

## Select Servicer List

**December 11, 2019**

S&P Global Ratings admits servicers to its Select Servicer List based on a comprehensive assessment of a firm's operational capabilities for servicing commercial mortgage, residential mortgage, and/or asset-backed portfolios. We perform an analysis of a company's management and organization, servicing administration, and financial position. To be included on and remain on our Select Servicer List, a company must be assigned and maintain at least an AVERAGE ranking, with a stable outlook. Inclusion on the list reflects that a company is, at the very least, performing its duties in an effective and controlled manner, and is in general compliance with investor, regulatory, and agency requirements.

We recently added Finch Investment Group LLC (asset-backed servicer tax-lien ranking) and Bayview Italia S.r.L. (residential mortgage servicer and commercial mortgage servicer special rankings).

The asset-backed servicer and residential mortgage servicer special rankings on CAF SpA were transferred to Intrum Italy SpA. We withdrew our commercial mortgage small-balance and small-balance special rankings on Capital Crossing Servicing Co. LLC. Finally, we withdrew our residential mortgage primary servicer ranking on Bendigo and Adelaide Bank Ltd.

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## U.S.

### U.S. Servicers

Company	Category	Contact	Website	S&P Global Ratings analyst
<b>Asset-backed servicers--consumer finance</b>				
TaxServ LLC	Tax lien	Roger Blain, President (703) 883-9100	www.taxserv.com	Leigh Stafford McLean
Finch Investment Group LLC	Tax lien	John Finch, CEO @ (904) 224-1201	www.figadvisors.com	Jason Riche
<b>Asset-backed servicers--commercial finance</b>				
Community Reinvestment Fund	Business-based real estate servicer	Michelle Page, Director (612) 248-8043	www.crfusa.com	Paul Kirby
Newtek Small Business Finance LLC	Business-based servicer, business-based special servicer	Peter Downs, President (212) 356-9513	www.newtekbusinessservcies.com	Marilyn Cline
Newtek Small Business Lending	Business-based servicer, business-based special servicer	Peter Downs, President (212) 356-9513	www.newtekbusinessservcies.com	Marilyn Cline
<b>Commercial mortgage servicers</b>				
AEGON USA Realty Advisors LLC	Primary, special	Primary: Mike Wennekamp, Portfolio Analyst, (319) 355 2861, Special: Greg Voss, Senior Director, (319) 355 4179	www.aegonins.com	Geoffrey Danek
Arbor Multifamily Lending LLC	Primary, special	John Natalone, EVP (516) 506-4409	www.arbor.com	Marilyn Cline
Bank of New York Mellon Corp.	Primary, master, special	Tony Maranto, Vice President (214) 468-5514	www.bankofny.com	Marilyn Cline
Barings Multifamily Capital LLC	Primary	John Lloyd, EMD (469) 440-5600	www.baringsmultifamily.com	Marilyn Cline
Bayview Loan Servicing LLC	Special, small-balance, small-balance special	Richard O'Brien, President (305) 646-3900	www.bayviewloanservicing.com	Jason Riche
Berkadia Commercial Mortgage LLC	Primary, master, special	Mark McCool, MD (215) 328-1258	www.berkadia.com	Steven Altman
Berkeley Point Capital LLC, d.b.a. Newmark Knight Frank	Primary, special	Rebecca Forsythe, Assistant Vice President 617-722-5002	www.ngkf.com	Marilyn Cline

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U.S. Servicers (cont.)

Company	Category	Contact	Website	S&P Global Ratings analyst
Bayview Loan Servicing LLC	Special	Richard O'Brien, President (305) 646-3900	www.bayviewloanservicing.com	Jason Riche
BBVA Compass	Primary, subordinate	Tommy Burnett (214) 360 1986	www.bbvacompass.com	Jason Riche
BSI Financial Services	Primary	Gagan Sharma, President and CEO (972) 347-4350	www.bsifinancial.com	Mark Shannon
Caliber Home Loans Inc.	Primary, subprime, special	James D. Campbell, SVP (214) 874-4921	www.caliberhomeloans.com	Leigh Stafford McLean
Carrington Mortgage Services LLC	Subprime	Joe Laigaie, EVP (469) 344-4468	www.carringtonms.com	Leigh Stafford McLean
Cenlar FSB	Primary	Michael Blair, SVP (609) 883-3900	www.cenlar.com	Steven Frie
Dovenmuehle Mortgage Inc.	Primary	Glen S. Braun, CFO, (847) 550-7450	www.dovenmuehle.com	Mark Shannon
Fay Servicing LLC	Subprime, special	Ed Fay, President (312) 780-0450	www.fayservicing.com	Steven Frie
First Republic Bank	Primary	Nancy Segreto, SVP (415) 288-7552	www.firstrepublic.com	Mark Shannon
First Tennessee Bank N.A.	Subordinate	Bonnie Jenkins, VP (901) 523-5089	www.firsttennessee.com	Mark Shannon
Flagstar Bank	Primary	Meagan Halaburda, Director (248) 312-5633	www.flagstar.com	Leigh Stafford McLean
Freedom Mortgage Corporation	Primary	Andrew La Barbera, Senior Vice President (856) 712-7470	www.freedommortgage.com	Leigh Stafford McLean
JPMorgan Chase Bank N.A.	Primary, subprime, master	Erin Bailey, Director (904) 565-4644	www.chase.com	Steven Frie
LoanCare LLC	Primary	Manette Berent, VP (757) 893-1332	www.loancareservicing.com	Steven Frie
MUFG Union Bank N.A.	Primary	Paula Iwasaki, Managing Director, 858-795-0335	www.unionbank.com	Mark Shannon
Mr. Cooper	Primary, special, subprime	Theo Schulz, AVP (972) 894-0014	www.mrcooper.com	Steven Frie
Nationstar Mortgage LLC	Master	Theo Schulz, AVP (972) 894-0014	http://masterservicing.nationstarmtg.com/	Jason Riche
PennyMac Loan Services LLC	Primary, special	William Chang, Managing Director, (805) 330-6050	www.pennymacusa.com	Jason Riche

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# Italy

## Italian Servicers

Company	Category	Contact	Website	S&P Global Ratings analyst
<b>Asset-backed servicers</b>				
Credito Fondiario SpA (FONSPA)	Primary, master	Vincenzo Lenzo, COO, (39) 06 579 6994	www.fonspa.it	Chiara Sardelli
CNF SpA	Special--insurance debt and consumer loans	Angelo Frascino, Managing Director (39) 334 858 0177	www.cienneffe.com	Corrado Boschi
doValue SpA	Special	Manuela Franchi, CFO, (39) 06 4797 9464	www.dovalue.it	Chiara Sardelli
FBS SpA	Special	Paolo Strocchi, CEO (39) 02 7600 0336	www.fbs.it	Chiara Sardelli
Intrum Italy SpA	Special	Matteo Saviotti, Regional Sales Director – Western and Southern Europe, (44) 7741580450	www.intrum.it	Chiara Sardelli
Prelios Credit Servicing SpA	Master	Stefano Montuschi, General Director (39) 02 6281 4073	www.prelioscredit.com	Chiara Sardelli
Securitisatation Services SpA	Master	Nausica Pinese, COO (39) 04 3836 0919	www.securitisatation-services.com	Chiara Sardelli
Zenith Service SpA	Master	Marcella Valente, Head of Organisation, (39) 02 7788 0522	www.zenithservice.it	Corrado Boschi

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### Italian Servicers (cont.)

Company	Category	Contact	Website	S&P Global Ratings analyst
<b>Commercial mortgage servicers</b>				
Bayview Italia S.r.L.	Special	Generoso Capaccio Head of BVI (39) 02 82 95 01 09	www.bvitalia.eu	Chiara Sardelli
Cerved Credit Management S.p.A.	Special	Alessandro Gorla Head of Organization and Performance Management (39) 91770426	https://www.cerved.com/en/offering/credit-management-and-recovery	Chiara Sardelli
Credito Fondario SpA (FONSPA)	Primary, special, master	Vincenzo Lenzo, COO, (39) 06 579 6994	www.fonspa.it	Chiara Sardelli
doValue SpA	Primary, Special	Manuela Franchi, CFO, (39) 06 4797 9464	www.dovalue.it	Chiara Sardelli
FBS SpA	Special	Paolo Strocchi, CEO (39) 02 7600 0336	www.fbs.it	Chiara Sardelli
Prelios Credit Servicing SpA	Special, master	Stefano Montuschi, Direttore Generale (39) 02 6281 4073	www.prelioscredit.com	Chiara Sardelli
Securitisation Services SpA	Master	Nausica Pinese, COO (39) 04 3836 0919	www.securitisation-services.com	Chiara Sardelli
Zenith Service SpA	Master	Marcella Valente, Head of Organisation, (39) 02 7788 0522	www.zenithservice.it	Corrado Boschi
<b>Residential mortgage servicers</b>				
Bayview Italia S.r.L.	Special	Generoso Capaccio Head of BVI (39) 02 82 95 01 09	www.bvitalia.eu	Chiara Sardelli