

MERIT Securities Corporation

Funds Account Activity Summary

MERIT Series 11B

Payment Date: 28-Feb-02

Reporting Month: Jan-02

Collateral Proceeds Account

Beginning Balance \$0.00

Deposits

| | |
|---|----------------|
| Cash Received on Collateral Net of Servicing Fees | \$644,778.87 |
| Surplus Account Deposit from Series A | \$2,012,343.83 |
| Deposit from Interest Reserve Account | \$0.00 |

Total Deposits \$2,657,122.70

Withdrawals

| | |
|------------------------------------|----------------|
| Interest Payments | \$80,920.54 |
| Principal Payment | \$2,576,202.16 |
| Release of Excess Series A Surplus | \$0.00 |

Total Withdrawals \$2,657,122.70

Ending Balance \$0.00

Note: "Cash Received on Collateral Net of Servicing Fees" includes Advances on Delinquent Residential Assets

MERIT Securities Corporation

Credit Enhancement Summary

MERIT Series 11B

Payment Date: 28-Feb-02
Reporting Month: Jan-02

| Type | Purpose | Initial Coverage | | Beginning Period Coverage | | Adjustments | Losses | Ending Period Coverage | |
|------------------------|---------|------------------|---------------|---------------------------|---------------|-------------|-----------|------------------------|-----------------|
| | | % | \$ | % | \$ | | | % | \$ |
| Over-Collateralization | | 14.00% | 16,671,257.71 | 74.31% | 43,209,731.86 | 0.00 | 44,084.25 | 78.48% | \$45,095,232.85 |

Release of Excess Deposit Summary

| Class | Total Distribution |
|-------------------------------------|--------------------|
| Release of Excess Series A Deposits | \$0.00 |

Collateral Balance

| | Beginning of Period | Principal Payment ⁽¹⁾ | Principal Adjustment ⁽²⁾ | Interest Accrual | End of Period | Target Bond Principal Balance |
|---|------------------------|----------------------------------|-------------------------------------|---------------------|------------------------|---------------------------------|
| Adjusted Balance of Consumer Loans | \$3,957,230.62 | \$150,326.27 | (\$44,084.25) | - | \$3,762,820.10 | \$ 3,113,733.63 |
| Scheduled Balance of Residential Assets | \$905,063.24 | \$1,417.66 | - | - | \$903,645.58 | \$ 878,795.33 |
| Aggregate Tax Lien Collateral Value | \$53,286,614.00 | \$433,228.95 | (\$297,695.10) | \$236,051.05 | \$52,791,741.00 | \$ 24,647,144.08 ⁽³⁾ |
| Total Collateral | \$58,148,907.86 | \$584,972.88 | (\$341,779.35) | \$236,051.05 | \$57,458,206.68 | \$ 28,639,673.04 |
| Bonds Outstanding | \$14,939,176.00 | \$2,576,202.16 | - | - | \$12,362,973.83 | |
| Over-Collateralization | \$43,209,731.86 | (\$1,885,500.98) | | | \$45,095,232.85 | |

(1) For Tax Liens, all cash received less applicable Servicing Fees and Expenses

(2) For Tax Liens, revaluation of Redemptive Value, Servicing Fees and Expenses, or Loss.

For Consumer Loans, equals the Loss

(3) Starting June 2000, Tax Lien Target value gets progressively smaller due to increase in denominator of the applied factor

Delinquency Statistics

Consumer Loans

| | # of Loans | Current Balance | % of Adjusted Balance |
|---------|------------|-----------------|-----------------------|
| 30 Days | 89 | \$268,125 | 7.13% |
| 60 Days | 40 | \$112,155 | 2.98% |
| 90 Days | 18 | \$46,422 | 1.23% |
| | 147 | \$426,702 | 11.34% |

Residential Assets

| | # of Loans | Current Balance | % of Current Balance |
|-----------|------------|-----------------|----------------------|
| 30 Days | 0 | \$0 | 0.00% |
| 60 Days | 0 | \$0 | 0.00% |
| 90 + days | 3 | \$720,282 | 79.71% |
| F/C | 0 | \$0 | 0.00% |
| REO | 0 | \$0 | 0.00% |
| | 3 | \$720,282 | 79.71% |

TaxLien

| | # of Properties | Current Balance | % of Collateral Value |
|----------|-----------------|-----------------|-----------------------|
| 90+ days | 31,722 | \$49,737,437 | 94.21% |
| REO | 446 | \$3,054,304 | 5.79% |
| | 32,168 | \$52,791,741.00 | 100.00% |