

ECR 2005-3

| Original Pool Characteristics: | |
|--|---------------|
| Number of Loans | 4846 |
| Original Pool Balance | 1,029,339,679 |
| Average Initial Loan Balance | 212,410 |
| Weighted Average Original Mortgage Rate | 7.202 |
| Weighted Average Original Term | 358 |
| Weighted Average Remaining Term | 357 |
| Weighted Average FICO | 621 |
| Minimum FICO | 500 |
| Maximum FICO | 816 |
| Weighted Average Loan-To-Value | 79.02 |
| Product Characteristics (% of Original Pool Balance) | |
| Prepayment Penalties | 74.84 |
| Interest Only Mortgage | 0 |
| Wtd Average Interest Only Period | N/A |
| Relocation Mortgages | 0 |
| Balloons | 0 |
| Mortgage Insurance | 0 |
| Fixed-Rate Loans | 16.92 |
| Adjustable-Rate Loans | 83.08 |
| Wtd Average Months to First Rate Adjustment Date | N/A |
| Loans with Potential For Negative Amortization | 0 |
| Property: Single Family | 79.36 |
| Property: 2-4 Family | 6.12 |
| Documentation: Full | 54.3 |
| Documentation: Limited | 2.00 |
| Documentation: Stated | 43.70 |
| Occupancy: Owner | 94.89 |
| Occupancy: Investor | 4.79 |
| Occupancy: Second Home | 0.32 |
| Purpose: Purchase | 22.16 |
| Purpose: Rate/Term Refinance | 7.25 |
| Purpose: Cashout | 70.6 |
| Distribution of Assets by Original Mortgage Rate | |
| 0 - 4% | 0 |
| 4.01 - 4.5% | 0 |
| 4.51 - 5% | 0.04 |
| 5.01 - 5.5% | 0.89 |
| 5.51 - 6% | 7.39 |
| 6.01 - 6.5% | 17.6 |
| 6.51 - 7% | 26.3 |
| 7.01 - 7.5% | 15.3 |
| 7.51 - 8% | 15.52 |
| 8.01 - 8.5% | 7.22 |
| 8.51 - 9% | 5.88 |
| 9.01 - 9.5% | 1.81 |
| 9.51 - 10% | 1.39 |
| Over 10% | 0.66 |
| Geographic Concentrations: (States > 5%) | |
| California | 41.62 |
| Florida | 10.76 |
| Illinois | 8.69 |
| Virginia | 5.23 |
| Originator Concentrations: (Originators > 10%) | |
| Encore Credit Corp. | 95.27 |