

SECURITIES AND EXCHANGE COMMISSION

FORM 8-K

Current report filing

Filing Date: **2005-05-02** | Period of Report: **2005-04-11**
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FILER

CWALT INC

CIK: **1269518** | IRS No.: **870698307**
Type: **8-K** | Act: **34** | File No.: **333-110343** | Film No.: **05788895**
SIC: **6189** Asset-backed securities

Mailing Address
4500 PARK GRANADA
CALABASAS CA 91302

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the
Securities Exchange Act of 1934

Date of Report (Date of earliest event
reported): April 11, 2005

CWALT, INC., (as depositor under the Pooling and Servicing
Agreement, dated as of April 1, 2005, providing for the issuance of
the Alternative Loan Trust 2005-16 Mortgage Pass-Through
Certificates, Series 2005-16).

CWALT, INC.

(Exact name of registrant as specified in its charter)

Delaware	333-123167	87-0698307
-----	-----	-----
(State or other jurisdiction of incorporation)	(Commission File Number)	(IRS Employer Identification No.)
4500 Park Granada Calabasas, California		91302
-----		-----
(Address of principal executive offices)		(Zip Code)

Registrant's telephone number, including area code (818) 225-3000

Check the appropriate box below if the Form 8-K filing is intended to
simultaneously satisfy the filing obligation of the registrant under any
following provisions:

- [] Written communications pursuant to Rule 425 under the Securities Act
(17 CFR 230.425)
- [] Soliciting material pursuant to Rule 14a-12 under the Exchange Act
(17 CFR 240.14a-12)

[] Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

[] Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Section 8 Other Events

Item 8.01. Other Events

It is expected that during April 2005, a single series of certificates, entitled Alternative Loan Trust 2005-16, Mortgage Pass-Through Certificates, Series 2005-16 (the "Certificates"), will be issued pursuant to a pooling and servicing agreement (the "Pooling and Servicing Agreement"), to be entered into by and among CWALT, Inc., as depositor, Countrywide Home Loans, Inc., as a seller, Park Granada LLC, as a seller, Park Monaco Inc., as a seller, Park Sienna LLC, as a seller, Countrywide Home Loans Servicing LP, as master servicer and The Bank of New York, as trustee. Certain classes of the Certificates (the "Underwritten Certificates") will be registered under the Registrant's registration statement on Form S-3 (no. 333-123167) and sold to UBS Securities LLC (the "Underwriter") pursuant to an underwriting agreement to be entered into by and between the Registrant and the Underwriters.

In connection with the expected sale of the Underwritten Certificates, the Registrant has been advised that one or more of the Underwriters has furnished to prospective investors certain information attached hereto as Exhibit 99.1 that may be considered "Computational Materials" (as defined in the no-action letter dated May 20, 1994 issued by the Division of Corporation Finance of the Securities and Exchange Commission (the "Commission") to Kidder, Peabody Acceptance Corporation I, Kidder, Peabody & Co. Incorporated, and Kidder Structured Asset Corporation and the no-action letter dated May 27, 1994 issued by the Division of Corporation Finance of the Commission to the Public Securities Association) and/or "ABS Term Sheets" (as defined in the no-action letter dated February 17, 1995 issued by the Division of Corporation Finance of the Commission to the Public Securities Association).

The Computational Materials and/or ABS Term Sheets attached hereto have been prepared and provided to the Registrant by the Underwriter. The information in such Computational Materials and ABS Term Sheets is preliminary and will be superseded by the final Prospectus Supplement relating to the Underwritten Certificates and by any other information subsequently filed with

the Commission. To the extent any Computational Materials and ABS Term Sheets previously filed by the Registrant with respect to the Underwritten Certificates are inconsistent with the Computational Materials and ABS Term Sheets attached hereto, such previously filed Computational Materials and ABS Term Sheets are superseded by the Computational Materials and ABS Term Sheets attached hereto.

* Capitalized terms used and not otherwise defined herein shall have the meanings assigned to them in the prospectus and the prospectus supplement, of CWALT, Inc., relating to its Mortgage Pass-Through Certificates, Series 2005-16.

Section 9 Financial Statements and Exhibits

Item 9.01. Financial Statements and Exhibits.

(a) Financial statements of businesses acquired:

Not applicable.

(b) Pro forma financial information:

Not applicable.

(c) Exhibits:

Exhibit No.	Description
99.1	Computational Materials and/or ABS Term Sheet

Signature

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

CWALT, INC.

By: / s / Darren Bigby

Darren Bigby
Vice President

Dated: May 2, 2005

Exhibit Index

Exhibit		Page
-----		-----
99.1	Computational Materials and/or ABS Term Sheet	6

EXHIBIT 99.1

Computational Materials and/or ABS Term Sheet

April Floater Deal
Whole Loan MTA NEG AM

Group Size	300 mm approx.
WAM	359 +/- 1 months
Gross Margin	2.83 +/-10bps
California	65.0% approx.
WA FICO	700 approx.
WA LTV	75.0% approx.
PP	60.0% approx.
AAA Ratings	2 of 3 (S&P, Moodys, Fitch)
Estimated Subordination Level	8.20% approx.
Pricing Speed	25% CPR
Settlement Date	04/29/05

All numbers approximate.
All tranches subject to 10% size variance.
10% Cleanup Call
LOGO Investment
OMITTED Bank

The information herein has been provided solely by UBS Securities LLC. Neither the issuer of certificates nor any of its affiliates makes any representation as to the accuracy or completeness of the information herein. The information herein is preliminary, and will be superseded by the applicable prospectus supplement and by any other information subsequently filed with the Securities and Exchange Commission. The information contained herein will be superseded by the description of the mortgage loans contained and/or incorporated by reference in the Prospectus Supplement relating to the Certificates and supersedes all information contained in any collateral term sheets relating to the mortgage po previously provided by UBS Securities LLC.

<TABLE>
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APRIL FLOATER -- CF-SNR

UBS ARM Trading 212-713-2860									
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
Balance	\$276,000,000.00	Delay	24	Index	MTA_1YR 2.85	WAC(1)	1.375000	WAM(1)	360
Coupon	4.277357	Dated	04/01/2005	Mult / Margin	1 / 1.645	NET(1)	0.991000	WALA(1)	0
Settle	04/28/2005	First Payment	05/25/2005	Cap / Floor	9999 / 0				

</TABLE>

Disc Margin	1

	Price

73	101-25
WAL	2.41

LIBOR_1MO	2.850
MTA_1YR	2.3

Prepay	30 CPR

Optional Redemption	Call (Y)

Yield Curve	Mat 1MO

UBS Securities LLC. This material has been prepared by UBS AG or an affiliate thereof ("UBS"). It has no regard to the specific investment objectives, financial situation or particular needs of any specific recipient. It is published solely for informational purposes and is not to be construed as a solicitation or an offer to buy or sell any securities or related financial instruments. No representation or warranty, either express or implied, is provided in relation to the accuracy, completeness or reliability of the information contained herein, except with respect to information concerning UBS AG, its subsidiaries and affiliates. Opinions expressed herein are subject to change without notice and may differ or be contrary to opinions expressed by other business areas or groups of UBS as a result of using different assumptions and criteria. UBS is under no obligation to update or keep the information current. The securities described herein may not be eligible for sale in all jurisdictions or to certain categories of investors. UBS, its directors, officers and employees (excluding the US broker-dealer unless specifically disclosed under required disclosures) or clients may have or have had interests or long or short positions in the securities or other financial instruments referred to herein, and may at any time make purchases and/or sales in them as principal or agent. UBS (excluding the US broker-dealer unless specifically disclosed under Required Disclosures) may act or have acted as market-maker in the securities or other financial instruments discussed in this material. UBS may provide investment banking and other services to and/or serve as directors of the companies referred to in this report. Neither UBS nor any of its affiliates, nor any of UBS or any of its affiliates, directors, employees or agents accepts any liability for any loss or damage arising out of the use of all or any part of this report.

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UBS ARM Trading 212-713-2860

APRIL FLOATER -- A1

<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
Balance	\$75,000,000.00	Delay	24	Index	MTA_1YR 2.85	WAC(1)	1.375000	WAM(1)	360
Coupon	3.945000	Dated	04/01/2005	Mult / Margin	1 / 1.645	NET(1)	0.991000	WALA(1)	0
Settle	04/28/2005	First Payment	05/25/2005	Cap / Floor	9999 / 0				

</TABLE>

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Price	1	2	3	4	5	6
	Disc Margin	Disc Margin	Disc Margin	Disc Margin	Disc Margin	Disc Margin
<S>	<C>	<C>	<C>	<C>	<C>	<C>
	101-22+	131	107	92	77	59
	101-23+	131	106	91	75	58
	101-24+	130	105	90	74	56
	101-25+	130	104	89	73	55
	101-26+	129	103	88	71	53
	101-27+	129	102	87	70	51
	101-28+	128	101	86	68	50
	101-29+	128	100	84	67	48
	101-30+	127	99	83	66	46
	WAL	7.31	3.81	2.98	2.41	1.99
						1.67
	LIBOR_1MO	2.85	2.85	2.85	2.85	2.85
	MTA_1YR	2.3	2.3	2.3	2.3	2.3
	Prepay	10 CPR	20 CPR	25 CPR	30 CPR	35 CPR
	Optional Redemption	Call (Y)	Call (Y)	Call (Y)	Call (Y)	Call (Y)

</TABLE>

UBS Securities LLC. This material has been prepared by UBS AG or an affiliate thereof ("UBS"). It has no regard to the specific investment objectives, financial situation or particular needs of any specific recipient. It is published solely for informational purposes and is not to be construed as a solicitation or an offer to buy or sell any securities or express or implied, is provided in relation to the accuracy, completeness or related financial instruments. No representation or warranty, reliability of the information contained herein, except with respect to information either concerning UBS AG, its subsidiaries and affiliates. Opinions expressed herein are subject to change without notice and may differ or be contrary to opinions expressed by other business areas or groups of UBS as a result of using different assumptions and criteria. UBS is under no obligation to update or keep the information current. The securities described herein may not be eligible for sale in all jurisdictions or to certain categories of investors. UBS, its directors, officers and employees (excluding the US broker- dealer unless specifically disclosed under required disclosures) or clients may have or have had interests or long or short positions in the securities or other financial instruments referred to herein, and may at any time make purchases and/ or sales in them as principal or agent. UBS (excluding the US broker- dealer unless specifically disclosed under Required Disclosures) may act or have acted as market- maker in the securities or other financial instruments discussed in this material. UBS may provide investment banking and other services to and/ or serve as directors of the companies referred to in this report. Neither UBS nor any of its affiliates, nor any of UBS' or any of its affiliates, directors, employees or agents accepts any liability for any loss or damage arising out of the use of all or any part of this report.

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APRIL FLOATER -- A3

UBS ARM Trading 212-713-2860

<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
Balance	\$75,000,000.00	Delay	0	Index	LIBOR_1MO 2.85	WAC(1)	1.375000	WAM(1)	360	
Coupon	3.100000	Dated	04/28/2005	Mult / Margin	1 / 0.25	NET(1)	0.991000	WALA(1)	0	
Settle	04/28/2005	First Payment	05/25/2005	Cap / Floor	999 / 0					

</TABLE>

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	Price	1	2	3	4	5	6				
		Disc Margin	Disc Margin	Disc Margin	Disc Margin	Disc Margin	Disc Margin				
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>				
	100-00	25	25	25	25	25	25				
	WAL	7.31	3.81	2.98	2.41	1.99	1.67				
	LIBOR_1MO	2.85	2.85	2.85	2.85	2.85	2.85				
	MTA_1YR	2.3	2.3	2.3	2.3	2.3	2.3				
	Prepay	10 CPR	20 CPR	25 CPR	30 CPR	35 CPR	40 CPR				
	Optional Redemption	Call (Y)	Call (Y)	Call (Y)	Call (Y)	Call (Y)	Call (Y)				
	Yield Curve	Mat	1MO	3MO	6MO	1YR	2YR	3YR	5YR	10YR	30YR
		Yld	2.636	2.772	3.112	3.68	3.557	3.696	3.946	4.319	4.687

</TABLE>

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APRIL FLOATER -- A4

UBS ARM Trading 212-713-2860

<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
Balance	\$34,350,000.00	Delay	0	Index	LIBOR_1MO 2.85	WAC(1)	1.375000	WAM(1)	360	
Coupon	3.090000	Dated	04/28/2005	Mult / Margin	1 / 0.24	NET(1)	0.991000	WALA(1)	0	
Settle	04/28/2005	First Payment	05/25/2005	Cap / Floor	999 / 0					

</TABLE>

<TABLE>
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Price	1	2	3	4	5	6
	Disc Margin	Disc Margin	Disc Margin	Disc Margin	Disc Margin	Disc Margin
<S>	<C>	<C>	<C>	<C>	<C>	<C>
	100-00	24	24	24	24	24
	WAL	7.31	3.81	2.98	2.41	1.99
	LIBOR_1MO	2.85	2.85	2.85	2.85	2.85
	MTA_1YR	2.3	2.3	2.3	2.3	2.3
	Prepay	10 CPR	20 CPR	25 CPR	30 CPR	35 CPR
	Optional Redemption	Call (Y)	Call (Y)	Call (Y)	Call (Y)	Call (Y)
	Yield Curve	Mat 1MO	3MO	6MO	1YR	2YR
		Yld 2.636	2.772	3.112	3.68	3.557
					3.696	3.946
						4.319
						4.687

</TABLE>

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Alternative Loan Trust 2005-16
Mortgage Pass-Through Certificates,
Series 2005-16

Preliminary Marketing Materials

\$641mm
(Approximate, subject to +/- 10% Variance)

CWALT, Inc.
Depositor

Countrywide Home Loans
(Seller)

Countrywide Home Loans Servicing LP
(Master Servicer)

LOGO Investment
OMITTED Bank

LOGO Investment Computational Materials for
OMITTED Bank Alternative Loan Trust 2005-16

COMPUTATIONAL MATERIALS DISCLAIMER

The analysis in this report is based on information provided by Countrywide Home Loans (the Seller). The information contained herein does not include all material information about the Certificates or the mortgage loans. The information contained herein is qualified in its entirety by the information in the final Prospectus and Prospectus Supplement for this transaction. The information contained herein is preliminary as of the date hereof, supplements any previous information delivered to you by UBS Securities LLC (UBS) and will be supplemented by the applicable final Prospectus and Prospectus Supplement and any other information subsequently filed with the Securities and Exchange Commission. These materials are subject to change, completion, or amendment from time to time without notice, and UBS is under no obligation to keep you advised of such changes. You should consult your own counsel, accountant, and other advisors as to the legal, tax, business, financial and related aspects of a purchase of these securities.

The attached information contains certain tables and other statistical analyses (the "Computational Materials") which have been prepared by UBS in reliance upon information furnished by the Seller. They may not be provided to any third party other than the addressee's legal, tax, financial and/or accounting advisors for the purposes of evaluating said material. Numerous

assumptions were used in preparing the Computational Materials which may or may not be reflected herein. As such, no assurance can be given as to whether the Computational Materials and/or the assumptions upon which they are based reflect present market conditions or future market performance. These Computational Materials should not be construed as either projections or predictions or as legal, tax, financial or accounting advice. Any weighted average lives, yields and principal payment periods shown in the Computational Materials are based on prepayment assumptions, and changes in such prepayment assumptions may dramatically affect such weighted average lives, yields and principal payment periods. In addition, it is possible that prepayments on the underlying assets will occur at rates slower or faster than the rates shown in the attached Computational Materials. Furthermore, unless otherwise provided, the Computational Materials assume no losses on the underlying assets and no interest shortfalls. The specific characteristics of the securities may differ from those shown in the Computational Materials due to differences between the actual underlying assets and the hypothetical underlying assets used in preparing the Computational Materials. The principal amount and designation of any security described in the Computational Materials are subject to change prior to issuance. Neither UBS nor any of its affiliates makes any representation or warranty as to the actual rate or timing of payments on any of the underlying assets or the payments or yield on the securities.

An investor or potential investor in the Certificates (and each employee, representative, or other agent of such person or entity) may disclose to any and all persons, without limitation, the tax treatment and tax structure of the transaction (as defined in United States Treasury Regulation Section 1.6011-4) and all related materials of any kind, including opinions or other tax analyses, that are provided to such person or entity. However, such person or entity may not disclose any other information relating to this transaction unless such information is related to such tax treatment and tax structure.

THIS INFORMATION IS FURNISHED TO YOU SOLELY BY UBS AND NOT BY THE ISSUER OF THE SECURITIES OR ANY OF ITS AFFILIATES. UBS IS ACTING AS UNDERWRITER AND NOT ACTING AS AGENT FOR THE ISSUER IN CONNECTION WITH THE PROPOSED TRANSACTION.

This Structural Term Sheet, Collateral Term Sheet, or Computational Materials, as appropriate (the material), was prepared solely by the Underwriter(s). Prospective investors are advised to read carefully the final prospectus and prospectus supplement (the Final Prospectus) related to the securities (the Securities). This material does not include all material information relating to the Securities described herein, particularly with respect to the risk and special considerations associated with an investment in the Securities. All information contained herein is preliminary and it is anticipated that such information will change. Any information contained herein will be more fully described in, and will be supplemented by the preliminary prospectus supplement, if applicable, and the Final Prospectus. Such information should not be viewed as projections, forecasts, predictions, or opinions with respect to value. Prior to making any investment decision, a prospective investor will receive and should fully review the Final Prospectus. The Underwriter(s) may hold long or short positions in or buy and sell Securities or related securities or perform for or solicit investment banking services from, any company mentioned herein.

LOGO Investment Computational Materials for
OMITTED Bank Alternative Loan Trust 2005-16

Contact Information

FOR ADDITIONAL INFORMATION PLEASE CALL:

UBS Securities LLC

MBS Finance

Douglas Adelman

(212) 713-1329

Brian Bowes	(212) 713-2860
Adam Yarnold	(212) 713-2860
Margarita Genis	(212) 713-2860
Amit Pardasani	(212) 713-2860

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3

LOGO	Investment	Computational Materials for
OMITTED	Bank	Alternative Loan Trust 2005-16

Preliminary Term Sheet	Date Prepared: April 25, 2005
------------------------	-------------------------------

Alternative Loan Trust 2005-16

Mortgage Pass-Through Certificates, Series 2005-16

\$641mm (Approximate, Subject to +/- 10% Variance)

Publicly Offered Certificates Adjustable Rate Residential Mortgage Loans

<TABLE>
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Class	Principal Amount (Approx) (1)	WAL (Yrs) Call/ Mat(2)	Pmt Window (Mths) Call/ Mat(2)	Interest Rate Type	Tranche Type	Expected Ratings S&P/Moody's
<S>	<C>	<C>	<C>	<C>	<C>	<C>
A-1	75,000,000	2.96 / 3/24	1 - 95 / 1 - 360	Floater(3)	Super Senior	AAA/Aaa
A-2	18,750,000	2.96 / 3/24	1 - 95 / 1 - 360	Floater(4)	Senior Support	AAA/Aaa
A-3	74,464,000	2.96 / 3/24	1 - 95 / 1 - 360	Floater(4)	Super Senior	AAA/Aaa
A-4	227,000,000	2.96 / 3/24	1 - 95 / 1 - 360	Floater(4)	Super Senior	AAA/Aaa
A-5	125,609,000	2.96 / 3/24	1 - 95 / 1 - 360	Floater(4)	Super Senior / Senior Support	AAA/Aaa
A-6	75,366,000	2.96 / 3/24	1 - 95 / 1 - 360	Floater(4)	Senior Support	AAA/Aaa
X-1 (5)		Not Marketed Hereby		Variable	Senior/WAC IO/PO	AAA/Aaa
X-2 (6)		Not Marketed Hereby		Variable	Senior/WAC IO/PO	AAA/Aaa
A-R		Not Marketed Hereby		Variable	Senior/Residual	AAA/Aaa
M-1	8,830,000	5.42 / 6.09	1 - 95 / 1 - 360	Floater(7)	Subordinate	AA+Aa1
M-2	7,849,000	5.42 / 6.09	1 - 95 / 1 - 360	Floater(7)	Subordinate	AA+Aa2
M-3	4,905,000	5.42 / 6.09	1 - 95 / 1 - 360	Floater(7)	Subordinate	AA+Aa3

M-4	10,792,000	5.42 / 6.09	1 - 95 / 1 - 360	Floater (7)	Subordinate	AA/NR
M-5	7,522,000	5.42 / 6.09	1 - 95 / 1 - 360	Floater (7)	Subordinate	A/NR
B-1	2,616,000	5.42 / 6.09	1 - 95 / 1 - 360	Floater (7)	Subordinate	BBB+/Baa3
B-2	2,944,000	5.42 / 6.09	1 - 95 / 1 - 360	Floater (7)	Subordinate	BBB/NR
B-3		Privately Offered Certificates		(8)	Subordinate	BB/NR
B-4		Privately Offered Certificates		(8)	Subordinate	B/NR
B-5		Privately Offered Certificates		(8)	Subordinate	NR/NR

</TABLE>

- (1) Distributions on the Certificates will be derived primarily from a pool of adjustable-rate, negative amortization mortgage loans (Mortgage Loans). Class sizes are subject to final collateral pool size and rating agency approval and may increase or decrease by up to 10%.
- (2) The WAL and Payment Windows for the Certificates are shown to the first possible Optional Call Date and to maturity.
- (3) On each Distribution Date, the Certificate Interest Rate for the Class A-1 Certificate will be equal to the lesser of (i) One-Year MTA plus the margin, and (ii) the Net WAC Cap.
- (4) On each Distribution Date, the Certificate Interest Rate for the Class A-2, Class A-3, Class A-4, Class A-5, and Class A-6 Certificates will be equal to the lesser of (i) One-Month LIBOR plus the related margin (in each case, which margin doubles after the first possible Optional Call Date) and (ii) the Net WAC Cap.
- (5) The Class X-1 Certificates will consist of one interest only component and one principal and interest component each related to the Class A-1 Certificates. The interest only component will have a notional balance equal to the principal balance of the Class A-1 Certificates. It will accrue interest on its notional balance on each Distribution Date at a Certificate Interest Rate equal to the excess of (i) the weighted average of the Net Mortgage Rates of the Mortgage Loans over (ii) the Class A-1 Certificate Interest Rate; adjusted for the related interest accrual period. The principal and interest component of the Class X-1 Certificates will have an initial principal balance equal to zero, which principal balance will be increased to the extent of any Net Deferred

This Structural Term Sheet, Collateral Term Sheet, or Computational Materials, as appropriate (the material), was prepared solely by the Underwriter(s). Prospective investors are advised to read carefully the final prospectus and prospectus supplement (the Final Prospectus) related to the securities (the Securities). This material does not include all material information relating to the Securities described herein, particularly with respect to the risk and special considerations associated with an investment in the Securities. All information contained herein is preliminary and it is anticipated that such information will change. Any information contained herein will be more fully described in, and will be supplemented by the preliminary prospectus supplement, if applicable, and the Final Prospectus. Such information should not be viewed as projections, forecasts, predictions, or opinions with respect to value. Prior to making any investment decision, a prospective investor will receive and should fully review the Final Prospectus. The Underwriter(s) may hold long or short positions in or buy and sell Securities or related securities or perform for or solicit investment banking services from, any company mentioned herein.

LOGO Investment Computational Materials for
 OMITTED Bank Alternative Loan Trust 2005-16

Interest from the Mortgage Loans allocated to the principal and interest component of the Class X-1 Certificates, as described in the final prospectus supplement.

- (6) The Class X-2 Certificates will consist of one interest only component and one principal and interest component each related to the Class A-2,

Class A-3, Class A-4, Class A-5, Class A-6, and the Subordinate Certificates. The interest only component will have a notional balance equal to the aggregate principal balance of the Class A-2, Class A-3, Class A-4, Class A-5, Class A-6, and the Subordinate Certificates. It will accrue interest on its notional balance on each Distribution Date at a Certificate Interest Rate equal to the excess of (i) the weighted average of the Net Mortgage Rates of the Mortgage Loans over (ii) the weighted average of the Certificate Interest Rates of the Class A-2, Class A-3, Class A-4, Class A-5, Class A-6, and the Subordinate Certificates; adjusted for the related interest accrual period. The principal and interest component of the Class X-2 Certificates will have an initial principal balance equal to zero, which principal balance will be increased to the extent of any Net Deferred Interest from the Mortgage Loans allocated to the principal and interest component of the Class X-2 Certificates, as described in the final prospectus supplement.

- (7) For each Distribution Date, the Certificate Interest Rate for the Class M-1, Class M-2, Class M-3, Class M-4, Class M-5, Class B-1, and Class B-2 Certificates will be equal to the lesser of (i) One-Month LIBOR plus the related margin (in each case, which margin will be multiplied by 1.5 after the first possible Optional Call Date), and (ii) the Net WAC Cap.
- (8) For each Distribution Date, the Certificate Interest Rate for the Class B-3, Class B-4 and Class B-5 Certificates will be equal to the lesser of (i) One-Month LIBOR plus the related margin (in each case, which margin doubles after the first possible Optional Call Date), and (ii) the Net WAC Cap.

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LOGO Investment Computational Materials for
OMITTED Bank Alternative Loan Trust 2005-16

Depositor: CWALT, Inc.

Lead Underwriter: UBS Securities LLC

Seller: Countrywide Home Loans, Inc.

Master Servicer: Countrywide Home Loans Servicing, LP.

Trustee: The Bank of New York

Rating Agencies: It is expected that S&P and Moody's will rate the Offered Certificates as specified on the prior page.

Cut-off Date: April 1st, 2005.

Expected Pricing Date: April 26th, 2005.

Closing Date: On or about April 28th, 2005.

Distribution Date: The 25th of each month (or if such day is not a business day, the next succeeding business

day), commencing in April 2005.

Certificates: The "Senior Certificates" will consist of the Class A-1, Class A-2, Class A-3, Class A-4, Class A-5, Class A-6, Class X-1, and Class X-2 Certificates (collectively the "Class A Certificates"), and Class A-R Certificates. The Class M-1, Class M-2, Class M-3, Class M-4, Class M-5 Certificates (collectively the "Class M Certificates"), Class B-1, Class B-2, Class B-3, Class B-4 and Class B-5 Certificates will be referred to herein as the "Subordinate Certificates." The Senior Certificates and the Subordinate Certificates are collectively referred to herein as the "Certificates." The Class A-2, Class A-3, Class A-4, Class A-5, and Class A-6 Certificates and the Subordinate Certificates are referred to herein as the "LIBOR Certificates". The Senior Certificates and the Class M-1, Class M-2, Class M-3, Class M-4, Class M-5, Class B-1 and Class B-2 Certificates (the "Offered Certificates") are being offered publicly as described in the final prospectus supplement. The Class X-1 and Class X-2 Certificates are referred to herein as the "Class X Certificates".

Accrued Interest: The price to be paid by investors for the LIBOR Certificates will not include accrued interest (settling flat). The price to be paid by investors for the Class X-1, Class X-2, and the Class A-1 Certificates will include [27] days of accrued interest.

Interest Accrual Period: The interest accrual period with respect to the Class A-2, Class A-3, Class A-4, Class A-5, and Class A-6 Certificates for a given Distribution Date will be the period beginning with the prior Distribution Date (or, in the case of the first Distribution Date, the Closing Date) and ending on the day prior to such Distribution Date (on an Actual/360 basis). The interest accrual period with respect to the Subordinate Certificates for a given Distribution Date will be the period beginning with the 25th day of the month prior to such Distribution Date (or in the case of the first Distribution Date, the Closing Date) and ending on the 24th day of the month of such Distribution Date (on a 30/360 basis). The interest accrual period for the Class A-R, Class A-1, Class X-1, and Class X-2 Certificates will be the calendar month prior to such Distribution Date (on a 30/360 basis).

Registration: The Offered Certificates (other than the Class A-R Certificates) will be made available in book-entry form through DTC. The Offered Certificates (other than the A-R Certificates) will,

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LOGO Investment
OMITTED Bank

Computational Materials for
Alternative Loan Trust 2005-16

upon request, be made available in book-entry form through Clearstream, Luxembourg and the Euroclear System.

Federal Tax Treatment:

It is anticipated that the Class A Certificates and Subordinate Certificates will be treated as REMIC regular interests for federal tax income purposes. The Class A-R Certificate will be treated as a REMIC residual interest for tax purposes.

ERISA Eligibility:

The Class A Certificates and the Class M Certificates, Class B-1 and Class B-2 Certificates are expected to be eligible for purchase by employee benefit plans and similar plans and arrangements that are subject to Title I of ERISA or Section 4975 of the Internal Revenue Code of 1986, as amended, subject to certain considerations.

SMMEA Treatment:

The Senior Certificates and Class M Certificates, other than the Class M-5 Certificates, are expected to constitute "mortgage related securities" for purposes of SMMEA. The remaining Certificates will not constitute "mortgage related securities" for purposes of SMMEA.

Optional Termination:

The terms of the transaction allow for an option to terminate the Offered Certificates, which may be exercised once the aggregate principal balance of the Mortgage Loans is equal to or less than 10% of the aggregate principal balance of the Mortgage Loans as of the Cut-off Date (the "Optional Call Date").

Pricing Prepayment Speed:

The Offered Certificates will be priced to a prepayment speed of 25% CPR.

Mortgage Loans:

The "Mortgage Loans" consist of adjustable rate, first lien residential mortgage loans with original terms to maturity of not more than 30 years. The Mortgage Loans accrue interest at a mortgage rate which adjusts monthly (after an initial period of one to four months) based upon an index rate of the 12-month moving average of the monthly yield on United States treasury securities adjusted to a constant maturity of one year (the "MTA"). The interest rate for each Mortgage Loan adjusts monthly to equal the sum of MTA and the related gross margin. None of the Mortgage Loans are subject to a periodic rate adjustment cap. All of the Mortgage Loans are subject to a maximum mortgage rate.

For each of the Mortgage Loans, the related borrower must make a minimum monthly payment which is subject to adjustment on a date specified in the related mortgage note and annually on the same date thereafter, subject to the conditions that (i) the amount of the minimum monthly payment will not increase or decrease by an amount that is more than 7.50% of the last minimum monthly payment, (ii) as of the fifth anniversary of the first due date and on the same day every five years thereafter as well

as the final payment adjustment date, the minimum monthly payment will be recast without regard to the limitation in clause (i) above to amortize fully the then unpaid principal balance over the remaining term to maturity and (iii) if the unpaid principal balance exceeds a percentage (in each case, not greater than 115%) of the original principal balance due to Deferred Interest (the "Negative Amortization Limit"), the minimum monthly payment will be recast without regard to the limitation in clause (i) to amortize fully the then unpaid principal balance over the remaining term to maturity.

Negative amortization on a Mortgage Loan will occur if the monthly payment made by the borrower is less than interest accrued at the current mortgage rate on the unpaid principal balance of the Mortgage Loan (such deficiency, "Deferred Interest"). The amount of any Deferred Interest is added to the unpaid principal balance of the Mortgage Loan.

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LOGO Investment Computational Materials for
OMITTED Bank Alternative Loan Trust 2005-16

On the Closing Date the aggregate principal balance of the Mortgage Loans as of the Cut-off Date is expected to be at least approximately \$654,074,824.

Credit Enhancement:

Senior/subordinate, shifting interest structure. Among the classes of subordinated certificates, the Class M Certificates will have a higher payment priority than the Class B Certificates. Within the Class M and Class B Certificates, each class of certificates will have a higher payment priority than those classes of certificates, if any, with the same alphabetical designation and a higher numerical designation. The credit enhancement information shown below is subject to final rating agency approval.

<TABLE>
<CAPTION>

Class of Certificates	Initial Credit Enhancement Level
-----------------------	----------------------------------

<S>	<C>	<C>
	Senior Certificates	8.85%
	Class M-1	7.50%
	Class M-2	6.30%
	Class M-3	5.55%
	Class M-4	3.90%
	Class M-5	2.75%
	Class B-1	2.35%
	Class B-2	1.90%
	Class B-3	1.10%
	Class B-4	0.45%
	Class B-5	0.00%

</TABLE>

Shifting Interest: Until the Distribution Date occurring in May 2015, the Subordinate Certificates will be locked out from receipt of unscheduled principal (unless the Senior Certificates are paid down to zero or the credit enhancement percentage provided by the Subordinate Certificates has doubled prior to such date as described below). After such time and subject to standard collateral performance triggers (as described in the prospectus supplement), the Subordinate Certificates will receive increasing portions of unscheduled principal.

The unscheduled principal payment percentages on the Subordinate Certificates are as follows:

<TABLE>
<CAPTION>

<S>	Periods:	Unscheduled Principal Payments (%)
	-----	-----
	<C>	<C>
	May 2005 April 2015	0% Pro Rata Share
	May 2015 April 2016	30% Pro Rata Share
	May 2016 April 2017	40% Pro Rata Share
	May 2017 April 2018	60% Pro Rata Share
	May 2018 April 2019	80% Pro Rata Share
	May 2019 and after	100% Pro Rata Share

</TABLE>

However, if the credit enhancement percentage provided by the Subordinate Certificates has doubled from the initial credit enhancement percentage (subject to the performance triggers described in the prospectus supplement), (i) prior to the Distribution Date in May 2008, the Subordinate Certificates will be entitled to only 50% of their pro rata share of unscheduled principal payments or (ii) on or after the Distribution Date in May 2008, the Subordinate Certificates will be entitled to 100% of their pro rata share of unscheduled principal payments.

Scheduled principal payments will be distributed pro rata to the Senior and Subordinate Certificates.

Any unscheduled principal not allocated to the Subordinate Certificates will be allocated to the Senior Certificates. In the event the current aggregate senior percentage (aggregate principal

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OMITTED Bank

Computational Materials for
Alternative Loan Trust 2005-16

balance of the Senior Certificates, divided by the aggregate principal balance of the Mortgage Loans) exceeds the initial aggregate senior percentage (aggregate principal balance of the Senior Certificates as of the Closing Date, divided by the aggregate principal balance of the Mortgage Loans as of the Cut-off Date), the Senior Certificates will receive all unscheduled principal payments for the Mortgage Loans, regardless of any unscheduled principal payment percentages above.

Unscheduled principal will generally consist of the sum of (i) liquidation proceeds, recoveries, and other unscheduled amounts and (ii) the excess if any of voluntary prepayments over Deferred Interest.

Allocation of
Realized Losses:

Any realized losses on the Mortgage Loans will be allocated as follows: first, to the Class B Certificates in reverse order of their numerical Class designations, in each case until the related class principal balance has been reduced to zero; second, to the Class M Certificates in reverse order of their numerical Class designations, in each case until the related class principal balance has been reduced to zero; and third, to the Senior Certificates as follows:

- (a) any realized losses on the Mortgage Loans to the Class A-1, Class A-2, Class A-3, Class A-4, Class A-5, and Class A-6 Certificates and the principal and interest component of the Class X-1 and Class X-2 Certificates, on a pro-rata basis until the related class principal balance or component principal balance has been reduced to zero, provided however that any realized losses otherwise allocable to the Class A-1 Certificates will instead be allocated the Class A-2 Certificates until its class principal balance has been reduced to zero; and provided further, however, that any realized losses otherwise allocable to the Class A-3 and Class A-4 Certificates will instead be allocated to the Class A-5 and Class A-6 Certificates, until their respective class principal balances have been reduced to zero; and provided further, however, that any realized losses otherwise allocable to the Class A-5 Certificates will instead be

allocated to the Class A-6
Certificates, until its class
principal balance has been reduced
to zero.

Net Mortgage Rate: The "Net Mortgage Rate" with respect to each
Mortgage Loan is equal to the mortgage rate
less the servicing fee rate, any lender paid
mortgage insurance premiums, and the trustee
fee rate.

Net WAC Cap: The "Net WAC Cap" for all certificates
is equal to (x) the weighted average of the
Net Mortgage Rates of the Mortgage Loans
adjusted for the related interest accrual
period.

Carryover Shortfall
Amount: The LIBOR Certificates and the Class A-1
Certificates will be entitled to the payment
of an amount equal to the sum of (i) the
excess, if any, of (a) interest accrued at
the Certificate Interest Rate for such Class
(without giving effect to the related Net WAC
Cap) over (b) the amount of interest actually
accrued on such Class and (ii) the unpaid
portion of any such excess from previous
Distribution Dates (and any interest thereon
at the Certificate Interest Rate for such
Class without giving effect to the related
Net WAC Cap) (together, the Carryover
Shortfall Amount). The Carryover Shortfall
Amount will be paid only to the extent of
interest otherwise distributable to the Class
X-1 or Class X-2 Certificates, as applicable
(after the reduction due to Net Deferred
Interest allocable to the Class X-1 or Class
X-2 Certificates, as described in the final
prospectus supplement).

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Net Deferred Interest: The "Net Deferred Interest" for a
Distribution Date is the excess, if any, of
Deferred Interest for the related due period
over all principal payments for the related
due period and prepayment period.

On each Distribution Date, Net Deferred
Interest will be allocated to each class of

certificates in proportion to such class s
interest entitlement for such Distribution
Date.

Certificates Priority of
Distributions:

Available funds from the Mortgage Loans will
be distributed in the following order of
priority:

1. Payment of interest pro rata to the classes of senior certificates; provided, however, that any distribution of interest to which the Class X-1 and Class X-2 Certificates are otherwise entitled (after allocation of Net Deferred Interest) will first be deposited into a carryover shortfall reserve fund (the Carryover Shortfall Reserve Fund) and will not be distributed except as described below.
1. Payment of principal to the classes of senior certificates as follows: The senior principal distribution amount will be distributed first to Class A-R until retired, second, concurrently, to Class A-1, Class A-2, Class A-3, Class A-4, Class A-5, and Class A-6, pro rata, until retired ; and third, concurrently to the Class X-1 and Class X-2 principal and interest components, pro rata, until retired.
2. Payment of interest and then principal to each class of subordinated certificates, in the order of their seniority, beginning with the Class M-1, Class M-2, Class M-3, Class M- 4, Class M-5, Class B-1, Class B-2, etc;

From amounts on deposit in the Carryover
Shortfall Reserve Fund

1. Concurrently, interest to (a) the Class A-1 Certificates from amounts received from the Class X-1 Certificates and (b) From amounts received from the Class X-2 Certificates as follows: first, to the Class A-2, Class A-3, Class A-4, Class A-5, and Class A-6 Certificates, pro rata, based upon the amount of any carryover shortfall amounts with respect to such classes of certificates remaining unpaid, and second, sequentially, to the Class M-1, Class M-2, Class M-3, Class M-4, Class M-5, Class B-1, Class B-2, Class B-3, Class B-4, and Class B-5 Certificates, in that order; in each case, in an amount up to the amount of any carryover shortfall amounts with respect to each such class of certificates.
2. To the Class X-1 and X-2 Certificates, amounts remaining on deposit in the carryover shortfall reserve fund otherwise distributable to such class.

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UBS Alternative Loan Trust 2005-16

The following information sets forth certain characteristics of the Mortgage Loans as of the cut off date. Other than with respect to rates of interest, percentages (approximate) are stated by Stated Principal Balance of the Mortgage Loans as of the cut off date and, due to rounding, may not total 100%. In addition, the Weighted Average FICO Credit Score column in the following tables is derived using the Mortgage Loans where a FICO Credit Score is available.

<TABLE>
<CAPTION>

Current Mortgage Rates/(1)/

Current Mortgage Rate (%)	Number of Mortgage Loans	Aggregate Principal Balance Outstanding	% of Mortgage Pool	Average Principal Balance Outstanding (\$)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average FICO Credit Score	Weighted Average Original Loan-to-Value Ratio (%)
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
1.000.....	1,137	\$445,734,159.81	68.15%	392,026.53	360	705	74.04
1.375.....	329	85,207,395.00	13.03	258,989.04	360	729	72.67
1.750.....	89	34,601,090.03	5.29	388,776.29	360	703	74.76
2.000.....	42	24,027,106.00	3.67	572,073.95	360	727	71.94
2.115.....	1	481,500.00	0.07	481,500.00	360	695	90.00
2.125.....	26	5,977,019.77	0.91	229,885.38	360	730	76.47
2.165.....	1	284,000.00	0.04	284,000.00	360	660	88.75
2.170.....	1	195,000.00	0.03	195,000.00	360	635	82.98
2.220.....	2	427,500.00	0.07	213,750.00	360	681	95.00
2.225.....	1	595,800.00	0.09	595,800.00	360	777	90.00
2.230.....	2	495,000.00	0.08	247,500.00	360	703	90.00
2.270.....	3	256,500.00	0.04	85,500.00	360	728	95.00
2.290.....	1	427,500.00	0.07	427,500.00	360	710	90.00
2.310.....	1	157,000.00	0.02	157,000.00	360	702	84.41
2.315.....	1	144,000.00	0.02	144,000.00	360	731	90.00
2.365.....	2	692,820.00	0.11	346,410.00	360	766	90.00
2.375.....	8	3,118,400.00	0.48	389,800.00	360	718	69.43
2.610.....	3	588,600.00	0.09	196,200.00	360	673	90.00
2.750.....	7	1,952,992.00	0.30	278,998.86	360	688	90.27
2.895.....	1	129,761.00	0.02	129,761.00	360	719	95.00
3.125.....	3	917,010.00	0.14	305,670.00	360	723	90.00
3.360.....	1	121,144.00	0.02	121,144.00	360	719	90.00
4.250.....	2	567,244.98	0.09	283,622.49	359	736	65.93

UBS Alternative Loan Trust 2005-16

Current Mortgage Rate (%)	Number of Mortgage Loans	Aggregate Principal Balance Outstanding	% of Mortgage Pool	Average Principal Balance Outstanding (\$)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average FICO Credit Score	Weighted Average Original Loan-to-Value Ratio (%)
4.350	1	161,621.32	0.02	161,621.32	359	689	90.00
4.625.....	9	4,086,312.81	0.62	454,034.76	359	730	72.62

4.750.....	1	82,314.73	0.01	82,314.73	359	774	66.00
4.875.....	22	7,493,945.12	1.15	340,633.87	358	719	71.41
5.000.....	44	15,607,969.38	2.39	354,726.58	359	702	75.88
5.125.....	27	9,218,757.81	1.41	341,435.47	359	709	76.72
5.250.....	23	7,272,339.60	1.11	316,188.68	359	703	78.09
5.375.....	5	1,119,629.47	0.17	223,925.89	359	757	68.97
5.500.....	5	1,217,547.27	0.19	243,509.45	359	706	77.01
5.625.....	2	366,630.00	0.06	183,315.00	359	769	70.00
5.750.....	1	349,214.00	0.05	349,214.00	359	707	63.64
Total.....	1,804	\$ 654,074,824.10	100.00%				

 /(1)/ The lender acquired mortgage insurance mortgage loans are shown in the preceding table at the mortgage rates net of the interest premium charged by the related lenders. As of the cut-off date, the weighted average mortgage rate of the Mortgage Loans (as so adjusted) was approximately 1.453% per annum. Without the adjustment, the weighted average mortgage rate of the Mortgage Loans was approximately 1.459% per annum.

2

UBS Alternative Loan Trust 2005-16

Current Mortgage Loan Principal Balances/(1)/

Range of Current Mortgage Loan Principal Balances (\$)	Number of Mortgage Loans	Aggregate Principal Balance Outstanding	% of Mortgage Pool	Average Principal Balance Outstanding (\$)	Weighted Average Current Mortgage Rate (%)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average FICO Credit Score	Weighted Average Original Loan-to-Value Ratio (%)
0.01 - 50,000.00	10	\$ 425,055.69	0.06%	42,505.57	1.670	360	722	63.07
50,000.01 - 100,000.00	64	5,350,647.05	0.82	83,603.86	1.599	360	714	71.58
100,000.01 - 150,000.00	175	22,389,469.19	3.42	127,939.82	1.682	360	718	75.18
150,000.01 - 200,000.00	209	36,986,071.19	5.65	176,966.85	1.619	360	709	75.29
200,000.01 - 250,000.00	190	42,940,166.35	6.57	226,000.88	1.494	360	706	75.40
250,000.01 - 300,000.00	215	59,586,406.43	9.11	277,146.08	1.431	360	705	75.16
300,000.01 - 350,000.00	186	61,078,857.22	9.34	328,380.95	1.549	360	716	75.17
350,000.01 - 400,000.00	166	62,765,131.81	9.60	378,103.20	1.507	360	705	75.80
400,000.01 - 450,000.00	137	58,546,886.43	8.95	427,349.54	1.449	360	708	75.34
450,000.01 - 500,000.00	101	48,301,187.29	7.38	478,229.58	1.524	360	714	75.31
500,000.01 - 550,000.00	78	40,895,398.82	6.25	524,299.98	1.591	360	710	76.29
550,000.01 - 600,000.00	69	39,643,656.32	6.06	574,545.74	1.231	360	706	76.98
600,000.01 - 650,000.00	65	41,264,980.53	6.31	634,845.85	1.280	360	701	74.89
650,000.01 - 700,000.00	19	12,869,707.79	1.97	677,353.04	1.079	360	705	73.55

3

UBS Alternative Loan Trust 2005-16

Range of Current Mortgage Loan Principal Balances (\$)	Number of Mortgage Loans	Aggregate Principal Balance Outstanding	% of Mortgage Pool	Average Principal Balance Outstanding (\$)	Weighted Average Current Mortgage Rate (%)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average FICO Credit Score	Weighted Average Original Loan-to-Value Ratio (%)
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700,000.01 - 750,000.00	22	15,895,795.77	2.43	722,536.17	1.435	360	713	72.26
750,000.01 - 1,000,000.00	68	60,455,921.22	9.24	889,057.67	1.360	360	713	71.49
1,000,000.01 - 1,500,000.00	22	28,089,485.00	4.29	1,276,794.77	1.100	360	704	63.78
1,500,000.01 - 2,000,000.00	5	9,450,000.00	1.44	1,890,000.00	2.079	360	728	63.11
2,000,000.01 and Above.	3	7,140,000.00	1.09	2,380,000.00	2.000	360	765	56.21
Total.....	1,804	\$ 654,074,824.10	100.00%					

(1) As of the cut-off date, the average current mortgage loan principal balance of the Mortgage Loans was approximately \$362,569.

4

UBS Alternative Loan Trust 2005-16

FICO Credit Scores/(1)/

Range of FICO Credit Scores	Number of Mortgage Loans	Aggregate Principal Balance Outstanding	% of Mortgage Pool	Average Principal Balance Outstanding (\$)	Weighted Average Current Mortgage Rate (%)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average FICO Credit Score	Weighted Average Original Loan-to-Value Ratio (%)
Not Available	2	\$ 930,000.00	0.14%	465,000.00	1.000	360	N/A	65.39
601-620.....	14	4,554,265.10	0.70	325,304.65	1.323	360	612	69.06
621-640.....	92	29,518,710.48	4.51	320,855.55	1.474	360	632	76.02
641-660.....	153	54,420,308.39	8.32	355,688.29	1.305	360	652	74.94
661-680.....	254	91,105,807.26	13.93	358,684.28	1.482	360	671	74.14
681-700.....	299	113,453,994.96	17.35	379,444.80	1.422	360	691	74.41
701-720.....	279	106,547,975.90	16.29	381,892.39	1.391	360	710	74.97
721-740.....	243	87,350,400.97	13.35	359,466.67	1.577	360	730	74.04
741-760.....	179	66,200,562.47	10.12	369,835.54	1.629	360	751	73.76
761-780.....	146	51,478,676.45	7.87	352,593.67	1.362	360	770	73.96
781-800.....	110	39,017,952.87	5.97	354,708.66	1.495	360	789	70.17
801-820.....	33	9,496,169.25	1.45	287,762.70	1.493	360	806	71.76
Total.....	1,804	\$ 654,074,824.10	100.00%					

(1) As of the cut-off date, the weighted average FICO Credit Score of the Mortgage Loans was approximately 710.

5

UBS Alternative Loan Trust 2005-16

Documentation Program for Mortgage Loans

Type of Program	Number of Mortgage Loans	Aggregate Principal Balance Outstanding	% of Mortgage Pool	Average Principal Balance Outstanding (\$)	Weighted Average Current Mortgage Rate (%)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average FICO Credit Score	Weighted Average Original Loan-to-Value Ratio (%)
CLUES Plus.....	4	\$ 1,614,929.02	0.25%	403,732.26	2.475	359	725	78.86
Full/Alternative.....	524	159,497,983.48	24.39	304,385.46	1.485	360	711	75.52
No Income/No Asset...	3	1,273,912.54	0.19	424,637.51	4.426	359	688	78.80
Reduced.....	1,166	453,235,962.27	69.29	388,710.09	1.432	360	709	73.98
Stated Income/Stated Asset	107	38,452,036.79	5.88	359,364.83	1.532	360	714	69.05
Total.....	1,804	\$ 654,074,824.10	100.00%					

UBS Alternative Loan Trust 2005-16

Original Loan-to-Value Ratios/(1)/(2)/

Range of Original Loan-to-Value Ratios (%)	Number of Mortgage Loans	Aggregate Principal Balance Outstanding	% of Mortgage Pool	Average Principal Balance Outstanding (\$)	Weighted Average Current Mortgage Rate (%)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average FICO Credit Score	Weighted Average Original Loan-to-Value Ratio (%)
50.00 or Less.....	75	\$ 26,547,218.20	4.06%	353,962.91	1.265	360	723	41.85
50.01 to 55.00.....	33	15,782,516.23	2.41	478,258.07	1.683	360	717	53.12
55.01 to 60.00.....	48	23,070,192.84	3.53	480,629.02	1.463	360	712	57.87
60.01 to 65.00.....	84	39,003,548.63	5.96	464,327.96	1.365	360	705	63.69
65.01 to 70.00.....	155	59,885,477.21	9.16	386,357.92	1.549	360	709	68.75
70.01 to 75.00.....	269	106,572,811.15	16.29	396,181.45	1.457	360	714	73.97
75.01 to 80.00.....	1,059	363,241,642.49	55.54	343,004.38	1.398	360	708	79.55
80.01 to 85.00.....	14	3,238,623.53	0.50	231,330.25	2.530	360	704	83.95
85.01 to 90.00.....	50	13,355,604.52	2.04	267,112.09	2.550	360	697	89.90
90.01 to 95.00.....	17	3,377,189.30	0.52	198,658.19	2.703	360	713	95.00
Total.....	1,804	\$ 654,074,824.10	100.00%					

(1) As of the cut-off date, the weighted average original Loan-to-Value Ratio of the Mortgage Loans was approximately 74.09%.

(2) Does not take into account any secondary financing on the Mortgage Loans that may exist at the time of origination.

UBS Alternative Loan Trust 2005-16

Geographic Distribution of Mortgaged Properties/(1)/

Geographic Area	Number of Mortgage Loans	Aggregate Principal Balance Outstanding	% of Mortgage Pool	Average Principal Balance Outstanding (\$)	Weighted Average Current Mortgage Rate (%)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average FICO Credit Score	Weighted Average Original Loan-to-Value Ratio (%)
Alabama.....	4	\$ 712,870.00	0.11%	178,217.50	1.234	360	699	80.43
Alaska.....	1	249,549.00	0.04	249,549.00	1.375	360	730	77.26
Arizona.....	60	12,540,446.98	1.92	209,007.45	1.678	360	702	78.82
California.....	924	403,033,591.10	61.62	436,183.54	1.447	360	709	73.64
Colorado.....	53	14,235,433.20	2.18	268,593.08	1.248	360	713	74.02
Connecticut.....	16	5,977,562.37	0.91	373,597.65	1.361	360	681	67.84
Delaware.....	2	906,000.00	0.14	453,000.00	1.296	360	716	68.48
District Of Columbia.....	1	217,600.00	0.03	217,600.00	1.000	360	680	80.00
Florida.....	229	69,324,093.26	10.60	302,725.30	1.357	360	707	74.15
Georgia.....	11	2,476,500.00	0.38	225,136.36	1.294	360	725	79.52
Hawaii.....	12	9,760,459.00	1.49	813,371.58	1.476	360	750	64.88
Idaho.....	13	2,508,957.48	0.38	192,996.73	1.406	360	731	78.28
Illinois.....	17	4,442,520.00	0.68	261,324.71	2.057	360	710	75.71
Indiana.....	6	782,800.00	0.12	130,466.67	1.173	360	737	78.07
Kansas.....	1	116,000.00	0.02	116,000.00	1.000	360	647	80.00
Kentucky.....	1	147,000.00	0.02	147,000.00	1.000	360	702	76.56
Louisiana.....	3	650,375.00	0.10	216,791.67	1.671	360	702	77.28
Maryland.....	15	4,171,847.55	0.64	278,123.17	1.342	360	712	77.44
Massachusetts.....	18	5,352,922.87	0.82	297,384.60	1.707	360	705	74.45
Michigan.....	38	7,592,870.30	1.16	199,812.38	1.415	360	718	75.82
Minnesota.....	5	1,089,719.00	0.17	217,943.80	1.165	360	706	77.27
Missouri.....	4	763,000.00	0.12	190,750.00	1.579	360	768	75.55
Montana.....	2	1,580,000.00	0.24	790,000.00	1.228	360	726	57.60
Nebraska.....	1	58,000.00	0.01	58,000.00	1.375	360	695	80.00
Nevada.....	93	26,973,498.17	4.12	290,037.61	1.277	360	706	75.81
New Hampshire.....	5	1,239,500.00	0.19	247,900.00	1.394	360	680	79.33
New Jersey.....	46	16,523,116.09	2.53	359,198.18	1.733	360	711	72.56
New Mexico.....	2	234,250.00	0.04	117,125.00	1.771	360	759	85.78

UBS Alternative Loan Trust 2005-16

Geographic Area	Number of Mortgage Loans	Aggregate Principal Balance Outstanding	% of Mortgage Pool	Average Principal Balance Outstanding (\$)	Weighted Average Current Mortgage Rate (%)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average FICO Credit Score	Weighted Average Original Loan-to-Value Ratio (%)
New York	13	3,937,104.00	0.60	302,854.15	1.655	360	731	73.90
North Carolina.....	15	5,303,663.00	0.81	353,577.53	1.234	360	716	75.04
Ohio.....	12	2,615,687.04	0.40	217,973.92	3.124	359	686	76.45
Oregon.....	17	4,612,112.08	0.71	271,300.71	1.633	360	727	74.77
Pennsylvania.....	10	1,779,100.87	0.27	177,910.09	2.785	360	728	81.29
Rhode Island.....	3	1,443,800.00	0.22	481,266.67	1.000	360	712	77.69
South Carolina.....	10	2,936,439.07	0.45	293,643.91	1.385	360	731	74.61
South Dakota.....	3	436,100.00	0.07	145,366.67	1.366	360	661	73.28
Tennessee.....	9	1,343,875.92	0.21	149,319.55	1.968	360	707	77.11
Texas.....	18	3,519,325.62	0.54	195,518.09	1.732	360	704	77.44
Utah.....	17	3,695,201.00	0.56	217,364.76	1.106	360	696	77.98
Vermont.....	1	266,250.00	0.04	266,250.00	1.000	360	680	75.00
Virginia.....	41	14,226,010.68	2.17	346,975.87	1.674	360	724	79.03
Washington.....	42	12,066,681.35	1.84	287,301.94	1.517	360	714	76.99
West Virginia.....	1	44,850.00	0.01	44,850.00	1.375	360	672	65.00
Wisconsin.....	9	2,188,142.10	0.33	243,126.90	2.094	360	688	73.14
Total.....	1,804	\$ 654,074,824.10	100.00%					

(1) As of the cut-off date, no more than approximately 0.665% of the Mortgage Loans will be secured by mortgaged properties located in any one postal zip code area.

UBS Alternative Loan Trust 2005-16

Purpose of Mortgage Loans

Loan Purpose	Number of Mortgage Loans	Aggregate Principal Balance Outstanding	% of Mortgage Pool	Average Principal Balance Outstanding (\$)	Weighted Average Current Mortgage Rate (%)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average FICO Credit Score	Weighted Average Original Loan-to-Value Ratio (%)
Refinance (cash-out).	676	\$ 247,380,728.01	37.82%	365,947.82	1.375	360	703	71.14
Purchase.....	757	281,245,126.52	43.00	371,525.93	1.518	360	718	77.35
Refinance (rate/term)	371	125,448,969.57	19.18	338,137.38	1.492	360	706	72.59
Total.....	1,804	\$ 654,074,824.10	100.00%					

UBS Alternative Loan Trust 2005-16

Types of Mortgaged Properties

Number of Mortgage	Aggregate Principal Balance	% of Mortgage	Average Principal Balance	Weighted Average Current Mortgage	Weighted Average Remaining Term to Maturity	Weighted Average FICO Credit	Weighted Average Original Loan-to-Value
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Property Type	Loans	Outstanding	Pool	Outstanding (\$)	Rate (%)	(Months)	Score	Ratio (%)
2 to 4 Family Residence	78	\$ 28,965,282.75	4.43%	371,349.78	1.676	360	719	71.78
High-rise Condominium...	34	12,122,447.21	1.85	356,542.57	1.403	360	709	76.38
Low-rise Condominium...	221	59,048,994.70	9.03	267,190.02	1.615	360	720	76.13
Planned Unit Development	399	156,802,034.04	23.97	392,987.55	1.405	360	709	75.02
Single Family Residence.	1,072	397,136,065.40	60.72	370,462.75	1.443	360	708	73.52
Total.....	1,804	\$ 654,074,824.10	100.00%					

Occupancy Types/(1)/

Occupancy Type	Number of Mortgage Loans	Aggregate Principal Balance Outstanding	% of Mortgage Pool	Average Principal Balance Outstanding (\$)	Weighted Average Current Mortgage Rate (%)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average FICO Credit Score	Weighted Average Original Loan-to-Value Ratio (%)
Investment Property.....	387	\$ 99,292,375.71	15.18%	256,569.45	1.618	360	728	73.06
Primary Residence.....	1,331	523,553,594.12	80.04	393,353.56	1.431	360	706	74.43
Secondary Residence.....	86	31,228,854.27	4.77	363,126.21	1.426	360	721	71.67
Total.....	1,804	\$ 654,074,824.10	100.00%					

(1) Based upon representations of the related borrowers at the time of origination.

UBS Alternative Loan Trust 2005-16

Remaining Terms to Maturity/(1)/

Remaining Term to Maturity (Months)	Number of Mortgage Loans	Aggregate Principal Balance Outstanding	% of Mortgage Pool	Average Principal Balance Outstanding (\$)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average FICO Credit Score	Weighted Average Original Loan-to-Value Ratio (%)
360.....	1,652	\$ 603,017,756.00	92.19%	365,022.85	1.176	710	74.00
359.....	135	45,058,889.94	6.89	333,769.56	4.839	709	75.15
358.....	14	4,674,759.80	0.71	333,911.41	4.439	711	75.91
357.....	3	1,323,418.36	0.20	441,139.45	4.897	743	73.42
Total.....	1,804	\$ 654,074,824.10	100.00%				

(1) As of the cut-off date, the weighted average remaining term to maturity of the Mortgage Loans was approximately 360 months.

Loan Programs

Loan Program	Number of Mortgage Loans	Aggregate Principal Balance Outstanding	% of Mortgage Pool	Average Principal Balance Outstanding (\$)	Weighted Average Current Mortgage Rate (%)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average FICO Credit Score	Weighted Average Original Loan-to-Value Ratio (%)
One-Year MTA.....	1,804	\$ 654,074,824.10	100.00%	362,569.19	1.459	360	710	74.09
Total.....	1,804	\$ 654,074,824.10	100.00%					

Gross Margins/(1)/

Gross Margin (%)	Number of Mortgage Loans	Aggregate Principal Balance Outstanding	% of Mortgage Pool	Average Principal Balance Outstanding (\$)	Weighted Average Current Mortgage Rate (%)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average FICO Credit Score	Weighted Average Original Loan-to-Value Ratio (%)
1.400.....	3	\$ 2,199,990.00	0.34%	733,330.00	1.000	360	721	62.78
1.525.....	1	982,500.00	0.15	982,500.00	1.000	360	718	75.00
1.650.....	2	880,000.00	0.13	440,000.00	1.409	360	727	78.60
1.675.....	2	507,990.00	0.08	253,995.00	1.837	360	743	75.30
1.775.....	1	205,000.00	0.03	205,000.00	1.000	360	673	66.13
1.900.....	13	6,641,875.00	1.02	510,913.46	1.061	360	721	75.73
1.925.....	1	118,000.00	0.02	118,000.00	1.375	360	750	80.00
2.022.....	1	165,205.36	0.03	165,205.36	4.250	359	689	80.00
2.025.....	4	1,526,200.00	0.23	381,550.00	1.137	360	717	76.12
2.050.....	10	5,127,987.00	0.78	512,798.70	1.491	360	755	73.08
2.100.....	1	630,000.00	0.10	630,000.00	1.000	360	718	73.26
2.125.....	5	1,447,789.62	0.22	289,557.92	1.902	360	700	70.89
2.150.....	15	5,977,692.00	0.91	398,512.80	1.096	360	730	78.51
2.175.....	2	683,960.00	0.10	341,980.00	1.641	360	735	80.00
2.200.....	1	375,000.00	0.06	375,000.00	1.000	360	665	79.79
2.275.....	28	12,711,339.00	1.94	453,976.39	1.206	360	729	75.02
2.300.....	13	4,400,061.00	0.67	338,466.23	1.031	360	736	77.36
2.325.....	3	1,616,250.00	0.25	538,750.00	1.279	360	709	63.88
2.350.....	7	2,350,500.00	0.36	335,785.71	1.022	360	748	68.33
2.400.....	62	25,381,454.87	3.88	409,378.30	1.323	360	710	75.12
2.425.....	6	2,238,000.00	0.34	373,000.00	1.051	360	714	76.79
2.475.....	1	472,000.00	0.07	472,000.00	1.000	360	715	80.00
2.500.....	32	12,970,488.94	1.98	405,327.78	1.668	360	715	75.54
2.525.....	41	18,252,163.73	2.79	445,174.73	1.109	360	701	74.69
2.550.....	4	2,295,350.00	0.35	573,837.50	1.640	360	722	70.16
2.575.....	21	7,514,221.00	1.15	357,820.05	1.005	360	710	75.68
2.600.....	2	1,046,000.00	0.16	523,000.00	1.000	360	719	73.32
2.650.....	174	71,835,708.05	10.98	412,848.90	1.445	360	707	72.29
2.675.....	11	4,204,500.00	0.64	382,227.27	1.645	360	713	79.03
2.725.....	28	10,048,117.71	1.54	358,861.35	1.173	360	704	77.74
2.750.....	6	2,365,008.15	0.36	394,168.03	2.058	359	712	73.78

13

Gross Margin (%)	Number of Mortgage Loans	Aggregate Principal Balance Outstanding	% of Mortgage Pool	Average Principal Balance Outstanding (\$)	Weighted Average Current Mortgage Rate (%)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average FICO Credit Score	Weighted Average Original Loan-to-Value Ratio (%)
2.775.....	88	36,607,398.47	5.60	415,993.16	1.377	360	715	74.93
2.800.....	162	64,436,780.49	9.85	397,757.90	1.790	360	705	73.33
2.850.....	2	446,111.46	0.07	223,055.73	2.550	359	702	63.67
2.875.....	58	20,252,849.83	3.10	349,187.07	1.271	360	715	74.30
2.900.....	147	56,178,246.06	8.59	382,164.94	1.668	360	715	73.11
2.925.....	3	804,700.00	0.12	268,233.33	1.615	360	680	80.00
2.950.....	92	31,498,766.03	4.82	342,377.89	1.260	360	703	74.55
3.000.....	4	1,119,732.59	0.17	279,933.15	1.913	359	673	68.11
3.025.....	38	11,440,818.22	1.75	301,074.16	1.282	360	723	74.26
3.050.....	6	1,771,498.53	0.27	295,249.76	2.258	360	706	75.06
3.075.....	178	55,267,771.85	8.45	310,493.10	1.550	360	701	74.15
3.100.....	31	10,776,610.00	1.65	347,632.58	1.133	360	721	74.88
3.150.....	36	9,925,793.44	1.52	275,716.48	1.436	360	715	72.42
3.175.....	29	8,233,940.03	1.26	283,928.97	1.841	360	730	76.41
3.200.....	35	14,556,041.08	2.23	415,886.89	1.422	360	710	73.05
3.250.....	101	32,886,365.77	5.03	325,607.58	1.151	360	715	73.01
3.253.....	1	445,000.00	0.07	445,000.00	1.375	360	789	63.57
3.275.....	26	6,952,993.98	1.06	267,422.85	1.854	360	711	69.95
3.300.....	8	2,502,910.09	0.38	312,863.76	1.809	360	697	80.14
3.325.....	30	9,142,923.29	1.40	304,764.11	1.366	360	694	72.17
3.350.....	27	10,282,676.00	1.57	380,839.85	1.873	360	713	74.66
3.375.....	2	320,900.00	0.05	160,450.00	2.370	360	663	84.68

3.400.....	60	19,809,989.31	3.03	330,166.49	1.352	360	698	71.51
3.425.....	4	747,450.00	0.11	186,862.50	2.149	360	703	78.62
3.450.....	53	18,047,852.49	2.76	340,525.52	1.170	360	686	77.02
3.475.....	6	1,370,950.00	0.21	228,491.67	1.375	360	709	75.57
3.525.....	3	1,191,500.00	0.18	397,166.67	1.880	360	705	74.40
3.550.....	5	1,283,000.00	0.20	256,600.00	1.722	360	687	76.96
3.575.....	12	2,974,254.00	0.45	247,854.50	1.216	360	675	75.97
3.600.....	6	1,566,289.66	0.24	261,048.28	1.843	360	663	80.09
3.625.....	10	2,103,464.00	0.32	210,346.40	2.101	360	734	75.55
3.650.....	6	2,388,350.00	0.37	398,058.33	1.969	360	703	79.55
3.675.....	2	799,000.00	0.12	399,500.00	2.684	360	762	87.46

UBS Alternative Loan Trust 2005-16

Gross Margin (%)	Number of Mortgage Loans	Aggregate Principal Balance Outstanding	% of Mortgage Pool	Average Principal Balance Outstanding (\$)	Weighted Average Current Mortgage Rate (%)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average FICO Credit Score	Weighted Average Original Loan-to-Value Ratio (%)
3.700.....	1	370,000.00	0.06	370,000.00	1.375	360	656	72.27
3.725.....	2	191,200.00	0.03	95,600.00	2.125	360	762	76.69
3.750.....	1	144,000.00	0.02	144,000.00	2.875	360	731	90.00
3.775.....	4	872,900.00	0.13	218,225.00	1.375	360	679	75.27
3.800.....	10	3,397,361.00	0.52	339,736.10	2.069	360	724	76.72
3.825.....	3	1,081,000.00	0.17	360,333.33	1.764	360	698	78.44
3.875.....	1	98,800.00	0.02	98,800.00	3.000	360	753	95.00
3.925.....	1	278,800.00	0.04	278,800.00	1.375	360	713	79.99
4.050.....	1	408,510.00	0.06	408,510.00	3.125	360	678	90.00
4.150.....	1	157,000.00	0.02	157,000.00	2.750	360	702	84.41
4.225.....	1	310,500.00	0.05	310,500.00	3.500	360	643	90.00
4.250.....	1	90,250.00	0.01	90,250.00	3.000	360	691	95.00
4.275.....	2	692,820.00	0.11	346,410.00	2.875	360	766	90.00
4.575.....	1	427,500.00	0.07	427,500.00	3.000	360	710	90.00
4.925.....	2	250,905.00	0.04	125,452.50	4.056	360	719	92.59
Total.....	1,804	\$ 654,074,824.10	100.00%					

(1) As of the cut-off date, the weighted average gross margin of the Mortgage Loans was approximately 2.879%.

UBS Alternative Loan Trust 2005-16

Initial Rate Adjustment Dates

Initial Rate Adjustment Date	Number of Mortgage Loans	Aggregate Principal Balance Outstanding	% of Mortgage Pool	Average Principal Balance Outstanding (\$)	Weighted Average Current Mortgage Rate (%)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average FICO Credit Score	Weighted Average Original Loan-to-Value Ratio (%)
February 1, 2005.....	2	\$ 1,209,037.58	0.18%	604,518.79	4.875	357	750	72.42
March 1, 2005.....	13	4,098,745.68	0.63	315,288.13	4.941	358	713	76.23
April 1, 2005.....	127	42,235,743.23	6.46	332,564.91	5.047	359	710	75.00
May 1, 2005.....	1,396	513,218,931.56	78.46	367,635.34	1.117	360	710	73.74
June 1, 2005.....	148	52,855,539.05	8.08	357,132.02	1.231	360	712	75.12
July 1, 2005.....	91	33,081,831.00	5.06	363,536.60	1.833	360	706	75.05
August 1, 2005.....	27	7,374,996.00	1.13	273,148.00	2.190	360	711	80.60
Total.....	1,804	\$ 654,074,824.10	100.00%					

Maximum Mortgage Rates/(1)/

Maximum Mortgage Rate (%)	Number of Mortgage Loans	Aggregate Principal Balance Outstanding	% of Mortgage Pool	Average Principal Balance Outstanding (\$)	Weighted Average Current Mortgage Rate (%)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average FICO Credit Score	Weighted Average Original Loan-to-Value Ratio (%)
9.950.....	1,797	\$ 651,739,045.84	99.64%	362,681.72	1.453	360	710	74.07
10.325.....	4	1,201,720.00	0.18	300,430.00	1.375	360	741	79.44
10.950.....	2	948,974.84	0.15	474,487.42	4.593	359	677	83.27
11.325.....	1	185,083.42	0.03	185,083.42	5.375	359	697	70.00
Total.....	1,804	\$ 654,074,824.10	100.00%					

(1) As of the cut-off date, the weighted average maximum mortgage rate of the Mortgage Loans was approximately 9.953% per annum.

UBS Alternative Loan Trust 2005-16

Minimum Mortgage Rates/(1)/

Minimum Mortgage Rate (%)	Number of Mortgage Loans	Aggregate Principal Balance Outstanding	% of Mortgage Pool	Average Principal Balance Outstanding (\$)	Weighted Average Current Mortgage Rate (%)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average FICO Credit Score	Weighted Average Original Loan-to-Value Ratio (%)
1.400.....	3	\$ 2,199,990.00	0.34%	733,330.00	1.000	360	721	62.78
1.525.....	1	982,500.00	0.15	982,500.00	1.000	360	718	75.00
1.650.....	2	880,000.00	0.13	440,000.00	1.409	360	727	78.60
1.675.....	2	507,990.00	0.08	253,995.00	1.837	360	743	75.30
1.775.....	1	205,000.00	0.03	205,000.00	1.000	360	673	66.13
1.900.....	13	6,641,875.00	1.02	510,913.46	1.061	360	721	75.73
1.925.....	1	118,000.00	0.02	118,000.00	1.375	360	750	80.00
2.022.....	1	165,205.36	0.03	165,205.36	4.250	359	689	80.00
2.025.....	4	1,526,200.00	0.23	381,550.00	1.137	360	717	76.12
2.050.....	10	5,127,987.00	0.78	512,798.70	1.491	360	755	73.08
2.100.....	1	630,000.00	0.10	630,000.00	1.000	360	718	73.26
2.125.....	5	1,447,789.62	0.22	289,557.92	1.902	360	700	70.89
2.150.....	15	5,977,692.00	0.91	398,512.80	1.096	360	730	78.51
2.175.....	2	683,960.00	0.10	341,980.00	1.641	360	735	80.00
2.200.....	1	375,000.00	0.06	375,000.00	1.000	360	665	79.79
2.275.....	28	12,711,339.00	1.94	453,976.39	1.206	360	729	75.02
2.300.....	13	4,400,061.00	0.67	338,466.23	1.031	360	736	77.36
2.325.....	3	1,616,250.00	0.25	538,750.00	1.279	360	709	63.88
2.350.....	7	2,350,500.00	0.36	335,785.71	1.022	360	748	68.33
2.400.....	62	25,381,454.87	3.88	409,378.30	1.323	360	710	75.12
2.425.....	6	2,238,000.00	0.34	373,000.00	1.051	360	714	76.79
2.475.....	1	472,000.00	0.07	472,000.00	1.000	360	715	80.00
2.500.....	32	12,970,488.94	1.98	405,327.78	1.668	360	715	75.54
2.525.....	41	18,252,163.73	2.79	445,174.73	1.109	360	701	74.69
2.550.....	4	2,295,350.00	0.35	573,837.50	1.640	360	722	70.16
2.575.....	21	7,514,221.00	1.15	357,820.05	1.005	360	710	75.68
2.600.....	2	1,046,000.00	0.16	523,000.00	1.000	360	719	73.32
2.650.....	174	71,835,708.05	10.98	412,848.90	1.445	360	707	72.29
2.675.....	11	4,204,500.00	0.64	382,227.27	1.645	360	713	79.03
2.725.....	28	10,048,117.71	1.54	358,861.35	1.173	360	704	77.74
2.750.....	6	2,365,008.15	0.36	394,168.03	2.058	359	712	73.78

UBS Alternative Loan Trust 2005-16

Minimum Mortgage Rate (%)	Number of Mortgage Loans	Aggregate Principal Balance Outstanding	% of Mortgage Pool	Average Principal Balance Outstanding (\$)	Weighted Average Current Mortgage Rate (%)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average FICO Credit Score	Weighted Average Original Loan-to-Value Ratio (%)
2.775	88	36,607,398.47	5.60	415,993.16	1.377	360	715	74.93
2.800	162	64,436,780.49	9.85	397,757.90	1.790	360	705	73.33
2.850	2	446,111.46	0.07	223,055.73	2.550	359	702	63.67
2.875	58	20,252,849.83	3.10	349,187.07	1.271	360	715	74.30
2.900	147	56,178,246.06	8.59	382,164.94	1.668	360	715	73.11
2.925	3	804,700.00	0.12	268,233.33	1.615	360	680	80.00
2.950	92	31,498,766.03	4.82	342,377.89	1.260	360	703	74.55
3.000	4	1,119,732.59	0.17	279,933.15	1.913	359	673	68.11
3.025	38	11,440,818.22	1.75	301,074.16	1.282	360	723	74.26
3.050	6	1,771,498.53	0.27	295,249.76	2.258	360	706	75.06
3.075	178	55,267,771.85	8.45	310,493.10	1.550	360	701	74.15
3.100	31	10,776,610.00	1.65	347,632.58	1.133	360	721	74.88
3.150	36	9,925,793.44	1.52	275,716.48	1.436	360	715	72.42
3.175	29	8,233,940.03	1.26	283,928.97	1.841	360	730	76.41
3.200	35	14,556,041.08	2.23	415,886.89	1.422	360	710	73.05
3.250	101	32,886,365.77	5.03	325,607.58	1.151	360	715	73.01
3.253	1	445,000.00	0.07	445,000.00	1.375	360	789	63.57
3.275	26	6,952,993.98	1.06	267,422.85	1.854	360	711	69.95
3.300	8	2,502,910.09	0.38	312,863.76	1.809	360	697	80.14
3.325	30	9,142,923.29	1.40	304,764.11	1.366	360	694	72.17
3.350	27	10,282,676.00	1.57	380,839.85	1.873	360	713	74.66
3.375	2	320,900.00	0.05	160,450.00	2.370	360	663	84.68
3.400	60	19,809,989.31	3.03	330,166.49	1.352	360	698	71.51
3.425	4	747,450.00	0.11	186,862.50	2.149	360	703	78.62
3.450	53	18,047,852.49	2.76	340,525.52	1.170	360	686	77.02
3.475	6	1,370,950.00	0.21	228,491.67	1.375	360	709	75.57
3.525	3	1,191,500.00	0.18	397,166.67	1.880	360	705	74.40
3.550	5	1,283,000.00	0.20	256,600.00	1.722	360	687	76.96
3.575	12	2,974,254.00	0.45	247,854.50	1.216	360	675	75.97
3.600	6	1,566,289.66	0.24	261,048.28	1.843	360	663	80.09
3.625	10	2,103,464.00	0.32	210,346.40	2.101	360	734	75.55
3.650	6	2,388,350.00	0.37	398,058.33	1.969	360	703	79.55
3.675	2	799,000.00	0.12	399,500.00	2.684	360	762	87.46

18

UBS Alternative Loan Trust 2005-16

Minimum Mortgage Rate (%)	Number of Mortgage Loans	Aggregate Principal Balance Outstanding	% of Mortgage Pool	Average Principal Balance Outstanding (\$)	Weighted Average Current Mortgage Rate (%)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average FICO Credit Score	Weighted Average Original Loan-to-Value Ratio (%)
3.700	1	370,000.00	0.06	370,000.00	1.375	360	656	72.27
3.725	2	191,200.00	0.03	95,600.00	2.125	360	762	76.69
3.750	1	144,000.00	0.02	144,000.00	2.875	360	731	90.00
3.775	4	872,900.00	0.13	218,225.00	1.375	360	679	75.27
3.800	10	3,397,361.00	0.52	339,736.10	2.069	360	724	76.72
3.825	3	1,081,000.00	0.17	360,333.33	1.764	360	698	78.44
3.875	1	98,800.00	0.02	98,800.00	3.000	360	753	95.00
3.925	1	278,800.00	0.04	278,800.00	1.375	360	713	79.99
4.050	1	408,510.00	0.06	408,510.00	3.125	360	678	90.00
4.150	1	157,000.00	0.02	157,000.00	2.750	360	702	84.41
4.225	1	310,500.00	0.05	310,500.00	3.500	360	643	90.00
4.250	1	90,250.00	0.01	90,250.00	3.000	360	691	95.00
4.275	2	692,820.00	0.11	346,410.00	2.875	360	766	90.00
4.575	1	427,500.00	0.07	427,500.00	3.000	360	710	90.00
4.925	2	250,905.00	0.04	125,452.50	4.056	360	719	92.59
Total	1,804	\$ 654,074,824.10	100.00%					

(1) As of the cut-off date, the weighted average minimum mortgage rate of the Mortgage Loans was approximately 2.879% per annum.

19

Maximum Negative Amortization/(1)/

Maximum Negative Amortization (%)	Number of Mortgage Loans	Aggregate Principal Balance Outstanding	% of Mortgage Pool	Average Principal Balance Outstanding (\$)	Weighted Average Current Mortgage Rate (%)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average FICO Credit Score	Weighted Average Original Loan-to-Value Ratio (%)
110.00.....	13	\$ 3,937,104.00	0.60%	302,854.15	1.655	360	731	73.90
115.00.....	1,791	650,137,720.10	99.40	363,002.64	1.458	360	710	74.09
Total.....	1,804	\$ 654,074,824.10	100.00%					

</TABLE>

(1) Reflects maximum allowable percentage of original unpaid principal balance.