

Trimont Real Estate Advisors LLC Commercial Primary Servicer Ranking Raised; Two Rankings Affirmed; Outlooks Are Stable

Servicer Analyst:

Marilyn D Cline, Dallas (1) 972-367-3339; marilyn.cline@spglobal.com

Secondary Contact:

Adam J Dykstra, Columbia (1) 303-721-4368; adam.dykstra@spglobal.com

Analytical Manager, Servicer Evaluations:

Robert J Radziul, New York (1) 212-438-1051; robert.radziul@spglobal.com

OVERVIEW

- We raised our overall ranking on Trimont Real Estate Advisors LLC (Trimont) as a commercial mortgage loan primary servicer to STRONG from ABOVE AVERAGE and affirmed our overall STRONG rankings on Trimont as a commercial mortgage construction loan and special servicer.
- We raised our loan administration subranking on Trimont as a commercial mortgage loan primary servicer to STRONG from ABOVE AVERAGE and affirmed all other STRONG subrankings.
- Trimont is a privately owned commercial real estate asset management company with a 30-year operating history.
- The outlooks are stable.

NEW YORK (S&P Global Ratings) March 28, 2019--S&P Global Ratings today raised its ranking on Trimont Real Estate Advisors LLC (Trimont) as a commercial mortgage loan primary servicer to STRONG and affirmed Trimont's overall STRONG rankings as a commercial mortgage construction loan and special servicer. The outlooks are stable.

Our rankings reflect Trimont's:

- Experienced senior management team;

- Solid training program with diversified learning opportunities;
- Lengthy and successful loan administration track record with extensive commercial real estate expertise;
- Solid control and governance framework, including proactive policies and procedures, internal/external audits, compliance, and prudent approval matrices;
- Solid leverage of technology systems to manage data and reports to clients; and
- Well-developed processes and specialization in construction asset management.

Since our prior review (see "Servicer Evaluation: Trimont Real Estate Advisors LLC," published Aug. 16, 2017), the following changes and/or developments have occurred:

- In August 2017, after a 12-month tenure, the Chief Operating Officer (COO) departed the company with his duties absorbed by other executives.
- The business was aligned into three separate, but strategically interconnected units: performing asset management, non-performing asset management, and underwriting and advisory services.
- Due to significant business growth, the company hired a managing director of global information services, promoted internally a Senior Managing Director for Asset Management and Advisory - Americas, and a team lead for performing asset management, and hired a head of marketing and public relations.
- Due to the growth in demand for construction services functions within the performing asset team and an internal move, three new asset managers were added, each with construction experience.
- Several technology improvements were made, including upgrading the servicing system to McCracken Strategy version R19A from version 17.9, multiple security enhancements across their systems, and the rollout of Triview, a cloud-based portfolio analytics tool for their clients.

The outlooks are stable. Trimont's business plan includes a focus on excellence in customer service while handling complex issues, continued growth and process integrations across their business lines, and continued investments in technology. We believe that, based on the company's history and future plans, Trimont will continue to successfully manage its commercial mortgage loan portfolio according to generally accepted servicing standards.

The financial position is SUFFICIENT.

RELATED RESEARCH

- Select Servicer List, Feb. 5, 2019
- Analytical Approach: Global Servicer Evaluations Rankings, Jan. 7, 2019
- Servicer Evaluation: Trimont Real Estate Advisors LLC, Aug. 16, 2017

Copyright © 2018 by Standard & Poor's Financial Services LLC. All rights reserved.

No content (including ratings, credit-related analyses and data, valuations, model, software or other application or output therefrom) or any part thereof (Content) may be modified, reverse engineered, reproduced or distributed in any form by any means, or stored in a database or retrieval system, without the prior written permission of Standard & Poor's Financial Services LLC or its affiliates (collectively, S&P). The Content shall not be used for any unlawful or unauthorized purposes. S&P and any third-party providers, as well as their directors, officers, shareholders, employees or agents (collectively S&P Parties) do not guarantee the accuracy, completeness, timeliness or availability of the Content. S&P Parties are not responsible for any errors or omissions (negligent or otherwise), regardless of the cause, for the results obtained from the use of the Content, or for the security or maintenance of any data input by the user. The Content is provided on an "as is" basis. S&P PARTIES DISCLAIM ANY AND ALL EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE, FREEDOM FROM BUGS, SOFTWARE ERRORS OR DEFECTS, THAT THE CONTENT'S FUNCTIONING WILL BE UNINTERRUPTED OR THAT THE CONTENT WILL OPERATE WITH ANY SOFTWARE OR HARDWARE CONFIGURATION. In no event shall S&P Parties be liable to any party for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees, or losses (including, without limitation, lost income or lost profits and opportunity costs or losses caused by negligence) in connection with any use of the Content even if advised of the possibility of such damages.

Credit-related and other analyses, including ratings, and statements in the Content are statements of opinion as of the date they are expressed and not statements of fact. S&P's opinions, analyses and rating acknowledgment decisions (described below) are not recommendations to purchase, hold, or sell any securities or to make any investment decisions, and do not address the suitability of any security. S&P assumes no obligation to update the Content following publication in any form or format. The Content should not be relied on and is not a substitute for the skill, judgment and experience of the user, its management, employees, advisors and/or clients when making investment and other business decisions. S&P does not act as a fiduciary or an investment advisor except where registered as such. While S&P has obtained information from sources it believes to be reliable, S&P does not perform an audit and undertakes no duty of due diligence or independent verification of any information it receives. Rating-related publications may be published for a variety of reasons that are not necessarily dependent on action by rating committees, including, but not limited to, the publication of a periodic update on a credit rating and related analyses.

To the extent that regulatory authorities allow a rating agency to acknowledge in one jurisdiction a rating issued in another jurisdiction for certain regulatory purposes, S&P reserves the right to assign, withdraw or suspend such acknowledgment at any time and in its sole discretion. S&P Parties disclaim any duty whatsoever arising out of the assignment, withdrawal or suspension of an acknowledgment as well as any liability for any damage alleged to have been suffered on account thereof.

S&P keeps certain activities of its business units separate from each other in order to preserve the independence and objectivity of their respective activities. As a result, certain business units of S&P may have information that is not available to other S&P business units. S&P has established policies and procedures to maintain the confidentiality of certain non-public information received in connection with each analytical process.

S&P may receive compensation for its ratings and certain analyses, normally from issuers or underwriters of securities or from obligors. S&P reserves the right to disseminate its opinions and analyses. S&P's public ratings and analyses are made available on its Web sites, www.standardandpoors.com (free of charge), and www.ratingsdirect.com and www.globalcreditportal.com (subscription), and may be distributed through other means, including via S&P publications and third-party redistributors. Additional information about our ratings fees is available at www.standardandpoors.com/usratingsfees.

STANDARD & POOR'S, S&P and RATINGSDIRECT are registered trademarks of Standard & Poor's Financial Services LLC.