

ECR 2005-2

Original Pool Characteristics:	
Number of Loans	4990
Original Pool Balance	1,081,946,837
Average Initial Loan Balance	216,823
Weighted Average Original Mortgage Rate	7.30
Weighted Average Original Term	358.57
Weighted Average Remaining Term	358.3
Weighted Average FICO	619
Minimum FICO	500
Maximum FICO	805
Weighted Average Loan-To-Value	78.8
Product Characteristics (% of Original Pool Balance)	
Prepayment Penalties	72.29
Interest Only Mortgage	19.38
Wtd Average Interest Only Period	N/A
Relocation Mortgages	0
Balloons	0
Mortgage Insurance	0
Fixed-Rate Loans	15.49
Adjustable-Rate Loans	84.51
Wtd Average Months to First Rate Adjustment Date	N/A
Loans with Potential For Negative Amortization	0
Property: Single Family	75.44
Property: 2-4 Family	7.56
Documentation: Full	49.71
Documentation: Limited	2.75
Documentation: Stated	47.54
Occupancy: Owner	94.84
Occupancy: Investor	5
Occupancy: Second Home	0.15
Purpose: Purchase	23.98
Purpose: Rate/Term Refinance	8.03
Purpose: Cashout	67.99
Distribution of Assets by Original Mortgage Rate	
0 - 4%	0
4.01 - 4.5%	0
4.51 - 5%	0.14
5.01 - 5.5%	1.66
5.51 - 6%	8.61
6.01 - 6.5%	15.41
6.51 - 7%	22.46
7.01 - 7.5%	15.47
7.51 - 8%	16.52
8.01 - 8.5%	7.27
8.51 - 9%	7.08
9.01 - 9.5%	2.25
9.51 - 10%	2.05
Over 10%	1.08
Geographic Concentrations: (States > 5%)	
California	46.21
Illinois	9.82
Florida	8.57
Virginia	5.23
Originator Concentrations: (Originators > 10%)	
Encore Credit Corp.	100