

May 7, 2020

Dear Servicer:

As the impacts of the COVID-19 pandemic continue to spread through the residential housing market, we appreciate your willingness to ensure consistent and responsible reporting for mortgage backed securitization transactions ("Transaction") where you are a servicer or sub-servicer and where Wells Fargo Bank, N.A. acts as master servicer, securities administrator, trustee, indenture trustee or a similar role ("Wells Fargo").

As you determine borrower eligibility for COVID-19 pandemic relief plans ("COVID-19 Plans")<sup>1</sup> and implement those plans, Wells Fargo expects that each servicer and sub-servicer for a Transaction will (i) adhere to all applicable contractual requirements under the respective governing agreements, (ii) apply generally accepted servicing practices and (iii) follow all applicable laws, rules and regulations when servicing each residential mortgage loan. Below are some additional expectations related to the processing and reporting of COVID-19 related loss mitigation efforts, subject in each case to the contractual terms for each Transaction:

- The servicer and subservicer should make any Principal and Interest ("P&I") advances that it is required to make under the governing agreements for payments due to the applicable Transaction but not collected.
- Borrower's next due date should reflect the contractual status of the borrower as of the respective cutoff date, independent of guidance shared by industry participants. (For example, a forbearance generally results in a loan being reported as delinquent for the Transaction even if it is not delinquent with respect to the borrower or for purposes of reporting to credit reporting agencies.)
- Servicers and subservicers must adhere to the terms of the governing documents for the Transaction when recovering any P&I advances.
- Servicers and subservicers should confirm that the loan was not delinquent as of February 1, 2020.

For COVID-19 related loan modifications that require the consent of Wells Fargo as the master servicer under the governing agreements for the related Transaction, please provide the attached data elements as well as an officer's certificate in the form attached hereto. The requested data and officer's certificate should only be used in connection with COVID-19 Plans that do not extend the maturity date

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<sup>1</sup> Wells Fargo is expressing no opinion with respect to any COVID-19 Plan nor does Wells Fargo, in any of its capacities, affirmatively or implicitly approve or disapprove of the implementation of any specific plan. Please refer to the governing documents for your respective Transactions and consult with your legal advisor to determine if your COVID-19 Plan conforms to the requirements contained in the governing documents for your Transaction.

of a loan, change the principal balance of a loan or change the interest rate. All other loan modification consent requests should continue to follow the customary procedures for your transactions.

Separate from the above described COVID-19 relief modification approval requirements, servicers and subservicers should also include in their investor reporting Wells Fargo’s requested modification reporting elements, where relevant. For more information about these requirements, please visit:

[https://www.servicerconnect.com/a/help.html?TOPIC=REPORTING\\_DEFAULT](https://www.servicerconnect.com/a/help.html?TOPIC=REPORTING_DEFAULT).

Please ensure that you consider whether any forbearance, deferral or modification amounts should be treated as losses in accordance with the contractual requirement for each Transaction, and prepare your reporting accordingly. The relevant reporting elements for a modification loss treatment is referenced here.

Column Name	Description	Decimal	Format Comment	Included on Supplemental File
PRINCIPAL_FORBEARANCE_LOSS_(RECOVERY)	<p>The Deferred Principal loss/recovery activity for the trust. Should be populated based on the following:</p> <ol style="list-style-type: none"> <li>At the time of modification, (a) if the related NIB Deferred Principal is to be treated as NONLOSS methodology, it should be left blank, or (b) if LOSS methodology, it should be populated with the full Modified NIB Deferred Principal Amount.</li> <li>After modification, (a) if NONLOSS methodology previously established, this should represent the total loss/recovery applied to deferred principal at liquidation; (b) if LOSS methodology previously established, this should represent (i) the corresponding recovery from any curtailments applied to the deferred principal balance or (ii) the recovered amount when the loan is paid in full.</li> </ol> <p>NOTE: Losses should be positive; recoveries should be negative.</p>	2 decimal places to the right	No commas(,) or dollar signs (\$)	No

Feel free to contact me directly with any questions or concerns.

Sincerely,

Wells Fargo Corporate Trust Services