

SECURITIES AND EXCHANGE COMMISSION

FORM 8-K

Current report filing

Filing Date: **2003-02-10** | Period of Report: **2003-01-27**
SEC Accession No. **0001056404-03-000345**

(HTML Version on secdatabase.com)

FILER

**STRUCTURED ASSET MORT INV MORT PASS THR CERT
SER 2002-4**

Mailing Address
383 MADISON AVE
NEW YORK NY 10179

Business Address
383 MADISON AVE
NEW YORK NY 10179
2127891442

CIK: **1194886** | State of Incorp.: **DE** | Fiscal Year End: **1231**
Type: **8-K** | Act: **34** | File No.: **333-68542-11** | Film No.: **03545858**
SIC: **6189** Asset-backed securities

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): January 27, 2003

STRUCTURED ASSET MORTGAGE INVESTMENTS INC.
Mortgage Pass-Through Certificates, Series 2002-4 Trust
(Exact name of registrant as specified in its charter)

New York (governing law of Pooling and Servicing Agreement) (State or other jurisdiction of Incorporation)	333-68542-11 (Commission File Number)	Pending IRS EIN
--	---	--------------------

c/o Wells Fargo Bank Minnesota, N.A. 9062 Old Annapolis Road Columbia, MD (Address of principal executive offices)	21045 (Zip Code)
---	---------------------

Registrant's telephone number, including area code: (410) 884-2000

(Former name or former address, if changed since last report)

ITEM 5. Other Events

On January 27, 2003 a distribution was made to holders of STRUCTURED ASSET MORTGAGE INVESTMENTS INC., Mortgage Pass-Through Certificates, Series 2002-4 Trust.

ITEM 7. Financial Statements and Exhibits

(c) Exhibits furnished in accordance with Item 601(a) of Regulation S-K

Exhibit Number	Description
EX-99.1	Monthly report distributed to holders of Mortgage Pass-Through Certificates, Series 2002-4 Trust, relating to the January 27, 2003 distribution.

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.

STRUCTURED ASSET MORTGAGE INVESTMENTS INC.
Mortgage Pass-Through Certificates, Series 2002-4 Trust

By: Wells Fargo Bank Minnesota, N.A. as Master Servicer
By: /s/ Beth Belfield, Assistant Vice President
By: Beth Belfield, Assistant Vice President

Date: 2/4/03

INDEX TO EXHIBITS

Exhibit Number	Description
----------------	-------------

<TABLE>
 <CAPTION>
 Structured Asset Mortgage Investments Inc.
 Mortgage Pass-Through Certificates

Record Date: 12/31/02
 1/27/03

Distribution Date:

SAM Series: 2002-4

Contact: Customer Service - CTSLink
 Wells Fargo Bank Minnesota, N.A.
 Securities Administration Services
 7485 New Horizon Way
 Frederick, MD 21703
 Telephone: (301) 815-6600
 Fax: (301) 815-6660

Certificateholder Distribution Summary

Class	CUSIP	Certificate Class Description	Certificate Pass-Through Rate	Beginning Certificate Balance	Interest Distribution	Principal Distribution
<s>	<c>	<c>	<c>	<c>	<c>	<c>
I-A-1	86358HPP8	SEN	5.50000%	140,247,724.52	640,568.29	18,522,825.22
I-A-2	86358HPP6	SEN	5.75000%	7,500,981.40	35,817.30	990,671.10
I-A-3	86358HPR4	SEN	6.00000%	75,009,814.02	373,745.75	9,906,711.00
I-A-4	86358HPS2	SEN	1.92000%	28,799,643.04	45,919.30	3,803,632.15
I-A-5	86358HPT0	SEN	6.58000%	0.00	157,369.26	0.00
I-A-6	86358HPU7	SEN	5.95000%	14,000,000.00	69,416.67	0.00
I-A-7	86358HPV5	SEN	6.00000%	39,500,000.00	196,813.67	0.00
I-A-8	86358HQD4	SEN	6.00000%	15,689,667.07	78,175.73	1,708,759.32
I-X	86358HQE2	SEN	0.63114%	0.00	174,421.34	0.00
I-P	86358HQF9	PO	0.00000%	78,364.74	0.00	95.04
R-I	86358HQB8	RES	6.00000%	0.00	0.00	0.00
R-II	86358HQC6	RES	6.00000%	0.00	0.00	0.00
R-III	86358HQH5	RES	6.00000%	0.00	0.00	0.00
II-A	86358HQG7	SEN	5.50000%	149,241,439.35	681,646.23	16,170,355.59
II-X	86358HPW3	SEN	0.57551%	0.00	73,912.43	0.00
II-P	86358HPX1	PO	0.00000%	51,530.29	0.00	2,801.02
III-A	86358HPY9	SEN	7.00000%	39,268,205.64	228,268.51	1,247,028.87
III-X	86358HPZ6	SEN	0.14918%	0.00	5,115.29	0.00
III-P	86358HQA0	PO	0.00000%	725,285.16	0.00	12,286.70
B-1	86358HQP7	SUB	5.92568%	8,819,892.07	43,401.87	16,919.58
B-2	86358HQP8	SUB	5.92568%	3,592,000.24	17,675.90	6,890.69
B-3	86358HQP9	SUB	5.92568%	2,613,448.68	12,860.54	5,013.49
B-4	86358HQP4	SUB	5.92568%	1,305,729.88	6,425.37	2,504.84
B-5	86358HQP2	SUB	5.92568%	979,546.02	4,820.25	1,879.11
B-6	86358HQP7	SUB	5.92568%	1,308,848.84	6,440.72	2,510.81
Totals				528,732,120.96	2,852,814.42	52,400,884.53

</TABLE>
 <TABLE>
 <CAPTION>

Certificateholder Distribution Summary (continued)

Class	Current Realized Loss	Ending Certificate Balance	Total Distribution	Cumulative Realized Losses
<s>	<c>	<c>	<c>	<c>

I-A-1	0.00	121,724,899.30	19,163,393.51	0.00
I-A-2	0.00	6,510,310.30	1,026,488.40	0.00
I-A-3	0.00	65,103,103.02	10,280,456.75	0.00
I-A-4	0.00	24,996,010.89	3,849,551.45	0.00
I-A-5	0.00	0.00	157,369.26	0.00
I-A-6	0.00	14,000,000.00	69,416.67	0.00
I-A-7	0.00	39,500,000.00	196,813.67	0.00
I-A-8	0.00	13,980,907.75	1,786,935.05	0.00
I-X	0.00	0.00	174,421.34	0.00
I-P	0.00	78,269.70	95.04	0.00
R-I	0.00	0.00	0.00	0.00
R-II	0.00	0.00	0.00	0.00
R-III	0.00	0.00	0.00	0.00
II-A	0.00	133,071,083.75	16,852,001.82	0.00
II-X	0.00	0.00	73,912.43	0.00
II-P	0.00	48,729.27	2,801.02	0.00
III-A	0.00	38,021,176.77	1,475,297.38	0.00
III-X	0.00	0.00	5,115.29	0.00
III-P	0.00	712,998.46	12,286.70	0.00
B-1	0.00	8,802,972.49	60,321.45	0.00
B-2	0.00	3,585,109.55	24,566.59	0.00
B-3	0.00	2,608,435.19	17,874.03	0.00
B-4	0.00	1,303,225.04	8,930.21	0.00
B-5	0.00	977,666.92	6,699.36	0.00
B-6	0.00	1,306,338.04	8,951.53	0.00
Totals	0.00	476,331,236.44	55,253,698.95	0.00

<FN>

All distributions required by the Pooling and Servicing Agreement have been calculated by the Certificate Administrator on behalf of the Trustee.

</FN>

</TABLE>

<TABLE>

<CAPTION>

Principal Distribution Statement

Class	Original Face Amount	Beginning Certificate Balance	Scheduled Principal Distribution	Unscheduled Principal Distribution	Accretion	Realized Loss (1)
<s>	<c>	<c>	<c>	<c>	<c>	<c>
I-A-1	186,972,500.00	140,247,724.52	173,588.73	18,349,236.49	0.00	0.00
I-A-2	10,000,000.00	7,500,981.40	9,284.19	981,386.91	0.00	0.00
I-A-3	100,000,000.00	75,009,814.02	92,841.85	9,813,869.15	0.00	0.00
I-A-4	38,394,500.00	28,799,643.04	35,646.17	3,767,985.99	0.00	0.00
I-A-5	0.00	0.00	0.00	0.00	0.00	0.00
I-A-6	14,000,000.00	14,000,000.00	0.00	0.00	0.00	0.00
I-A-7	39,500,000.00	39,500,000.00	0.00	0.00	0.00	0.00
I-A-8	19,999,950.00	15,689,667.07	16,013.83	1,692,745.49	0.00	0.00
I-X	0.00	0.00	0.00	0.00	0.00	0.00
I-P	78,647.00	78,364.74	90.85	4.19	0.00	0.00
R-I	50.00	0.00	0.00	0.00	0.00	0.00
R-II	50.00	0.00	0.00	0.00	0.00	0.00
R-III	50.00	0.00	0.00	0.00	0.00	0.00
II-A	184,871,500.00	149,241,439.35	623,057.15	15,547,298.45	0.00	0.00
II-X	0.00	0.00	0.00	0.00	0.00	0.00
II-P	52,290.00	51,530.29	255.56	2,545.45	0.00	0.00
III-A	43,527,000.00	39,268,205.64	34,167.97	1,212,860.90	0.00	0.00
III-X	0.00	0.00	0.00	0.00	0.00	0.00
III-P	765,935.00	725,285.16	682.24	11,604.46	0.00	0.00
B-1	8,869,000.00	8,819,892.07	16,919.58	0.00	0.00	0.00
B-2	3,612,000.00	3,592,000.24	6,890.69	0.00	0.00	0.00
B-3	2,628,000.00	2,613,448.68	5,013.49	0.00	0.00	0.00
B-4	1,313,000.00	1,305,729.88	2,504.84	0.00	0.00	0.00
B-5	985,000.00	979,546.02	1,879.11	0.00	0.00	0.00
B-6	1,316,134.00	1,308,848.84	2,510.81	0.00	0.00	0.00
Totals	656,885,606.00	528,732,120.96	1,021,347.06	51,379,537.48	0.00	0.00

<FN>

(1) Amount Does Not Include Excess Special Hazard, Bankruptcy, or Fraud Losses Unless Otherwise Disclosed. Please Refer to the Prospectus Supplement for a Full Description.

</FN>

</TABLE>

<TABLE>

<CAPTION>

Principal Distribution Statement (continued)

Class	Total Principal Reduction	Ending Certificate Balance	Ending Certificate Percentage	Total Principal Distribution
<s>	<c>	<c>	<c>	<c>
I-A-1	18,522,825.22	121,724,899.30	0.65103103	18,522,825.22
I-A-2	990,671.10	6,510,310.30	0.65103103	990,671.10
I-A-3	9,906,711.00	65,103,103.02	0.65103103	9,906,711.00
I-A-4	3,803,632.15	24,996,010.89	0.65103103	3,803,632.15
I-A-5	0.00	0.00	0.00000000	0.00
I-A-6	0.00	14,000,000.00	1.00000000	0.00
I-A-7	0.00	39,500,000.00	1.00000000	0.00
I-A-8	1,708,759.32	13,980,907.75	0.69904714	1,708,759.32
I-X	0.00	0.00	0.00000000	0.00
I-P	95.04	78,269.70	0.99520261	95.04
R-I	0.00	0.00	0.00000000	0.00
R-II	0.00	0.00	0.00000000	0.00
R-III	0.00	0.00	0.00000000	0.00
II-A	16,170,355.59	133,071,083.75	0.71980313	16,170,355.59
II-X	0.00	0.00	0.00000000	0.00
II-P	2,801.02	48,729.27	0.93190419	2,801.02
III-A	1,247,028.87	38,021,176.77	0.87350786	1,247,028.87
III-X	0.00	0.00	0.00000000	0.00
III-P	12,286.70	712,998.46	0.93088638	12,286.70
B-1	16,919.58	8,802,972.49	0.99255525	16,919.58
B-2	6,890.69	3,585,109.55	0.99255525	6,890.69
B-3	5,013.49	2,608,435.19	0.99255525	5,013.49
B-4	2,504.84	1,303,225.04	0.99255525	2,504.84
B-5	1,879.11	977,666.92	0.99255525	1,879.11
B-6	2,510.81	1,306,338.04	0.99255702	2,510.81
Totals	52,400,884.53	476,331,236.44	0.72513575	52,400,884.53

</TABLE>
<TABLE>
<CAPTION>

Principal Distribution Factors Statement

Class (2)	Original Face Amount	Beginning Certificate Balance	Scheduled Principal Distribution	Unscheduled Principal Distribution	Accretion
<s>	<c>	<c>	<c>	<c>	<c>
I-A-1	186,972,500.00	750.09814021	0.92841851	98.13869147	0.00000000
I-A-2	10,000,000.00	750.09814000	0.92841900	98.13869100	0.00000000
I-A-3	100,000,000.00	750.09814020	0.92841850	98.13869150	0.00000000
I-A-4	38,394,500.00	750.09814010	0.92841865	98.13869148	0.00000000
I-A-5	0.00	0.00000000	0.00000000	0.00000000	0.00000000
I-A-6	14,000,000.00	1000.00000000	0.00000000	0.00000000	0.00000000
I-A-7	39,500,000.00	1000.00000000	0.00000000	0.00000000	0.00000000
I-A-8	19,999,950.00	784.48531471	0.80069350	84.63748609	0.00000000
I-X	0.00	0.00000000	0.00000000	0.00000000	0.00000000
I-P	78,647.00	996.41105192	1.15516167	0.05327603	0.00000000
R-I	50.00	0.00000000	0.00000000	0.00000000	0.00000000
R-II	50.00	0.00000000	0.00000000	0.00000000	0.00000000
R-III	50.00	0.00000000	0.00000000	0.00000000	0.00000000
II-A	184,871,500.00	807.27120919	3.37021742	84.09786500	0.00000000
II-X	0.00	0.00000000	0.00000000	0.00000000	0.00000000
II-P	52,290.00	985.47121821	4.88735896	48.67947982	0.00000000
III-A	43,527,000.00	902.15741126	0.78498334	27.86456452	0.00000000
III-X	0.00	0.00000000	0.00000000	0.00000000	0.00000000
III-P	765,935.00	946.92782025	0.89072833	15.15071122	0.00000000
B-1	8,869,000.00	994.46296877	1.90772128	0.00000000	0.00000000
B-2	3,612,000.00	994.46296788	1.90772148	0.00000000	0.00000000
B-3	2,628,000.00	994.46296804	1.90772070	0.00000000	0.00000000
B-4	1,313,000.00	994.46297030	1.90772277	0.00000000	0.00000000
B-5	985,000.00	994.46296447	1.90772589	0.00000000	0.00000000
B-6	1,316,134.00	994.46472776	1.90771608	0.00000000	0.00000000

<FN>
(2) All classes are per \$1000 denomination.
</FN>
</TABLE>

<TABLE>
<CAPTION>

Principal Distribution Factors Statement (continued)

Realized	Total Principal	Ending Certificate	Ending Certificate	Total Principal
----------	--------------------	-----------------------	-----------------------	--------------------

Class	Loss (3)	Reduction	Balance	Percentage	Distribution
<s>	<c>	<c>	<c>	<c>	<c>
I-A-1	0.00000000	99.06710998	651.03103023	0.65103103	99.06710998
I-A-2	0.00000000	99.06711000	651.03103000	0.65103103	99.06711000
I-A-3	0.00000000	99.06711000	651.03103020	0.65103103	99.06711000
I-A-4	0.00000000	99.06710987	651.03103023	0.65103103	99.06710987
I-A-5	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
I-A-6	0.00000000	0.00000000	1,000.00000000	1.00000000	0.00000000
I-A-7	0.00000000	0.00000000	1,000.00000000	1.00000000	0.00000000
I-A-8	0.00000000	85.43817960	699.04713512	0.69904714	85.43817960
I-X	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
I-P	0.00000000	1.20843770	995.20261421	0.99520261	1.20843770
R-I	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
R-II	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
R-III	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
II-A	0.00000000	87.46808237	719.80312677	0.71980313	87.46808237
II-X	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
II-P	0.00000000	53.56703002	931.90418818	0.93190419	53.56703002
III-A	0.00000000	28.64954787	873.50786340	0.87350786	28.64954787
III-X	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
III-P	0.00000000	16.04143955	930.88638070	0.93088638	16.04143955
B-1	0.00000000	1.90772128	992.55524749	0.99255525	1.90772128
B-2	0.00000000	1.90772148	992.55524640	0.99255525	1.90772148
B-3	0.00000000	1.90772070	992.55524734	0.99255525	1.90772070
B-4	0.00000000	1.90772277	992.55524752	0.99255525	1.90772277
B-5	0.00000000	1.90772589	992.55524873	0.99255525	1.90772589
B-6	0.00000000	1.90771608	992.55701927	0.99255702	1.90771608

<FN>
(3) Amount Does Not Include Excess Special Hazard, Bankruptcy, or Fraud Losses Unless Otherwise Disclosed.
Please Refer to the Prospectus Supplement for a Full Description.

</FN>
</TABLE>

<TABLE>
<CAPTION>

Interest Distribution Statement

Class	Original Face Amount	Current Certificate Rate	Beginning Certificate/ Notional Balance	Current Accrued Interest	Payment of Unpaid Interest Shortfall	Current Interest Shortfall
<s>	<c>	<c>	<c>	<c>	<c>	<c>
I-A-1	186,972,500.00	5.50000%	140,247,724.52	642,802.07	0.00	0.00
I-A-2	10,000,000.00	5.75000%	7,500,981.40	35,942.20	0.00	0.00
I-A-3	100,000,000.00	6.00000%	75,009,814.02	375,049.07	0.00	0.00
I-A-4	38,394,500.00	1.92000%	28,799,643.04	46,079.43	0.00	0.00
I-A-5	0.00	6.58000%	28,799,643.04	157,918.04	0.00	0.00
I-A-6	14,000,000.00	5.95000%	14,000,000.00	69,416.67	0.00	0.00
I-A-7	39,500,000.00	6.00000%	39,500,000.00	197,500.00	0.00	0.00
I-A-8	19,999,950.00	6.00000%	15,689,667.07	78,448.34	0.00	0.00
I-X	0.00	0.63114%	332,787,889.09	175,029.58	0.00	0.00
I-P	78,647.00	0.00000%	78,364.74	0.00	0.00	0.00
R-I	50.00	6.00000%	0.00	0.00	0.00	0.00
R-II	50.00	6.00000%	0.00	0.00	0.00	0.00
R-III	50.00	6.00000%	0.00	0.00	0.00	0.00
II-A	184,871,500.00	5.50000%	149,241,439.35	684,023.26	0.00	0.00
II-X	0.00	0.57551%	154,654,003.64	74,170.18	0.00	0.00
II-P	52,290.00	0.00000%	51,530.29	0.00	0.00	0.00
III-A	43,527,000.00	7.00000%	39,268,205.64	229,064.53	0.00	0.00
III-X	0.00	0.14918%	41,290,228.23	5,133.13	0.00	0.00
III-P	765,935.00	0.00000%	725,285.16	0.00	0.00	0.00
B-1	8,869,000.00	5.92568%	8,819,892.07	43,553.22	0.00	0.00
B-2	3,612,000.00	5.92568%	3,592,000.24	17,737.54	0.00	0.00
B-3	2,628,000.00	5.92568%	2,613,448.68	12,905.39	0.00	0.00
B-4	1,313,000.00	5.92568%	1,305,729.88	6,447.78	0.00	0.00
B-5	985,000.00	5.92568%	979,546.02	4,837.06	0.00	0.00
B-6	1,316,134.00	5.92568%	1,308,848.84	6,463.18	0.00	0.00
Totals	656,885,606.00			2,862,520.67	0.00	0.00

</TABLE>
<TABLE>
<CAPTION>

Interest Distribution Statement (continued)

Remaining

Ending

Class	Non-Supported Interest Shortfall	Realized Losses (4)	Total Interest Distribution	Unpaid Interest Shortfall	Certificate/Notional Balance
<s>	<c>	<c>	<c>	<c>	<c>
I-A-1	2,233.78	0.00	640,568.29	0.00	121,724,899.30
I-A-2	124.90	0.00	35,817.30	0.00	6,510,310.30
I-A-3	1,303.32	0.00	373,745.75	0.00	65,103,103.02
I-A-4	160.13	0.00	45,919.30	0.00	24,996,010.89
I-A-5	548.78	0.00	157,369.26	0.00	24,996,010.89
I-A-6	0.00	0.00	69,416.67	0.00	14,000,000.00
I-A-7	686.33	0.00	196,813.67	0.00	39,500,000.00
I-A-8	272.61	0.00	78,175.73	0.00	13,980,907.75
I-X	608.24	0.00	174,421.34	0.00	297,842,986.42
I-P	0.00	0.00	0.00	0.00	78,269.70
R-I	0.00	0.00	0.00	0.00	0.00
R-II	0.00	0.00	0.00	0.00	0.00
R-III	0.00	0.00	0.00	0.00	0.00
II-A	2,377.03	0.00	681,646.23	0.00	133,071,083.75
II-X	257.75	0.00	73,912.43	0.00	138,458,465.65
II-P	0.00	0.00	0.00	0.00	48,729.27
III-A	796.02	0.00	228,268.51	0.00	38,021,176.77
III-X	17.84	0.00	5,115.29	0.00	40,029,784.35
III-P	0.00	0.00	0.00	0.00	712,998.46
B-1	151.35	0.00	43,401.87	0.00	8,802,972.49
B-2	61.64	0.00	17,675.90	0.00	3,585,109.55
B-3	44.85	0.00	12,860.54	0.00	2,608,435.19
B-4	22.41	0.00	6,425.37	0.00	1,303,225.04
B-5	16.81	0.00	4,820.25	0.00	977,666.92
B-6	22.46	0.00	6,440.72	0.00	1,306,338.04
Totals	9,706.25	0.00	2,852,814.42	0.00	

(4) Amount Does Not Include Excess Special Hazard, Bankruptcy, or Fraud Losses Unless Otherwise Disclosed. Please Refer to the Prospectus Supplement for a Full Description.

</FN>
</TABLE>
<TABLE>
<CAPTION>

Interest Distribution Factors Statement

Class (5)	Original Face Amount	Current Certificate Rate	Beginning Certificate/Notional Balance	Current Accrued Interest	Payment of Unpaid Interest Shortfall	Current Interest Shortfall
<s>	<c>	<c>	<c>	<c>	<c>	<c>
I-A-1	186,972,500.00	5.50000%	750.09814021	3.43794981	0.00000000	0.00000000
I-A-2	10,000,000.00	5.75000%	750.09814000	3.59422000	0.00000000	0.00000000
I-A-3	100,000,000.00	6.00000%	750.09814020	3.75049070	0.00000000	0.00000000
I-A-4	38,394,500.00	1.92000%	750.09814010	1.20015705	0.00000000	0.00000000
I-A-5	0.00	6.58000%	750.09814010	4.11303807	0.00000000	0.00000000
I-A-6	14,000,000.00	5.95000%	1000.00000000	4.95833357	0.00000000	0.00000000
I-A-7	39,500,000.00	6.00000%	1000.00000000	5.00000000	0.00000000	0.00000000
I-A-8	19,999,950.00	6.00000%	784.48531471	3.92242681	0.00000000	0.00000000
I-X	0.00	0.63114%	790.57671874	0.41580333	0.00000000	0.00000000
I-P	78,647.00	0.00000%	996.41105192	0.00000000	0.00000000	0.00000000
R-I	50.00	6.00000%	0.00000000	0.00000000	0.00000000	0.00000000
R-II	50.00	6.00000%	0.00000000	0.00000000	0.00000000	0.00000000
R-III	50.00	6.00000%	0.00000000	0.00000000	0.00000000	0.00000000
II-A	184,871,500.00	5.50000%	807.27120919	3.69999302	0.00000000	0.00000000
II-X	0.00	0.57551%	812.47431278	0.38965280	0.00000000	0.00000000
II-P	52,290.00	0.00000%	985.47121821	0.00000000	0.00000000	0.00000000
III-A	43,527,000.00	7.00000%	902.15741126	5.26258483	0.00000000	0.00000000
III-X	0.00	0.14918%	905.62636361	0.11258591	0.00000000	0.00000000
III-P	765,935.00	0.00000%	946.92782025	0.00000000	0.00000000	0.00000000
B-1	8,869,000.00	5.92568%	994.46296877	4.91072500	0.00000000	0.00000000
B-2	3,612,000.00	5.92568%	994.46296788	4.91072536	0.00000000	0.00000000
B-3	2,628,000.00	5.92568%	994.46296804	4.91072679	0.00000000	0.00000000
B-4	1,313,000.00	5.92568%	994.46297030	4.91072353	0.00000000	0.00000000
B-5	985,000.00	5.92568%	994.46296447	4.91072081	0.00000000	0.00000000
B-6	1,316,134.00	5.92568%	994.46472776	4.91073097	0.00000000	0.00000000

</FN>

(5) All classes are per \$1000 denomination.

</FN>
</TABLE>
<TABLE>
<CAPTION>

Interest Distribution Factors Statement (continued)

Class	Non-Supported Interest Shortfall	Realized Losses (6)	Total Interest Distribution	Remaining Unpaid Interest Shortfall	Ending Certificate/Notional Balance
<s>	<c>	<c>	<c>	<c>	<c>
I-A-1	0.01194710	0.00000000	3.42600270	0.00000000	651.03103023
I-A-2	0.01249000	0.00000000	3.58173000	0.00000000	651.03103000
I-A-3	0.01303320	0.00000000	3.73745750	0.00000000	651.03103020
I-A-4	0.00417065	0.00000000	1.19598640	0.00000000	651.03103023
I-A-5	0.01429319	0.00000000	4.09874487	0.00000000	651.03103023
I-A-6	0.00000000	0.00000000	4.95833357	0.00000000	1000.00000000
I-A-7	0.01737544	0.00000000	4.98262456	0.00000000	1000.00000000
I-A-8	0.01363053	0.00000000	3.90879627	0.00000000	699.04713512
I-X	0.00144495	0.00000000	0.41435838	0.00000000	707.56099793
I-P	0.00000000	0.00000000	0.00000000	0.00000000	995.20261421
R-I	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
R-II	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
R-III	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
II-A	0.01285774	0.00000000	3.68713528	0.00000000	719.80312677
II-X	0.00135409	0.00000000	0.38829871	0.00000000	727.39110582
II-P	0.00000000	0.00000000	0.00000000	0.00000000	931.90418818
III-A	0.01828796	0.00000000	5.24429687	0.00000000	873.50786340
III-X	0.00039129	0.00000000	0.11219462	0.00000000	877.98081026
III-P	0.00000000	0.00000000	0.00000000	0.00000000	930.88638070
B-1	0.01706506	0.00000000	4.89365994	0.00000000	992.55524749
B-2	0.01706534	0.00000000	4.89366002	0.00000000	992.55524640
B-3	0.01706621	0.00000000	4.89366058	0.00000000	992.55524734
B-4	0.01706778	0.00000000	4.89365575	0.00000000	992.55524752
B-5	0.01706599	0.00000000	4.89365482	0.00000000	992.55524873
B-6	0.01706513	0.00000000	4.89366584	0.00000000	992.55701927

<FN>
(6) Amount Does Not Include Excess Special Hazard, Bankruptcy, or Fraud Losses Unless Otherwise Disclosed. Please Refer to the Prospectus Supplement for a Full Description.
</FN>
</TABLE>

<TABLE>
<CAPTION>

CERTIFICATEHOLDER ACCOUNT STATEMENT

CERTIFICATE ACCOUNT

<s>	<c>
Beginning Balance	0.00
Deposits	
Payments of Interest and Principal	55,382,177.32
Liquidations, Insurance Proceeds, Reserve Funds	0.00
Proceeds from Repurchased Loans	0.00
Other Amounts (Servicer Advances)	62,677.10
Realized Losses	0.00
Prepayment Penalties	0.00
Total Deposits	55,444,854.42
Withdrawals	
Reimbursement for Servicer Advances	0.00
Payment of Service Fee	191,155.47
Payment of Interest and Principal	55,253,698.95
Total Withdrawals (Pool Distribution Amount)	55,444,854.42
Ending Balance	0.00

<TABLE>
<CAPTION>

PREPAYMENT/CURTAILMENT INTEREST SHORTFALL

<s>	<c>
Total Prepayment/Curtailment Interest Shortfall	9,947.46
Servicing Fee Support	0.00
Non-Supported Prepayment/Curtailment Interest Shortfall	9,947.48

</TABLE>

<TABLE>
<CAPTION>

SERVICING FEES

<s>	<c>
Gross Servicing Fee	190,572.14
MBIA Insurance Fee	583.33
Supported Prepayment/Curtailment Interest Shortfall	0.00
Net Servicing Fee	191,155.47

</TABLE>

<TABLE>
<CAPTION>

OTHER ACCOUNTS

Account Type	Beginning Balance	Current Withdrawals	Current Deposits	Ending Balance
<s>	<c>	<c>	<c>	<c>
Reserve Account	999.99	0.00	0.00	999.99
Class A6 Reserve Account	4,427.39	241.23	0.00	4,186.16

</TABLE>

<TABLE>
<CAPTION>

LOAN STATUS STRATIFICATION/CREDIT ENHANCEMENT STATEMENT
DELINQUENCY STATUS

	DELINQUENT	BANKRUPTCY	FORECLOSURE	REO	Total
<s>	<c>	<c>	<c>	<c>	<c>
	No of Loans Principal Balance	No of Loans Principal Balance	No of Loans Principal Balance	No of Loans Principal Balance	No of Loans Principal Balance
0-29 Days	0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
30 Days	23 8,141,620.06	0 0.00	0 0.00	0 0.00	23 8,141,620.06
60 Days	0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
90 Days	0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
120 Days	0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
150 Days	0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
180+ Days	0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
Totals	23 8,141,620.06	0 0.00	0 0.00	0 0.00	23 8,141,620.06

	DELINQUENT	BANKRUPTCY	FORECLOSURE	REO	Total
<s>	<c>	<c>	<c>	<c>	<c>
	No of Loans Principal Balance	No of Loans Principal Balance	No of Loans Principal Balance	No of Loans Principal Balance	No of Loans Principal Balance
0-29 Days	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%
30 Days	1.667875% 1.706272%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	1.667875% 1.706272%
60 Days	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%
90 Days	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%

120 Days	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%
	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%
150 Days	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%
	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%
180+ Days	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%
	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%
Totals	1.667875%	0.000000%	0.000000%	0.000000%	1.667875%
	1.706272%	0.000000%	0.000000%	0.000000%	1.706272%

</TABLE>
<TABLE>
<CAPTION>

Delinquency Status By Groups

<s> Group I	DELINQUENT <C> No of Loans Principal Balance	BANKRUPTCY <C> No of Loans Principal Balance	FORECLOSURE <C> No of Loans Principal Balance	REO <C> No of Loans Principal Balance	Total <C> No of Loans Principal Balance
0-29 Days		0 0.00	0 0.00	0 0.00	0 0.00
30 Days	17 6,433,693.87	0 0.00	0 0.00	0 0.00	17 6,433,693.87
60 Days	0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
90 Days	0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
120 Days	0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
150 Days	0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
180 Days	0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
Totals	17 6,433,693.87	0 0.00	0 0.00	0 0.00	17 6,433,693.87
0-29 Days		0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%
30 Days	2.380952% 2.158034%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	2.380952% 2.158034%
60 Days	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%
90 Days	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%
120 Days	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%
150 Days	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%
180 Days	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%
Totals	2.380952% 2.158034%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	2.380952% 2.158034%

<CAPTION>

<s> Group II	DELINQUENT <C> No of Loans Principal Balance	BANKRUPTCY <C> No of Loans Principal Balance	FORECLOSURE <C> No of Loans Principal Balance	REO <C> No of Loans Principal Balance	Total <C> No of Loans Principal Balance
0-29 Days		0 0.00	0 0.00	0 0.00	0 0.00
30 Days	4	0	0	0	4

	1,563,764.46	0.00	0.00	0.00	1,563,764.46
60 Days	0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
90 Days	0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
120 Days	0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
150 Days	0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
180 Days	0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
Totals	4 1,563,764.46	0 0.00	0 0.00	0 0.00	4 1,563,764.46

0-29 Days		0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%
30 Days	1.212121% 1.125171%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	1.212121% 1.125171%
60 Days	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%
90 Days	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%
120 Days	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%
150 Days	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%
180 Days	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%
Totals	1.212121% 1.125171%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	1.212121% 1.125171%

<CAPTION>

<s> Group III	DELINQUENT <C> No of Loans Principal Balance	BANKRUPTCY <C> No of Loans Principal Balance	FORECLOSURE <C> No of Loans Principal Balance	REO <C> No of Loans Principal Balance	Total <C> No of Loans Principal Balance
0-29 Days		0 0.00	0 0.00	0 0.00	0 0.00
30 Days	2 144,161.73	0 0.00	0 0.00	0 0.00	2 144,161.73
60 Days	0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
90 Days	0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
120 Days	0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
150 Days	0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
180 Days	0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
Totals	2 144,161.73	0 0.00	0 0.00	0 0.00	2 144,161.73

0-29 Days		0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%	0.000000% 0.000000%
30 Days	0.597015%	0.000000%	0.000000%	0.000000%	0.597015%

	0.359949%	0.000000%	0.000000%	0.000000%	0.359949%
60 Days	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%
	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%
90 Days	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%
	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%
120 Days	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%
	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%
150 Days	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%
	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%
180 Days	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%
	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%
Totals	0.597015%	0.000000%	0.000000%	0.000000%	0.597015%
	0.359949%	0.000000%	0.000000%	0.000000%	0.359949%

</TABLE>

<TABLE>
<CAPTION>

OTHER INFORMATION

<s>	<c>
Current Period Class A Insufficient Funds	0.00
Principal Balance of Contaminated Properties	0.00
Periodic Advance	62,677.10

</TABLE>

<TABLE>
<CAPTION>

COLLATERAL STATEMENT

<S>	<C>
Collateral Description	Fixed 30 Year
Weighted Average Gross Coupon	6.930563%
Weighted Average Pass-Through Rate	6.498045%
Weighted Average Maturity(Stepdown Calculation)	289
Beginning Scheduled Collateral Loan Count	1,503
Number Of Loans Paid In Full	124
Ending Scheduled Collateral Loan Count	1,379
Beginning Scheduled Collateral Balance	528,732,120.96
Ending Scheduled Collateral Balance	476,331,236.42
Ending Actual Collateral Balance at 31-Dec-2002	477,158,356.68
Monthly P & I Constant	4,075,023.31
Special Servicing Fee	0.00
Prepayment Penalties	0.00
Realized Loss Amount	0.00
Cumulative Realized Loss	0.00
Class A Optimal Amount	55,121,143.10
Class AP Deferred Amount	0.00
Ending Scheduled Balance for Premium Loans	476,331,236.42
Scheduled Principal	1,021,347.06
Unscheduled Principal	51,379,537.48

</TABLE>

<TABLE>
<CAPTION>

<S> <C>

</TABLE>

<TABLE>
<CAPTION>

Miscellaneous Reporting

<S>	<C>
Group 1 Senior Percentage	96.404764%
Group 2 Senior Percentage	96.532376%
Group 3 Senior Percentage	96.803308%
Group 1 Senior Prep Percentage	100.000000%
Group 2 Senior Prep Percentage	100.000000%
Group 3 Senior Prep Percentage	100.000000%

Group 1 Subordinate Percentage	3.595236%
Group 2 Subordinate Percentage	3.467624%
Group 3 Subordinate Percentage	3.196692%
Group 1 Subordinate Prep Percentage	0.000000%
Group 2 Subordinate Prep Percentage	0.000000%
Group 3 Subordinate Prep Percentage	0.000000%
Average Loss Severity	0.00

</TABLE>

<TABLE>

<CAPTION>

Group Level Collateral Statement

<S>

Group Collateral Description	<C>		
	Group I Fixed 30 Year	Group II Fixed 30 Year	Group III Fixed 30 Year
Weighted Average Coupon Rate	7.058975	6.561960	7.276222
Weighted Average Net Rate	6.629727	6.073673	7.026222
Weighted Average Maturity	338	163	346
Beginning Loan Count	797	363	343
Loans Paid In Full	83	33	8
Ending Loan Count	714	330	335
Beginning Scheduled Balance	332,787,889.09	154,654,003.64	41,290,228.23
Ending scheduled Balance	297,842,986.42	138,458,465.65	40,029,784.35
Record Date	12/31/2002	12/31/2002	12/31/2002
Principal And Interest Constant	2,297,292.22	1,491,388.52	286,342.57
Scheduled Principal	339,674.45	645,694.09	35,978.52
Unscheduled Principal	34,605,228.22	15,549,843.90	1,224,465.36
Scheduled Interest	1,957,617.77	845,694.43	250,364.05
Servicing Fees	119,040.46	62,929.56	8,602.12
Master Servicing Fees	0.00	0.00	0.00
Trustee Fee	0.00	0.00	0.00
FRY Amount	0.00	0.00	0.00
Special Hazard Fee	0.00	0.00	0.00
Other Fee	0.00	0.00	0.00
Pool Insurance Fee	0.00	0.00	0.00
Spread Fee 1	0.00	0.00	0.00
Spread Fee 2	0.00	0.00	0.00
Spread Fee 3	0.00	0.00	0.00
Net Interest	1,838,577.31	782,764.87	241,761.93
Realized Loss Amount	0.00	0.00	0.00
Cumulative Realized Loss	0.00	0.00	0.00
Percentage of Cumulative Losses	0.00	0.00	0.00
Prepayment Penalties	0.00	0.00	0.00
Special Servicing Fee	0.00	0.00	0.00
Pass-Through Rate	6.629727	6.073673	7.026222

</TABLE>

<TABLE>

<CAPTION>

Group Level Collateral Statement

<S>

Group Collateral Description	<C>	
	Total Fixed 30 Year	
Weighted Average Coupon Rate	6.930563	
Weighted Average Net Rate	6.498045	
Weighted Average Maturity	289	
Beginning Loan Count	1,503	
Loans Paid In Full	124	
Ending Loan Count	1,379	
Beginning Scheduled Balance	528,732,120.96	
Ending scheduled Balance	476,331,236.42	
Record Date	12/31/2002	
Principal And Interest Constant	4,075,023.31	
Scheduled Principal	1,021,347.06	
Unscheduled Principal	51,379,537.48	
Scheduled Interest	3,053,676.25	
Servicing Fees	190,572.14	
Master Servicing Fees	0.00	
Trustee Fee	0.00	
FRY Amount	0.00	
Special Hazard Fee	0.00	
Other Fee	0.00	
Pool Insurance Fee	0.00	
Spread Fee 1	0.00	
Spread Fee 2	0.00	
Spread Fee 3	0.00	
Net Interest	2,863,104.11	
Realized Loss Amount	0.00	
Cumulative Realized Loss	0.00	
Percentage of Cumulative Losses	0.00	
Prepayment Penalties	0.00	
Special Servicing Fee	0.00	
Pass-Through Rate	6.498045	

</TABLE>