

ECR 2005-1

| Original Pool Characteristics: | |
|--|---------------|
| Number of Loans | 7,663 |
| Original Pool Balance | 1,599,999,586 |
| Average Initial Loan Balance | 208,795 |
| Weighted Average Original Mortgage Rate | 7.302 |
| Weighted Average Original Term | 358.08 |
| Weighted Average Remaining Term | 357.82 |
| Weighted Average FICO | 621 |
| Minimum FICO | 500 |
| Maximum FICO | 810 |
| Weighted Average Loan-To-Value | 79.20 |
| Product Characteristics (% of Original Pool Balance) | |
| Prepayment Penalties | 71.67% |
| Interest Only Mortgage | 12.56 |
| Wtd Average Interest Only Period | N/A |
| Relocation Mortgages | 0 |
| Balloons | 0 |
| Mortgage Insurance | 0 |
| Fixed-Rate Loans | 15.54 |
| Adjustable-Rate Loans | 84.46 |
| Wtd Average Months to First Rate Adjustment Date | N/A |
| Loans with Potential For Negative Amortization | 0 |
| Property: Single Family | 76.1 |
| Property: 2-4 Family | 9.13 |
| Documentation: Full | 51.39 |
| Documentation: Limited | 2.84 |
| Documentation: Stated | 45.77 |
| Occupancy: Owner | 95.74 |
| Occupancy: Investor | 4.03 |
| Occupancy: Second Home | 0.23 |
| Purpose: Purchase | 19.44 |
| Purpose: Rate/Term Refinance | 8.19 |
| Purpose: Cashout | 72.36 |
| Distribution of Assets by Original Mortgage Rate | |
| 0 - 4% | 0 |
| 4.01 - 4.5% | 0 |
| 4.51 - 5% | 0.13 |
| 5.01 - 5.5% | 1.49 |
| 5.51 - 6% | 9.41 |
| 6.01 - 6.5% | 15.16 |
| 6.51 - 7% | 22.31 |
| 7.01 - 7.5% | 14.14 |
| 7.51 - 8% | 16.36 |
| 8.01 - 8.5% | 7.85 |
| 8.51 - 9% | 7.28 |
| 9.01 - 9.5% | 2.38 |
| 9.51 - 10% | 1.97 |
| Over 10% | 1.52 |
| Geographic Concentrations: (States > 5%) | |
| California | 45.89 |
| Illinois | 9.22 |
| Florida | 7.59 |
| New York | 5.52 |
| Originator Concentrations: (Originators > 10%) | |
| Encore Credit Corp. | 100 |