Email to Master Servicer on CMBS Loan

***In these unprecedented times, we are striving to comply with each and every technical requirement of our loan documents.  Accordingly, we are writing to advise that \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, one of the commercial tenants at the subject property, has advised us in writing of its plans to suspend rent payments during this period of uncertainly.  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ is a “Major Tenant” as that term is defined in the loan documents.  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ further states in its letter that it intends to apply for all applicable federal assistance made possible by the Coronavirus Aid, Relief and Economic Security Act (“CARES” Act) and that it fully intends to resume utilizing the premises and resume making payments due under the lease, including making reasonable arrangements to satisfy any present obligations due and any obligations that become due while the crisis continues.  We are in communication with this tenant and hope to negotiate a mutually acceptable accommodation as soon as possible.***

***In addition, we write to advise that three retail tenants, namely \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ have temporarily closed pursuant to Illinois state and local laws enacted in response to the COVID-19 pandemic.  To the extent that these temporarily mandated closures may be construed under the loan documents as an instance in which a tenant has “gone dark,” we view it as our obligation to send this notice.***

***The situation is fluid and we have great confidence that we will successfully manage these tenant relationships in order to meet the economic challenges posed by the pandemic.  The purpose of this letter is merely to inform you, in compliance with governing provisions of the loan documents, of current circumstances.***

***If you require additional information regarding this matter, please advise.***

***Sincerely,***

***OWNER***

Response from Special Servicer

Rialto Capital is the Special Servicer in charge of reviewing and approving the MASTER TENANT rent deferment request for the above referenced loan. In order to get started we will need you to execute the attached PNL. In addition, please provide the following:

1. Most recent rent roll
2. List of tenants that paid rent in April 2020
3. List of tenants that you expect to pay rent in May 2020
4. Please provide a 12 month proforma for the property
5. Please provide most recent Guarantor financials