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Fondo de Titulización de Activos UCI 17

€1,415.4 Million Floating-Rate Notes

Analyst: Isabel Plaza, Madrid (34) 91-788-7203, isabel_plaza@standardandpoors.com and José Ramón Torá, Madrid (34) 91-389-6955, jose_tora@standardandpoors.com
Secondary analyst: Alvaro Astarloa, Madrid (34) 91-389-6964, alvaro_astarloa@standardandpoors.com
Surveillance analyst: Rocío Romero, Madrid (34) 91-389-6968, rocio_romero@standardandpoors.com
Group e-mail address: StructuredFinanceEurope@standardandpoors.com

This presale report is based on information as of April 19, 2007. The credit ratings shown are preliminary. This report does not constitute a recommendation to buy, hold, or sell securities. Subsequent information may result in the assignment of final credit ratings that differ from the preliminary credit ratings.

Class	Prelim. rating*	Prelim. amount (Mil. €)	Available credit support (%)	Interest	Legal final maturity
A1	AAA	325.0	8.3	Three-month EURIBOR plus a margin	Dec. 17, 2049
A2	AAA	974.2	8.3	Three-month EURIBOR plus a margin	Dec. 17, 2049
B	A	72.8	3.1	Three-month EURIBOR plus a margin	Dec. 17, 2049
C	BBB	28.0	1.1	Three-month EURIBOR plus a margin	Dec. 17, 2049
D	CCC-	15.4	N/A	Three-month EURIBOR plus a margin	Dec. 17, 2049

**The rating on each class of securities is preliminary as of April 16, 2007, and subject to change at any time. Final credit ratings are expected to be assigned on the closing date subject to a satisfactory review of the transaction documents and legal opinion, and completion of a corporate overview. Standard & Poor's ratings address timely interest and ultimate principal.*
N/A—Not applicable.

Transaction Participants	
Seller, servicer, and originator	Unión de Créditos Inmobiliarios, Establecimiento Financiero de Crédito S.A. (UCI S.A.)
Backup servicer	Banco Santander Central Hispano, S.A.
Underwriters	Banco Santander Central Hispano, S.A. and BNP Paribas
Trustee ("*sociedad gestora*")	Santander de Titulización, S.G.F.T., S.A.
Basis swap provider	BNP Paribas
GIC provider	Banco Santander Central Hispano, S.A.
Mortgage insurance provider	Genworth Financial Mortgage Insurance Ltd.
Transaction account provider	Banco Santander Central Hispano, S.A.

Supporting Ratings	
Institution/role	Rating
Banco Santander Central Hispano, S.A. as GIC provider and transaction account provider	AA/Stable/A-1+
BNP Paribas as basis swap provider	AA/Positive/A-1+
Genworth Financial Mortgage Insurance Ltd. as mortgage insurance provider	AA/Stable/— (local currency)

Transaction Key Features*	
Expected closing date	April 2007
Collateral	Mortgage loans secured by first-ranking mortgages on residential properties and possibly their associated second-ranking mortgages**, or unsecured personal loans (both the "associated loans") with a market LTV ratio of lower than 100% at closing
Number of borrowers/loans	8,992/11,713
Principal outstanding (Mil. €)	1,492.2
Country of origination	Kingdom of Spain
Concentration	Andalusia (25.9%), Madrid (13.5%), Catalonia (15.2%), and Valencia (13.0%)
Weighted-average LTV ratio (%)¶	75.2
Weighted-average global market LTV ratio (%)	71.6
Average mortgage loan size balance (€)	157,755
Average global loan size balance (€)	165,945
Loan size range (€)	52.5 to 606,275.9
Weighted-average seasoning (months)	9
Weighted-average asset life remaining (years)	32
Weighted-average mortgage interest rate (%)	4.59
Global weighted-average interest rate (%)	4.68
Arrears (%)	None over one month
Redemption profile	Amortizing
Excess spread at closing (bps)§	151
Cash reserve (Mil. €)	15.4
Mortgage priority	First- and second-lien (with its first-lien always in favor of UCI 17)
Maximum LTV ratio (%)	100
Borrowers covered by Genworth (%)	21
Jumbo loan > €400,000	364

**Preliminary pool as of March19, 2007. Calculations take into account the combined balance of the first-lien mortgage and its associated loan where applicable.*
***For all second-lien mortgages, the related first-lien mortgage is also in the pool.*
¶The LTV ratio was calculated using the value of the underlying assets obtained from certified appraisers. However, some of the loans in the pool were granted under the "VPO" or "Vivienda de Protección Oficial" subsidized regime (see "Collateral Description"). The sale value of homes acquired under this regime could be lower than the value obtained from appraisers, leading potentially to higher effective LTV ratio figures.
§Excess spread was calculated by the originator assuming 110 bps difference between IRPH and EURIBOR) as of Mar. 19, 2007

Transaction Summary

Standard & Poor's Ratings Services has assigned preliminary credit ratings to the to the €1,415.4 million floating-rate notes to be issued by Fondo de Titulización de Activos UCI 17 (UCI 17).

UCI 17 will acquire credit rights backed by mortgage loan participations, and possibly by an associated personal or second-lien mortgage loan (with its first-liens always in favor of Unión de Créditos Inmobiliarios, Establecimiento Financiero de Crédito S.A. (UCI S.A.). These are ultimately backed by a pool of first-ranking mortgages secured over owner-occupied residential properties in Spain, and a pool of unsecured personal and second-lien mortgage loans associated with the first-ranking mortgages from the seller, UCI. To fund this purchase, UCI 17 will issue four classes of floating-rate notes.

The initial reserve fund (1.1%) will be funded at closing using the class D note issuance proceeds.

The originator of the assets is UCI, which was created in 1989 as a specialized mortgage lending company. The capital in its immediate holding company (UCI), which holds 100% of the shares in the originator, is 50% owned by SCH (AA/Stable/A-1+), and 50% by BNP Paribas (AA/Positive/A-1+).

UCI originates residential mortgage loans to individuals through a network of Spanish real estate agents that brings business to UCI through one of its 67 branches throughout Spain, or through around 30 agents covering other areas of that country. Mortgage servicing and risk decision-making is centralized in Madrid. As of March 2007, UCI managed approximately €10 billion of assets in Spain, of which 62% has been securitized through 15 Spanish RMBS transactions.

All of UCI's mortgage properties were valued by a single appraising entity duly registered in the official Register of the Bank of Spain, giving a consistent means of calculating the LTV ratio and scoring expected loss model.

The assets will be insulated from the insolvency of the originator and "*sociedad gestora*" (fund manager).

Notable Features

This transaction is similar to the previous mortgage securitization undertaken by UCI in October 2006, Fondo de Titulización de Activos UCI 16 (UCI 16), in terms of the type of assets being securitized. In terms of the structure, a basis swap has been added to the structure for UCI 17.

In UCI 17, as in UCI 16, the loans that are entering into arrears and are covered by the guarantee provided by Genworth Financial Mortgage Insurance Ltd., will have the maximum claim amount brought forward to the 24th month after the borrower has defaulted (defined as 90 or more days in arrears), rather than at the end of the repossession and foreclosure period, as was the case for UCI 11, 14, and 15.

Sectoral Credit Highlights

Spain's economic growth has consistently exceeded that of the Eurozone over the past six years and its population of 44 million has been boosted by a net inflow of over three million since the beginning of the century. These dynamic factors have translated into a boom in the construction sector and a sharp acceleration in house price inflation since the mid-1990s. In the eight years to 2005, Spanish house prices increased 114% in real terms.

Since the end of 2005, however, the Spanish housing market has been sending signals that, although conflicting, could point to the beginning of a slowdown. On the one hand, house price inflation, albeit still vigorous, has been edging down. The latest figures indicate that house prices grew by an annual 11.6% in the second quarter of 2006, compared with 12.5% and 17.0% for the same periods in 2005 and 2004, respectively. Mortgage growth has also started to decline, although it remains at a very high level (26% year-on-year in the second quarter of 2006). As interest rates continue to rise through the first quarter of 2007, it is reasonable to expect a marked slowdown in demand and house price inflation in 2007 and beyond.

Strengths, Concerns, And Mitigating Factors

Strengths

- UCI is an experienced originator and servicer of mortgage loans, with 15 previous RMBS transactions.
- Genworth Financial Mortgage Insurance, a monoline mortgage insurer, has insured 21% of the outstanding balance of the first-lien mortgage loans together with their respective associated personal and second-lien mortgage loans.
- A basis swap has been added to the structure to cover the mismatch between the reference indexes from the asset pool and the reference index from the notes. This is a new feature compared with the previous UCI transactions.
- Protection for the noteholders is provided by credit enhancement including subordination, a 151 bps excess spread (before stresses), a 1.1% initial cash reserve fully funded at closing, and mortgage insurance provided by Genworth Financial Mortgage Insurance.
- The collateral has a varied geographic distribution (with 79.5% distributed across six regions), with the largest concentrations in the major economic areas of Andalusia, Madrid, Catalonia, and Valencia.
- There is provision for the mortgages and associated loans, which form the collateral, to be written off, depending on their LTV ratios, length of arrears and possible inclusion in Genworth Financial Mortgage Insurance's mortgage insurance.
- At closing, no borrower will have been delinquent longer than one month.

Concerns

- The characteristics of some of the underlying mortgage loans in the pool being securitized may have a negative effect on the collateral credit quality and future cash flows (see "*Collateral Description*").
- There are interest deferral triggers that are more protective toward senior noteholders than subordinated noteholders in cases of poor economic performance. This feature is seen in priorities of payments that combine interest and principal and hitting these interest triggers would lead to interest from the junior notes being used to repay the most senior notes.
- The reserve fund can start to amortize, providing that it reaches 2.2% of the initial mortgage balance.

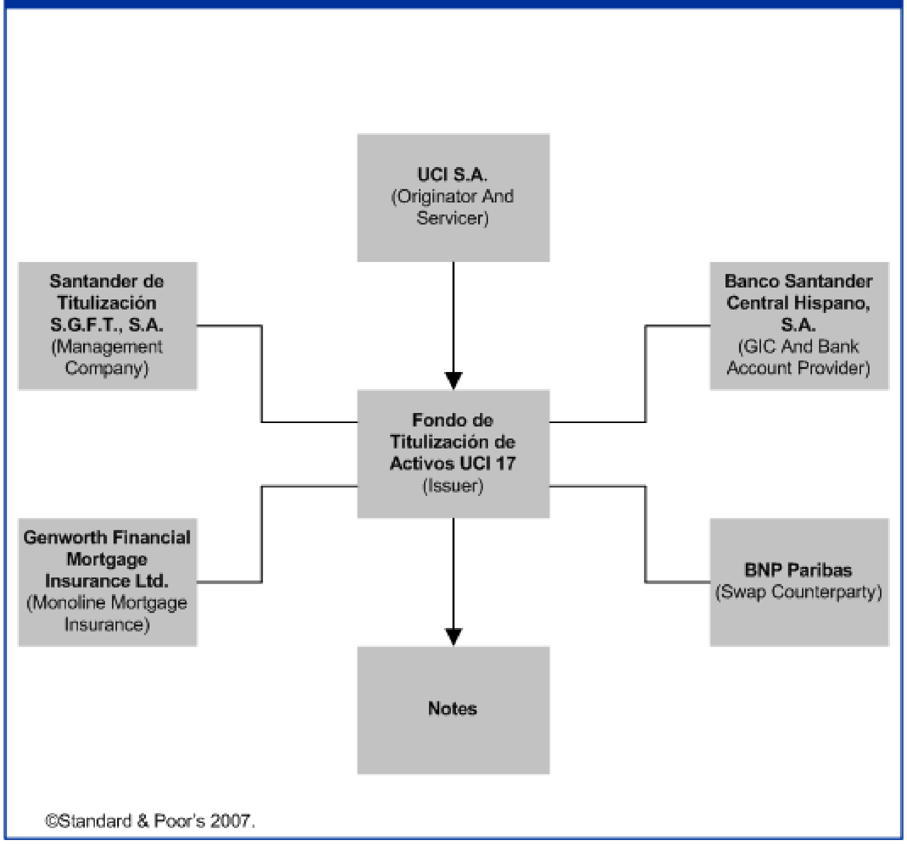
Mitigating factors

- All special features of the secured and unsecured loans were taken into account when modeling cash flows and assessing the pool credit quality.
- Pro rata amortization has been modeled, and the structure will revert to purely sequential amortization if a series of conditions are met (see "*Redemption of the notes*").
- This interest deferral trigger structure is typical in Spanish RMBS transactions and credit enhancement is sized accordingly for the junior notes.
- The reserve fund will be fixed for the first three years and will be subject to a floor, which will vary depending on the number of loans in arrears. Above a certain level of delinquent loans, the reserve fund will stop amortizing.

Transaction Structure

The originator and servicer, UCI, will sell a closed pool of mortgage participations and credit rights to an SPE or "*fondo*" on the closing date (see chart 1). The only purposes of the SPE are to purchase these mortgage participations and credit rights through the issuance of the notes and to conduct related activities.

Chart 1
Fondo de Titulización de Activos UCI 17



Spanish mortgage securitization law requires the notes to be issued by a "*fondo*", whose activities are managed by a fund manager, in this case Santander de Titulización, S.G.F.T, S.A. (Santander de Titulización), an independent management company authorized by the Ministry of Economy and Treasury. The fund manager will represent and defend the interests of the noteholders and will enter into various contracts for the issuer.

As servicer, UCI will be responsible for the day-to-day administration and ongoing servicing of the underlying loan portfolio. Santander de Titulización will be responsible for producing all reports and accounts for the fund and Standard & Poor's in connection with the performance of the mortgages.

Standard & Poor's review of UCI's origination process and collection and default management procedures indicates that UCI can perform the functions necessary to ensure the collection of borrower payments and the management of arrears and repossessions.

To meet full and timely payment of interest, the issuer may use principal receipts (if not needed to redeem note principal) to fund interest payments on the notes.

Fund Manager

The fund manager is Santander de Titulización, S.G.F.T., S.A. The creation of the fund manager was authorized by the Ministry of Economy and Treasury in December 1992. Under Spanish mortgage securitization law, the day-to-day operations of the issuer are managed by a fund manager, which will represent and defend the noteholders' interests. The manager, on the issuer's behalf, will enter into certain contracts (in this transactions, a GIC, and a basis swap agreement) needed to protect it against certain credit losses and liquidity shortfalls assumed to arise in connection with holding the credit rights and mortgage participations.

Mortgage Insurer

Genworth Financial Mortgage Insurance was incorporated in the U.K. in 1991 and is a monoline mortgage insurance company. The company operates in 12 European countries.

Genworth Financial Mortgage Insurance, an indirect wholly owned subsidiary of Genworth Financial, is a leading insurance holding company in the U.S. Genworth Financial Mortgage Insurance has a Standard & Poor's financial strength local currency rating of AA/Stable/—.

Collateral Description

The pool was originated between August 1997 and December 2006. Of the loans, 69% are backed solely by a mortgage loan, whereas 31% are backed both by a mortgage loan (up to an 80.0% LTV ratio) and a complementary second-lien or unsecured personal loan. The collateral, as in previous UCI transactions, incorporates loans with specific characteristics as follows:

- Associated personal loans and second-lien mortgage loans: Of the first-lien mortgages in the pool, 20% have an associated unsecured loan and 7% have a second-lien mortgage. Of the outstanding balance of both types of products, 74% are covered by the policy granted by Genworth Financial Mortgage Insurance.
- Inflation-linked loans: Of the borrowers in the pool, 79% may limit the increase in their installment to a maximum of 200% for annual resets or 100% for semiannual resets of the Spanish inflation rate, and can exercise this option once a year in the first three years of the loan. The difference between the actual limited installment and the required installment without this feature is capitalized. None of the borrowers in the pool to be securitized have used this option in the last year. As in previous transactions, if on any interest payment date, more than 7% of the borrowers exercise this option, the excess spread available after all payments in the priority of payments will be deposited in the GIC until the above percentage is below 7%.
- "*Cuota comodín*": Of the mortgage loan balance, 12% may use this feature, which allows borrowers to defer one payment on their mortgage (this amount will be added to total principal) once a year during the first three years of the mortgage.
- "*Cuota fácil*": Of the mortgage balance, 20% benefits from a lower pre-agreed installment amount during the first three years of the life of the loans. The

difference between the initial installment and the required installment without this feature is capitalized.

- "*Cambio de casa*" (bridging loan): Of the mortgage balance, 35% is formed by loans granted to individuals who have not yet sold their current home but are seeking to purchase a new one. Borrowers with this option have a maximum of two years to sell their current home. Currently, 10% of the outstanding balance of loans granted to borrowers with this option have sold the house the loan was initially secured on.
- "*Préstamo Joven*" (young loan): Of the mortgage balance, 33% is formed by loans granted to young borrowers to purchase a new home. Borrowers with this option can benefit from an interest only (IO) period ("*Carencia de capital*") of up to five years. Currently, 82% of the borrowers exercise this option with an average IO end period in February 2011.

All portfolio loans are amortizing, with monthly installments due on the fifth day of each month. However, some of the loans have temporary periods of lower monthly payments, which are later reassessed to a higher level depending on the specific characteristics of every loan. At origination, loans with these features are granted based on the borrower's capacity to pay the final increased monthly payment stressed at a higher interest rate than origination conditions.

The pool comprises mortgage and personal loans referenced to four different indices, with most resetting interest semiannually (87%). Of the loans, 91.5% are indexed to IRPH Cajas and 8.5% indexed to the Bank of Spain's EURIBOR or MIBOR (12-month EURIBOR or MIBOR).

Of the outstanding value of the loans in the pool, 11% is linked to homes acquired under a subsidized regime for the acquisition of a home ("*Vivienda de Protección Oficial*" or "VPO") granted by a local or regional Spanish entity. These subsidies imply that the relevant mortgage borrower is only able to sell his/her home at a maximum price, normally under the value obtained by certified appraisers and regardless of the evolution of house price indexes. This could lead to higher effective LTV ratio figures for this group of loans, unless paying back the subsidies in some instances which would put it at a market value comparable to the rest of the pool.

Chart 2: Geographical Distribution

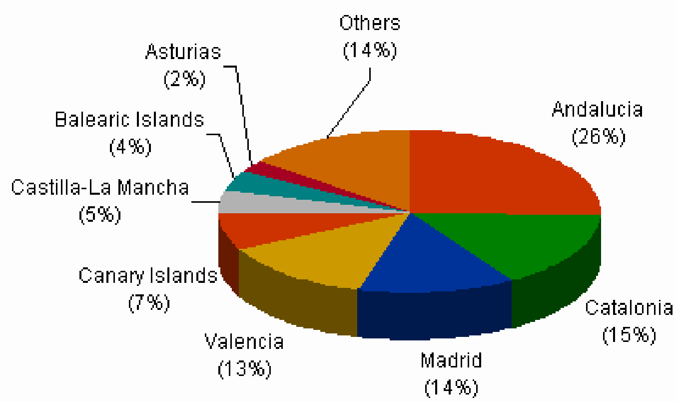


Chart 3: LTV Ratio Distribution

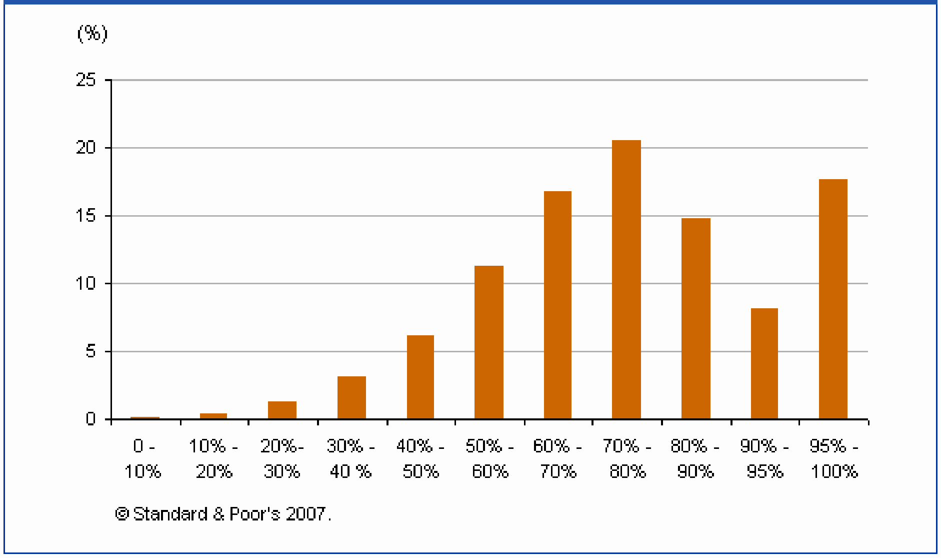
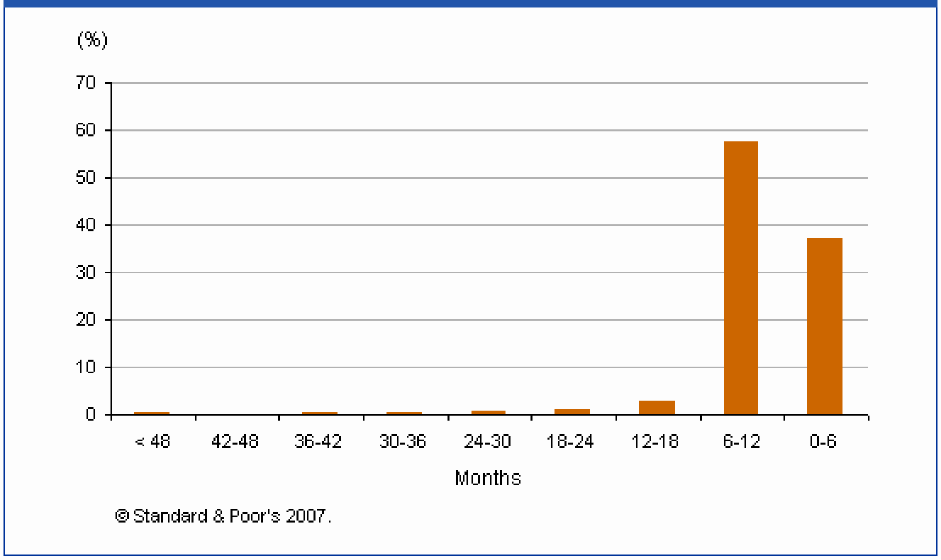


Chart 4: Seasoning Distribution



Collateral risk assessment

Standard & Poor's conducted a loan-level analysis to assess the credit risk of the mortgage pool.

Standard & Poor's collateral risk assessment analyzed the foreclosure frequency and loss severity of each collateral pool loan. These depend on the borrower characteristics, the loan, and the rating on the notes.

The potential loss associated with a loan can be calculated by multiplying the foreclosure frequency by the loss severity.

To quantify the potential losses associated with the entire pool, Standard & Poor's calculated a WAFF and a WALS at each rating level.

The product of the WAFF and WALS variables estimates the required loss protection during the life of the collateral in the absence of additional mitigating factors; the higher the targeted rating, the higher the required enhancement level.

The loss severity was calculated by giving credit to the mortgage insurance, and the amount of credit is subject to the rating on the provider (see "*Mortgage insurance*"). Standard & Poor's gave credit to Genworth Financial Mortgage Insurance, the insurance provider.

Credit Structure

Mortgage Insurance

Genworth Financial Mortgage Insurance protects the lender in a first-loss position if a mortgage borrower defaults on a loan and the proceeds of the sale of the property are insufficient to repay the outstanding debt. The specific insurance policy is very close to the ones reviewed under the transactions Fondo de Titulización de Activos UCI 11, UCI 14, UCI 15, and UCI 16 rated by Standard & Poor's in recent years. The accelerated payment feature allows the issuer to receive the maximum claim amount covered by Genworth no later than 24 months after the borrower defaulted (defined as 90 or more days in arrears as in UCI 16).

Of the associated loans and second-lien mortgages, 21%, together with the corresponding mortgage loans, are covered by Genworth Financial Mortgage Insurance. Eligible loans are those that at the time of origination had an LTV ratio between 80% and 97% (100% for more recently originated loans) and meet the terms and conditions under the mortgage insurance policy signed with Genworth Financial Mortgage Insurance. The amount covered and maximum claim will be the difference between the initial amount of the loan and 78% of the original appraisal value. Coverage is constant for the life of both loans.

The ratings on the notes will be dependent on the rating on Genworth Financial Mortgage Insurance, and credit to the insurance has been given based on this rating.

Cash collection arrangements

Borrowers will make direct debit payments to UCI 17 into a bank account with Banco Santander Central Hispano, S.A (SCH)**,** which will then pay these amounts to the issuer's bank account at SCH within 24 hours.

Transaction account and reserve account

UCI 17 will enter into a GIC agreement with Santander, under which Santander will guarantee a rate of interest equal to the reference rate of the notes. The interest rate will be reset quarterly and will be equivalent to three-month EURIBOR.

On a downgrade of the GIC and bank account provider, the *gestora* will have 30 days to transfer the account, under the most favorable conditions, to an entity with a minimum short-term rating of 'A-1'.

If an amount equivalent to at least 20% of the outstanding balance of the notes is deposited into the treasury account, and the treasury account is 'A-1' rated, then an excess funds account will be opened with an 'A-1+' rated entity.

Basis swap agreement (ISDA).
The purpose of the basis swap is to neutralize the mismatch between the reference index of the securitized loans and that of the issued bonds.

The notional equals the outstanding balance of the non-defaulted floating-rate loans.

The Fund will pay the counterparty the notional, multiplied by the weighted-average 12-month EURIBOR reset at 12 different dates (one each month).

The swap counterparty will pay to the Fund the notional, multiplied by three-month EURIBOR.

Downgrade language of the swap counterparty
If the short-term rating on the swap counterparty, BNP Paribas is downgraded below 'A-1', it will have 30 days to:

- Find a substituting entity whose short-term rating is 'A-1';
- Find an entity 'A-1' rated to guarantee BNP Paribas duties as swap counterparty; or
- Cash collateral equal to the market value of the swap 10 days after the downgrade event (subject to terms and conditions of the rating agencies), if none of the previous actions have been taken.

If the short-term rating on the swap counterparty, BNP Paribas falls below 'A-2/BBB-', then it will have 10 days to do take any of the actions mentioned above.

Reserve fund
The issuer will establish a fund on the closing date with the proceeds from the class D notes. It may be replenished on each interest payment date.

The class D notes will fund the reserve fund up to 1.1% of the initial outstanding balance of the notes. The reserve fund may decrease, however, once it reaches 2.2% of the outstanding balance of the loans, and depending on the level of arrears (defined as greater than 90 days), the required reserve fund will be as follows:

- If arrears are below 0.75%, 0.40% of the initial balance of the notes;
- If arrears are between 0.75% and 1.25%, 0.70% of the initial balance of the notes; or
- If arrears are above 1.25%, the maximum between 2.2% of the outstanding balance of the notes and the maximum of 0.80% of the initial balance of the notes, and the required reserve fund at the immediately previous interest payment date.

There will be no decrease of the reserve fund if at any time:

- The weighted-average interest rate on the loans is lower than the weighted-average interest rate on the notes, plus 0.4%;
- There is any deficit of amortization as defined in the documents; or
- The collateral balance is lower than 10% of the total issuance

Redemption of the notes

The amortization amount will be determined as the outstanding balance of the notes, minus the difference between the outstanding balance of the collateral and a percentage of the loans in arrears over 18 months.

As in previous UCI transactions, the write-off of delinquent loans will be gradual based on LTV ratios and the delinquency period as outlined in the following tables.

Table 1: LTV Ratios And Delinquency Periods				
	T = 18 months	T= 24 months	T = 36 months	T = 48 months
LTV > 80%	100%	100%	100%	100%
60%< LTV= 80%	50%	75%	100%	100%
40%< LTV= 60%	25%	50%	75%	100%
LTV< 40%	0%	0%	25%	50%

Table 2: LTV Ratios And Delinquency Periods			
	T = 18 months	T = 24 months	T = 27 months
Associated loans (not secured) with MIG	25%	50%	100%
Associated loans (not secured) without MIG	100%	100%	100%

Table 3: LTV Ratios And Delinquency Periods			
	T = 18 months	T = 24 months	T = 27 months
Associated loans (secured with 2nd ranking mortgage) with MIG	25%	50%	100%
Associated loans (not secured with 2nd ranking mortgage) without MIG	100%	100%	100%

The notes will pay sequentially, unless the following conditions are met (in which case the payments will be pro rata):

- The class B and C notes have doubled their initial proportion of the amount of all classes of notes at closing;
- The reserve fund is fully topped up;
- Arrears over 90 days are lower than 2% of the balance of the assets;
- Principal deficiency is lower than the outstanding balance of the class D notes; and
- The balance of the assets is greater than 10% of the note issuance at closing.

Unless redeemed earlier, the notes will redeem at their maturity 36 months after the maturity of the longest-term loan in the pool.

The notes may be fully redeemed if:

- The balance of the collateral falls below 10% of its original balance; or
- The fund manager becomes insolvent, or its authorization is revoked and no replacement is found.

Pre-enforcement priority of payments

On each quarterly interest payment date, the issuer will pay in arrears the interest due to the noteholders. To make the payments, the issuer's available funds will include interest received under the loans, the proceeds of the basis swap, interest earned on the GIC, the reserve fund, and, if necessary, principal received under the loans and any other proceeds received in connection with the loans (e.g., the anticipated maximum claim for loans insured by Genworth).

All interest and principal received can be mixed to pay principal and interest due under the notes in the following sequence:

- Fees and expenses;
- Net payments due under the interest rate swap and swap termination payments due to the Fund;
- Interest on the class A1 and A2 notes;
- Interest on the class B notes, if not deferred;
- Interest on the class C notes, if not deferred;
- Amortization of the notes;
- Interest on the class B notes, if deferred;
- Interest on the class C notes, if deferred;
- Topping up the reserve fund;
- Interest on the class D notes;
- Amortization of the class D notes;
- Net swap termination payments, where that termination was caused by a default by the swap counterparty;
- Interest of the subordinated loan;
- Amortization of the subordinated loan;
- Payment to UCI 17 of the annual servicer fee; and
- Remaining amounts to UCI 17.

A trigger will be implemented to partially postpone interest on the more subordinated notes for the benefit of payment of principal on the more senior notes. The trigger is activated if the more senior notes are not sufficiently covered by the collateral.

When the trigger is activated, if the ratio of accumulated defaults over the initial balance of the collateral is under 9.5% for the class C notes or under 12.0% for the class B notes, some interest will still be paid on the postponed class. This interest will rank senior to principal repayment of the notes. Available funds for this payment do not include principal collections on the collateral, any amounts from the reserve fund, or cash received from the swap.

The triggers are as follows:

- Interest on the class B notes will be partially deferred if the outstanding balance of the class A notes minus the available funds after payment of interest on the class B notes and the performing balance of the collateral is greater than zero.
- Interest on the class C notes will be partially deferred if the outstanding balance of the class A and B notes minus the available funds after payment of the interest on the class C notes and the performing balance of the collateral is greater than zero.

Standard & Poor's Stress Test

Standard & Poor's analysis includes a conservative assessment of the credit risk inherent in the transaction. The credit enhancement levels have been sized after analyzing the impact that severe stress scenarios would have on the mortgage loan collateral. As a result of this analysis, Standard & Poor's estimated the largest amount of potential losses that could occur as a result of these stress scenarios and set the amount of loss protection required on the notes.

Specific penalties were applied to the levels of aggregate defaults expected in the pool to reflect the foreclosure frequency attached to specific assets and/or the assets' location, and any terms and conditions that might increase or decrease credit risk. The analysis fully reflects the specific features of the Spanish market regarding loss severity, foreclosure costs, and foreclosure periods.

A cash flow model was run simulating the portfolio's performance within the transaction's documented structure under certain rating scenarios, to stress liquidity and the level of excess spread in the transaction. Prepayment levels, fees and expenses paid by the issuer, and delinquencies were the most important parameters stressed in all the cash flow model simulations that were run.

Key Performance Indicators

The key performance indicators in the surveillance of this transaction are:

- Total and 90-day delinquencies;
- Cumulative realized losses;
- LTV ratios and seasoning;
- Constant prepayment rates;
- Supporting parties' credit risk evolution;
- Increases in credit enhancement for the notes; and
- The percentage of the pool covered by Genworth Financial Mortgage Insurance.

Criteria Referenced

- "*Cash Flow Criteria for European RMBS Transactions*" (published on Nov. 20, 2003).
- "*Methodology Behind European RMBS Indices*" (published on Nov. 8, 2004).
- "*European Legal Criteria for Structured Finance Transactions*" (published on March 23, 2005).
- "*Servicer Evaluations Ranking Criteria*" (published on Sept. 21, 2004).

Related Articles

- "*Transition Study: 2006 Sees Upgrades Dominate For Third Successive Year In European Structured Finance*" (published on Jan. 10, 2007).
- "*European Structured Finance Performance Outlook 2007—Fundamental Risks Increasing, But Forecast For Ratings Remains Benign*" (published on Jan. 10, 2007).
- "*European RMBS H2 2006 Outlook Report: RMBS Continues To Dominate Funded Securitization Market*" (published on July 26, 2006).
- "*Assessment Of The Basel II Framework: Residential Mortgages*"(published on Sept. 28, 2006).
- "*European Banks Manage Capital Through Recent Mortgage Risk Transfers*" (published on Dec. 9, 2005).
- "*Sophistication Of Mortgage Credit Pricing To Benefit European RMBS*" (published on Oct. 10, 2005).

All criteria and related articles are available on RatingsDirect, the real-time Web-based source for Standard & Poor's credit ratings, research, and risk analysis, at www.ratingsdirect.com. The criteria can also be found on Standard & Poor's Web site at www.standardandpoors.com.

Key Contacts	
SF Investor Hotline	(44) 20-7176-3223
Client Support Europe	(44) 20-7176-7176
Press Office Hotline	(44) 20-7176-3605 or media_europe@standardandpoors.com
Local media contact numbers	
Paris	(33) 1-4420-6657
Frankfurt	(49) 69-33-999-225
Stockholm	(46) 8-440-5914
Moscow	(7) 495-783-4017