations and warranties are true and correct in all material respects:

(1) Ownership.

(a) Immediately prior to the transfer to the depositor of the underlying mortgage loans, the mortgage loan seller had good title to, and was the sole owner of, each underlying mortgage loan.

(b) The mortgage loan seller has validly and effectively conveyed (or caused to be conveyed) to the depositor or its designee all of the mortgage loan seller’s legal and beneficial interest in and to the underlying mortgage loans free and clear of any and all liens, pledges, charges, security interests and/or other encumbrances of any kind.

(2) No Modifications.

Since the origination date, except as set forth in the related mortgage file,

(a) no underlying mortgage loan has been modified, altered, satisfied, canceled, subordinated or rescinded, and

(b) no mortgaged real property, nor any part thereof, has been released from the lien of the related mortgage in any manner which materially interferes with the security in the collateral intended to be provided by the lien of such mortgage.

(3) Whole Loan.

Each underlying mortgage loan is a whole loan and contains no equity participation by mortgage loan seller and is not a participation interest in such underlying mortgage loan.

(4) Defaults.

There exists no monetary default (other than payments due but not yet thirty (30) days or more past due) or material non-monetary default, breach, violation or event of acceleration under the related underlying mortgage loan or to mortgage loan seller's knowledge, after due inquiry, no event that, with the passage of time or with notice and the expiration of any grace or cure period, would constitute a material default, breach, violation or event of acceleration under such underlying mortgage loan; provided, however, that the representations and warranties set forth in this paragraph 4 do not address or otherwise cover any default, breach, violation or event of acceleration that specifically pertains to any matter otherwise covered by any other representation or warranty made by the mortgage loan seller in this Exhibit C-1; and, provided, further, that a breach by the borrower of any representation or warranty contained in any loan document (each, a "Borrower Representation") shall not constitute a material non-monetary default, breach, violation or event of acceleration for purposes of this paragraph 4 if the subject matter of such Borrower Representation is covered by any representation or warranty made by the mortgage loan seller in this Exhibit C-1. Neither the mortgage loan seller nor any servicer of the underlying mortgage loan has waived any material default, breach, violation or event of acceleration under any of the loan documents. Pursuant to the terms of the loan documents, no person or party other than the holder of the mortgage note and mortgage may declare an event of default or accelerate the related indebtedness under such loan documents.

(5) Releases of Mortgaged Real Property.

No underlying mortgage loan requires the lender to release all or any portion of the related mortgaged real property from the lien of the related mortgage, except as in compliance with the REMIC provisions and:

- (a) upon payment in full of all amounts due under the related underlying mortgage loan,
- (b) in connection with a full or partial defeasance pursuant to provisions in the related loan documents,
- (c) unless such portion of the mortgaged real property was not considered material for purposes of underwriting the underlying mortgage loan, was not included in the appraisal for such mortgaged real property or does not generate income,
- (d) upon the payment of a release price at least equal to the allocated loan amount or, if none, the appraised value of the released parcel and any related prepayment, or
- (e) with respect to any underlying mortgage loans that are cross-defaulted and/or cross-collateralized with any other underlying mortgage loan or underlying mortgage loans secured by multiple mortgaged real properties, in connection with the release of any cross-collateralization pursuant to provisions in the related loan documents.

With respect to clauses (c), (d) and (e) above, for all underlying mortgage loans originated after December 6, 2010, if the fair market value of the real property constituting the remaining mortgaged real property immediately after the release of such portion of the mortgaged real property from the lien of the related mortgage is not equal to at least (i) eighty percent (80%) of the remaining principal amount of the underlying mortgage loan or (ii) the fair market value of the real property constituting the mortgaged real property immediately before the release of such portion of the mortgaged real property, the related borrower is required to prepay the underlying mortgage loan in an amount equal to or greater than the amount required by the REMIC provisions.

(6) Qualified Mortgage.

Each underlying mortgage loan constitutes a "qualified mortgage" within the meaning of Section 860G(a)(3) of the Code (but without regard to the rule in Treasury Regulation Section 1.860G-2(f)(2) that treats a defective obligation as a "qualified mortgage" or any substantially similar successor provision). Any prepayment premiums and yield maintenance charges payable upon a voluntary prepayment under the terms of

such underlying mortgage loan constitute “customary prepayment penalties” within the meaning of Treasury Regulation Section 1.860G-1(b)(2).

(7) Prepayment Upon Condemnation.

For all underlying mortgage loans originated after December 6, 2010, in the event of a taking of any portion of a mortgaged real property by a State or any political subdivision or authority thereof, whether by legal proceeding or by agreement, if, immediately after the release of such portion of the mortgaged real property from the lien of the related mortgage (but taking into account any planned restoration), the fair market value of the real property constituting the remaining mortgaged real property is not equal to at least (i) eighty percent (80%) of the remaining principal amount of the underlying mortgage loan or (ii) the fair market value of the real property constituting the mortgaged real property immediately before the release of such portion of the mortgaged real property, the related borrower can be required to apply the award with respect to such taking to prepay the underlying mortgage loan in the amount required by the REMIC provisions and such amount may not, to such extent, be used to restore the related mortgaged real property or be released to the related borrower.

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EXHIBIT C-2

EXCEPTIONS TO MORTGAGE LOAN SELLER'S REPRESENTATIONS AND WARRANTIES

None.

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EXHIBIT D

DECREMENT TABLES FOR THE OFFERED PRINCIPAL BALANCE CERTIFICATES

Percentage of Initial Total Principal Balance Outstanding For:

Class A-1 Certificates

0% CPR During Lockout and Defeasance
— Otherwise at Indicated CPR

Prepayments

<u>Following the Distribution Date in—</u>	<u>0% CPR</u>	<u>25% CPR</u>	<u>50% CPR</u>	<u>75% CPR</u>	<u>100% CPR</u>
Closing Date	100%	100%	100%	100%	100%
March 2014.....	100%	100%	100%	100%	100%
March 2015.....	98%	98%	98%	98%	98%
March 2016.....	87%	87%	87%	87%	87%
March 2017.....	76%	76%	76%	76%	76%
March 2018.....	64%	64%	64%	64%	64%
March 2019.....	52%	52%	52%	52%	52%
March 2020.....	39%	39%	39%	39%	39%
March 2021.....	26%	26%	26%	26%	26%
March 2022.....	12%	12%	12%	12%	12%
March 2023 and thereafter.....	0%	0%	0%	0%	0%
Weighted average life (in years)	6.07	6.05	6.05	6.05	6.05

Class A-2 Certificates

0% CPR During Lockout and Defeasance
— Otherwise at Indicated CPR

Prepayments

<u>Following the Distribution Date in—</u>	<u>0% CPR</u>	<u>25% CPR</u>	<u>50% CPR</u>	<u>75% CPR</u>	<u>100% CPR</u>
Closing Date	100%	100%	100%	100%	100%
March 2014.....	100%	100%	100%	100%	100%
March 2015.....	100%	100%	100%	100%	100%
March 2016.....	100%	100%	100%	100%	100%
March 2017.....	100%	100%	100%	100%	100%
March 2018.....	100%	100%	100%	100%	100%
March 2019.....	100%	100%	100%	100%	100%
March 2020.....	100%	100%	100%	100%	100%
March 2021.....	100%	100%	100%	100%	100%
March 2022.....	100%	100%	100%	100%	100%
March 2023 and thereafter.....	0%	0%	0%	0%	0%
Weighted average life (in years)	9.83	9.78	9.73	9.65	9.33

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Exhibit E

PRICE/YIELD TABLE FOR CLASS X1 CERTIFICATES

**Corporate Bond Equivalent (CBE) Yield of the Class X1 Certificates at Various CPRs⁽¹⁾ 0.8870%⁽²⁾ Per
Annum Initial Pass-Through Rate
\$1,350,000,000 Total Initial Notional Amount**

0% CPR During Lockout and Defeasance
— Otherwise at Indicated CPR

Price (%)⁽³⁾	0% CPR CBE Yield (%)	25% CPR CBE Yield (%)	50% CPR CBE Yield (%)	75% CPR CBE Yield (%)	100% CPR CBE Yield (%)
5.17500	7.14	7.07	6.99	6.87	6.36
5.30000	6.55	6.48	6.39	6.27	5.75
5.42500	5.98	5.91	5.82	5.70	5.17
5.55000	5.43	5.36	5.27	5.14	4.61
5.67500	4.90	4.82	4.74	4.61	4.06
5.80000	4.39	4.31	4.22	4.09	3.54
5.92500	3.89	3.81	3.72	3.59	3.03
6.05000	3.41	3.33	3.24	3.10	2.53
6.17500	2.94	2.86	2.77	2.63	2.05
6.30000	2.49	2.41	2.31	2.17	1.59
6.42500	2.05	1.97	1.87	1.73	1.14
Weighted Average Life (in years)	9.15	9.12	9.07	9.00	8.74

- (1) Assumes the exercise of the right to purchase the mortgage loans in the event the total Stated Principal Balance of the mortgage pool is less than 1.0% of the initial mortgage pool balance, as described under “The Series 2013-KSMC Pooling and Servicing Agreement—Termination” in this information circular.
- (2) Approximate.
- (3) Exclusive of accrued interest.

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If you intend to purchase SPCs, you should rely only on the information in this Supplement, the Offering Circular and the Information Circular, including the information in the Incorporated Documents. We have not authorized anyone to provide you with different information.

This Supplement, the Offering Circular, the Information Circular and the Incorporated Documents may not be correct after their dates.

We are not offering the SPCs in any jurisdiction that prohibits their offer.

TABLE OF CONTENTS

Description	Page
Offering Circular Supplement	
Certain Risk Considerations	S-2
Terms Sheet	S-3
Available Information	S-5
General Information	S-5
Pass-Through Trust Agreement	S-5
Form of SPCs	S-6
Denominations of SPCs	S-6
Structure of Transaction	S-6
The Mortgages	S-7
Payments	S-7
Payment Dates; Record Dates	S-7
Method of Payment	S-7
Interest	S-8
Principal	S-8
Class Factors	S-8
Guarantees	S-8
Optional Termination; Redemption	S-9
Prepayment and Yield Analysis	S-9
Mortgage Prepayments	S-9
Yield	S-10
Suitability	S-10
Final Payment Dates	S-10
Certain Federal Income Tax Consequences	S-10
General	S-10
Classification of Investment Arrangement	S-11
Status of Classes	S-11
Information Reporting	S-11
Legal Investment Considerations	S-11
Accounting Considerations	S-11
ERISA Considerations	S-12
Plan of Distribution	S-12
Legal Matters	S-12
Appendix A — Transaction Summary	S-A-1
Offering Circular	
Freddie Mac	3
Additional Information	6
Summary	8
Risk Factors	11
Application of Proceeds	17
Description of Pass-Through Certificates	17
Prepayment, Yield and Suitability Considerations	30
The Pass-Through Trust Agreement	36
Certain Federal Income Tax Consequences	40
ERISA Considerations	52
Accounting Considerations	53
Legal Investment Considerations	53
Distribution Arrangements	54
Increase in Size	54
Appendix I—Index of Terms	I-1
Appendix II—Exchange Procedures for Stripped Giant Certificates	II-1
Appendix III—Examples of MACS Exchanges	III-1
Appendix IV—Redemption and Exchange Procedures for CPCs	IV-1
Appendix V—Frequently Used Giant Prefixes	V-1
Appendix VI—Example Giant Pool Supplement	VI-1
Appendix VII—Terms Used in Pool Supplements	VII-1
Information Circular	
Important Notice Regarding the Certificates	4
Important Notice about Information Presented in this Information Circular	4
IRS Circular 230 Notice	4
Summary of Information Circular	5
Risk Factors	33
Capitalized Terms Used in this Information Circular	81
Forward-Looking Statements	81
Description of the Issuing Entity	81
Description of the Depositor	82
Description of the Mortgage Loan Seller and Guarantor	83
Description of the Borrowers	87
Description of SMC	87
Description of the Underlying Mortgage Loans	87
Description of the Series 2013-KSMC Certificates	111
Yield and Maturity Considerations	130
The Series 2013-KSMC Pooling and Servicing Agreement	136
Certain Federal Income Tax Consequences	181
State and Other Tax Considerations	189
Use of Proceeds	190
Plan of Distribution	190
Legal Matters	190
Glossary	191
Exhibits to Information Circular	
Exhibit A-1—Certain Characteristics of the Underlying Mortgage Loans and the Related Mortgaged Real Properties	A-1-1
Exhibit A-2—Certain Mortgage Pool Information	A-2-1
Exhibit A-3—Description of the Top Ten Mortgage Loans	A-3-1
Exhibit B—Form of Certificate Administrator's Statement to Certificateholders	B-1
Exhibit C-1—Mortgage Loan Seller's Representations and Warranties	C-1-1
Exhibit C-2—Exceptions to Mortgage Loan Seller's Representations and Warranties	C-2-1
Exhibit D—Decrement Tables for the Offered Principal Balance Certificates	D-1
Exhibit E—Price/Yield Table for Class X1 Certificates	E-1

\$1,350,000,000
(Approximate)

Freddie Mac

Structured Pass-Through Certificates (SPCs)
Series K-SMC



Co-Lead Managers and Joint Bookrunners

Morgan Stanley

Jefferies

Co-Managers

J.P. Morgan

Mischler Financial Group, Inc.

RBS

Wells Fargo Securities

March 21, 2013