

ECR 2005-4

Original Pool Characteristics:	
Number of Loans	4639
Original Pool Balance	1,000,460,672
Average Initial Loan Balance	215,663
Weighted Average Original Mortgage Rate	7.355
Weighted Average Original Term	358.26
Weighted Average Remaining Term	358
Weighted Average FICO	619
Minimum FICO	500
Maximum FICO	816
Weighted Average Loan-To-Value	79.03
Product Characteristics (% of Original Pool Balance)	
Prepayment Penalties	74.94
Interest Only Mortgage	18.39
Wtd Average Interest Only Period	N/A
Relocation Mortgages	0
Balloons	0
Mortgage Insurance	0
Fixed-Rate Loans	20.36
Adjustable-Rate Loans	79.64
Wtd Average Months to First Rate Adjustment Date	N/A
Loans with Potential For Negative Amortization	0
Property: Single Family	78.81
Property: 2-4 Family	4.79
Documentation: Full	53.08
Documentation: Limited	1.59
Documentation: Stated	45.34
Occupancy: Owner	95.98
Occupancy: Investor	3.71
Occupancy: Second Home	0.31
Purpose: Purchase	11.85
Purpose: Rate/Term Refinance	6.16
Purpose: Cashout	82
Distribution of Assets by Original Mortgage Rate	
0 - 4%	0
4.01 - 4.5%	0
4.51 - 5%	0.2
5.01 - 5.5%	1.03
5.51 - 6%	7.77
6.01 - 6.5%	14.29
6.51 - 7%	20.13
7.01 - 7.5%	15.22
7.51 - 8%	18.62
8.01 - 8.5%	9.09
8.51 - 9%	7.95
9.01 - 9.5%	2.93
9.51 - 10%	2.06
Over 10%	0.71
Geographic Concentrations: (States > 5%)	
California	33.57
Florida	14.96
Illinois	9.64
Virginia	5.88
Originator Concentrations: (Originators > 10%)	
Encore Credit Corp.	93.72