

PRET 2024-RPL1 Trust



Investor Report

Distribution Date

4/25/2024

Report Type

Monthly Report

Asset Class

Residential Real Estate

Contact Information

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Issuer

PRET 2024-RPL1 Trust

Servicer(s)

Selene Finance LP

Originators

RCF II Loan Acquisition, LP

Closing Date

3/14/2024

1st Payment Date

4/25/2024

Payment Frequency

Monthly

1(a) PAYMENTS: SUMMARY

Class	CUSIP	Type	Original Principal	Beginning Principal	Interest Paid	Principal Paid	Total Paid	Writeup/(Down)	Ending Principal
A-1	693989AA3	Senior	257,890,000.00	257,890,000.00	1,676,285.00	5,933,216.30	7,609,501.30	0.00	251,956,783.70
A-2	693989AB1	Senior	31,829,000.00	31,829,000.00	212,504.47	0.00	212,504.47	0.00	31,829,000.00
A-3	693989AC9	Combination Notes	289,719,000.00	289,719,000.00	1,888,789.47	5,933,216.30	7,822,005.77	0.00	283,785,783.70
A-4	693989AD7	Combination Notes	312,345,000.00	312,345,000.00	2,039,850.65	5,933,216.30	7,973,066.95	0.00	306,411,783.70
A-5	693989AE5	Combination Notes	331,902,000.00	331,902,000.00	2,170,421.82	5,933,216.30	8,103,638.12	0.00	325,968,783.70
M-1	693989AF2	Mezzanine	22,626,000.00	22,626,000.00	151,061.18	0.00	151,061.18	0.00	22,626,000.00
M-2	693989AG0	Mezzanine	19,557,000.00	19,557,000.00	130,571.18	0.00	130,571.18	0.00	19,557,000.00
B-1	693989AH8	Subordinate	12,655,000.00	12,655,000.00	84,490.37	0.00	84,490.37	0.00	12,655,000.00
B-2	693989AJ4	Subordinate	7,861,000.00	7,861,000.00	52,483.51	0.00	52,483.51	0.00	7,861,000.00
B-3	693989AK1	Subordinate	10,354,000.00	10,354,000.00	69,127.88	0.00	69,127.88	0.00	10,354,000.00
B-4	693989AL9	Subordinate	10,354,000.00	10,354,000.00	69,127.88	0.00	69,127.88	0.00	10,354,000.00
B-5	693989AM7	Subordinate	10,354,812.00	10,354,812.00	5,219.83	0.00	5,219.83	0.00	10,354,812.00
B	693989AN5	Combination Notes	31,062,812.00	31,062,812.00	143,475.59	0.00	143,475.59	0.00	31,062,812.00
PT	693989AQ8	Combination Notes	383,480,812.00	383,480,812.00	2,450,871.30	5,933,216.30	8,384,087.60	0.00	377,547,595.70
XS*	693989AP0	Excess Interest	383,480,812.00	383,480,812.18	0.00	0.00	0.00	0.00	377,547,595.88
R	693989AR6	Residual	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total:			2,115,471,248.00	2,115,471,248.18	11,144,280.13	29,666,081.50	40,810,361.63	0.00	2,079,871,950.38

*includes notional balance where applicable

1(b) PAYMENTS: EXCHANGEABLES

Class	Category	Issued Amount	Beginning Principal	Interest Paid	Principal Paid	Total Paid	Ending Principal
A-1	From 1,2,3,4	95.00000%	244,995,500.00	1,592,470.75	5,636,555.49	7,229,026.24	239,358,944.52
A-2	From 1,2,3,4	95.00000%	30,237,550.00	201,879.25	0.00	201,879.25	30,237,550.00
A-3	To 2	0.00000%	0.00	0.00	0.00	0.00	0.00
A-4	To 3	0.00000%	0.00	0.00	0.00	0.00	0.00
A-5	To 5	0.00000%	0.00	0.00	0.00	0.00	0.00
M-1	From 1,3,4	95.00000%	21,494,700.00	143,508.12	0.00	143,508.12	21,494,700.00
M-2	From 1,4	95.00000%	18,579,150.00	124,042.62	0.00	124,042.62	18,579,150.00
B-1	From 1	95.00000%	12,022,250.00	80,265.85	0.00	80,265.85	12,022,250.00
B-2	From 1	95.00000%	7,467,950.00	49,859.33	0.00	49,859.33	7,467,950.00
B-3	From 1,5	0.00000%	0.00	0.00	0.00	0.00	0.00
B-4	From 1,5	0.00000%	0.00	0.00	0.00	0.00	0.00
B-5	From 1,5	0.00000%	0.00	0.00	0.00	0.00	0.00
B	To 5	95.00000%	29,509,671.40	136,301.81	0.00	136,301.81	29,509,671.40
PT	To 1	5.00000%	19,174,040.60	122,543.56	296,660.82	419,204.38	18,877,379.79
XS*	From 1	0.00000%	0.00	0.00	0.00	0.00	0.00
Total:			383,480,812.00	2,450,871.30	5,933,216.30	8,384,087.60	377,547,595.70

*includes notional balance where applicable

1(c) PAYMENTS: INTEREST

Class	Accrual Start Date	Accrual End Date	Days Accrued	Interest Rate	Beginning Shortfall	Current Due	Total Due	Interest Paid	Ending Shortfall
A-1	2/1/2024	4/1/2024	60	3.90000%	0.00	1,676,285.00	1,676,285.00	1,676,285.00	0.00
A-2	2/1/2024	4/1/2024	60	4.00587%	0.00	212,504.47	212,504.47	212,504.47	0.00
A-3	2/1/2024	4/1/2024	60	0.00000%	0.00	0.00	0.00	1,888,789.47	0.00
A-4	2/1/2024	4/1/2024	60	0.00000%	0.00	0.00	0.00	2,039,850.65	0.00
A-5	2/1/2024	4/1/2024	60	0.00000%	0.00	0.00	0.00	2,170,421.82	0.00
M-1	2/1/2024	4/1/2024	60	4.00587%	0.00	151,061.18	151,061.18	151,061.18	0.00
M-2	2/1/2024	4/1/2024	60	4.00587%	0.00	130,571.18	130,571.18	130,571.18	0.00
B-1	2/1/2024	4/1/2024	60	4.00587%	0.00	84,490.37	84,490.37	84,490.37	0.00
B-2	2/1/2024	4/1/2024	60	4.00587%	0.00	52,483.51	52,483.51	52,483.51	0.00
B-3	2/1/2024	4/1/2024	60	4.00587%	0.00	69,127.88	69,127.88	69,127.88	0.00
B-4	2/1/2024	4/1/2024	60	4.00587%	0.00	69,127.88	69,127.88	69,127.88	0.00
B-5	2/1/2024	4/1/2024	60	4.00587%	0.00	69,133.30	69,133.30	5,219.83	63,913.47
B	2/1/2024	4/1/2024	60	0.00000%	0.00	0.00	0.00	143,475.59	0.00
PT	2/1/2024	4/1/2024	60	0.00000%	0.00	0.00	0.00	2,450,871.30	0.00
XS*	2/1/2024	4/1/2024	60	0.17119%	0.00	109,416.09	109,416.09	0.00	109,416.09
R	NA	NA	NA	0.00000%	0.00	0.00	0.00	0.00	0.00
Total:					0.00	2,624,200.85	2,624,200.85	11,144,280.13	173,329.55

*includes notional balance where applicable

1(d) PAYMENTS: PRINCIPAL

Class	Beginning Principal	Principal Paid	Writeup/(Down)	Cum Writedown	Ending Principal
A-1	257,890,000.00	5,933,216.30	0.00	0.00	251,956,783.70
A-2	31,829,000.00	0.00	0.00	0.00	31,829,000.00
A-3	289,719,000.00	5,933,216.30	0.00	0.00	283,785,783.70
A-4	312,345,000.00	5,933,216.30	0.00	0.00	306,411,783.70
A-5	331,902,000.00	5,933,216.30	0.00	0.00	325,968,783.70
M-1	22,626,000.00	0.00	0.00	0.00	22,626,000.00
M-2	19,557,000.00	0.00	0.00	0.00	19,557,000.00
B-1	12,655,000.00	0.00	0.00	0.00	12,655,000.00
B-2	7,861,000.00	0.00	0.00	0.00	7,861,000.00
B-3	10,354,000.00	0.00	0.00	0.00	10,354,000.00
B-4	10,354,000.00	0.00	0.00	0.00	10,354,000.00
B-5	10,354,812.00	0.00	0.00	0.00	10,354,812.00
B	31,062,812.00	0.00	0.00	0.00	31,062,812.00
PT	383,480,812.00	5,933,216.30	0.00	0.00	377,547,595.70
XS*	383,480,812.18	0.00	0.00	0.00	377,547,595.88
R	0.00	0.00	0.00	0.00	0.00
Total:	2,115,471,248.18	29,666,081.50	0.00	0.00	2,079,871,950.38

**includes notional balance where applicable*

1(e) PAYMENTS: FACTORS

Class	Beginning Principal	Interest Paid	Principal Paid	Total Paid	Ending Principal	Record Date
A-1	1,000.000000	6.500000	23.006771	29.506771	976.993229	03/14/2024
A-2	1,000.000000	6.676442	0.000000	6.676442	1,000.000000	03/14/2024
A-3	1,000.000000	6.519384	20.479210	26.998594	979.520790	03/14/2024
A-4	1,000.000000	6.530761	18.995714	25.526475	981.004286	03/14/2024
A-5	1,000.000000	6.539345	17.876410	24.415756	982.123590	03/14/2024
M-1	1,000.000000	6.676442	0.000000	6.676442	1,000.000000	03/14/2024
M-2	1,000.000000	6.676442	0.000000	6.676442	1,000.000000	03/14/2024
B-1	1,000.000000	6.676442	0.000000	6.676442	1,000.000000	03/14/2024
B-2	1,000.000000	6.676442	0.000000	6.676442	1,000.000000	03/14/2024
B-3	1,000.000000	6.676442	0.000000	6.676442	1,000.000000	03/14/2024
B-4	1,000.000000	6.676442	0.000000	6.676442	1,000.000000	03/14/2024
B-5	1,000.000000	0.504097	0.000000	0.504097	1,000.000000	03/14/2024
B	1,000.000000	4.618886	0.000000	4.618886	1,000.000000	03/14/2024
PT	1,000.000000	6.391118	15.472003	21.863122	984.527997	03/14/2024
XS*	1,000.000000	0.000000	0.000000	0.000000	984.527997	03/14/2024
R	0.000000	0.000000	0.000000	0.000000	0.000000	03/14/2024

*includes notional balance where applicable

2(a) COLLATERAL: SUMMARY

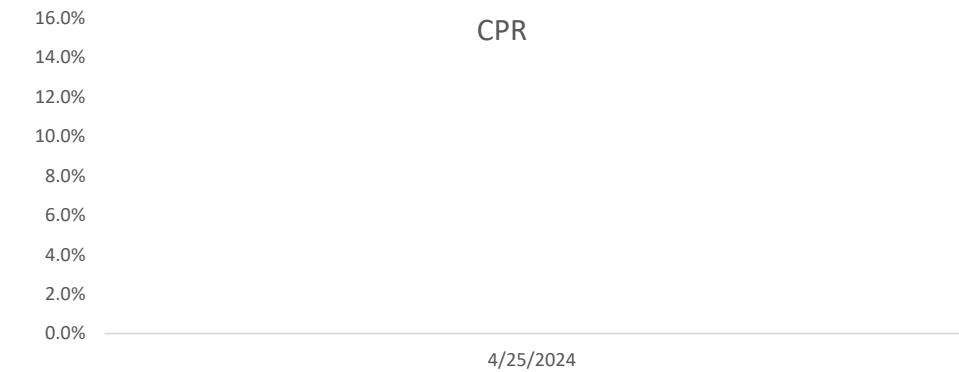
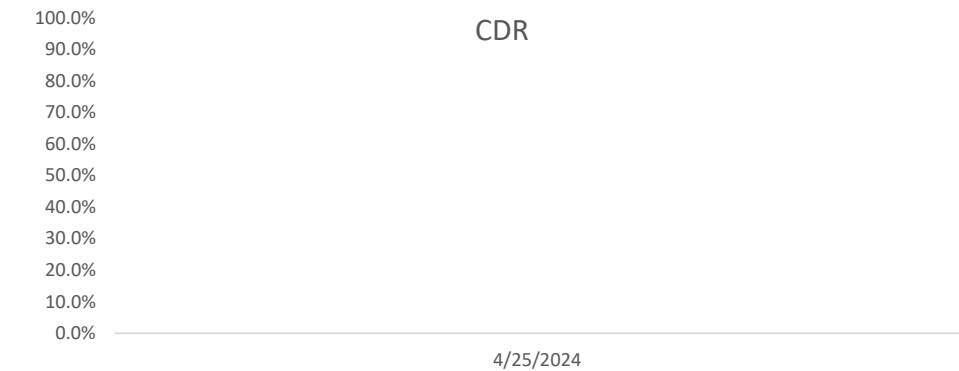
Name	Amount	Count
Original Balance	383,480,812.18	1,851
Prior Balance	383,480,812.18	812
Plus: Purchases	0.00	0
Plus: Funded	0.00	0
Less: Scheduled Principal	1,355,886.10	0
Less: Curtailments	42,046.82	0
Less: Prepayments In Full	4,535,283.38	12
Less: Repurchases	0.00	0
Less: Net Liquidations	0.00	0
Current Balance	377,547,595.88	800

2(b) COLLATERAL: PERFORMANCE

Name	Amount	% of Total	Count	% of Total
Current	348,471,857.99	92.29879%	701	87.62500%
1-29 days	2,293,947.42	0.60759%	8	1.00000%
30-59 days	18,160,837.47	4.81021%	40	5.00000%
60-89 days	2,374,817.65	0.62901%	5	0.62500%
90-119 days	0.00	0.00000%	0	0.00000%
120-149 days	0.00	0.00000%	0	0.00000%
150-180 days	0.00	0.00000%	0	0.00000%
180+ days	0.00	0.00000%	0	0.00000%
Foreclosure	0.00	0.00000%	0	0.00000%
Bankruptcy	6,246,135.35	1.65440%	46	5.75000%
REO	0.00	0.00000%	0	0.00000%
Total:	377,547,595.88	100.00000%	800	100.00000%

2(c) COLLATERAL: RATES

Name	CD/PR	CD/PR - 3 Months	CD/PR - Inception	SMM - 1 Month
Defaults	0.00000%	0.00000%	0.00000%	0.00000%
Prepayments	9.66028%	9.66028%	9.66028%	0.84303%



2(c) COLLATERAL: RATES (CONTINUED)

Date	Beginning Balance	New Defaults	SMM - 1 Month	CDR - 1 Month	CDR - 3 Months	CDR - 6 Months	CDR - 12 Months	CDR - Inception
Apr-24	383,480,812.18	0.00	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%

Default Calculations:

New Defaults = SUM(Beginning Balance) WHERE (Performance >= 120+ AND previous Performance < 120+) OR (Performance IN Foreclosure, Bankruptcy, REO AND previous Performance NOT IN Foreclosure, Bankruptcy, REO); SMM = New Defaults / Beginning Balance; CDR = 1 - (1 - SMM) ^ 12

Date	Beginning Balance	Scheduled Prin.	Unscheduled Prin.	SMM - 1 Month	CPR - 1 Month	CPR - 3 Months	CPR - 6 Months	CPR - 12 Months	CPR - Inception
Apr-24	383,480,812.18	1,355,886.10	3,221,444.10	0.84303%	9.66028%	9.66028%	9.66028%	9.66028%	9.66028%

Prepayment Calculations:

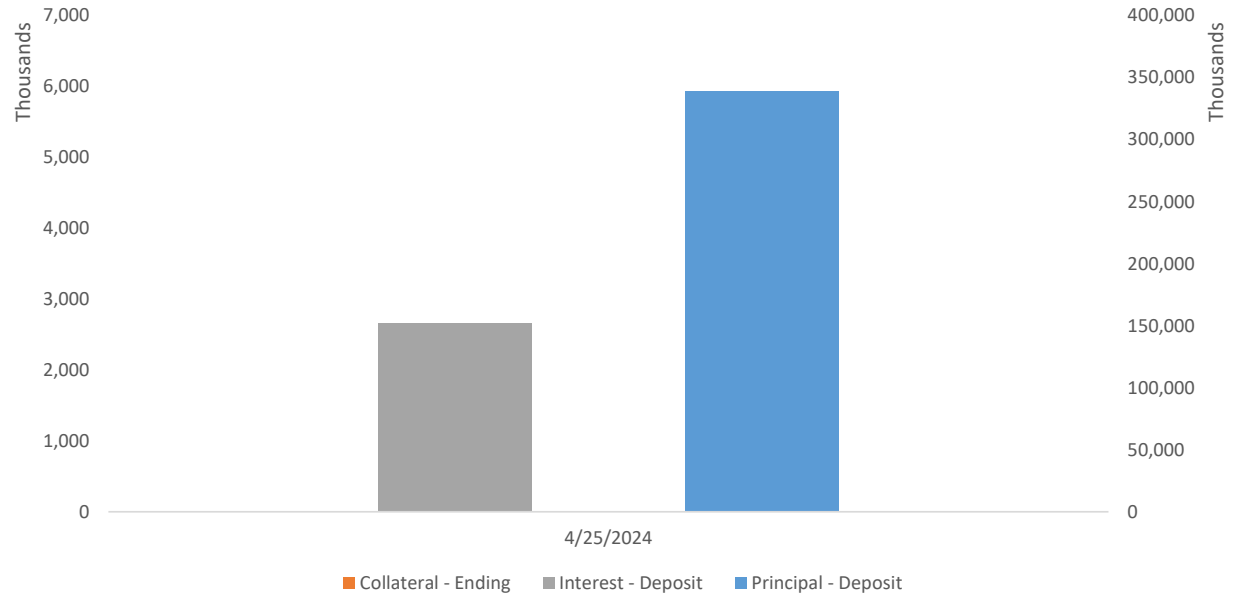
SMM = Unscheduled Principal / (Beginning Balance - Scheduled Principal); CPR = 1 - (1 - SMM) ^ 12

3(a) ACCOUNTS: COLLECTIONS

Interest Remittance	Amount
Plus: Gross Interest	2,558,843.88
Less: Adjustments	-172,982.68
Less: Servicing Fees	70,368.23
Total:	2,661,458.33

Principal Remittance	Amount
Plus: Scheduled Principal	1,355,886.10
Plus: Curtailments	42,046.82
Plus: Paid In Full	4,535,283.38
Plus: Sales	0.00
Plus: Repurchases / Substitutions	0.00
Plus: Liquidations	0.00
Less: Realized Losses	0.00
Less: Other	0.00
Total:	5,933,216.30

Available Funds	Amount
Interest Remittance	2,661,458.33
Principal Remittance	5,933,216.30
Total:	8,594,674.63



3(b) ACCOUNTS: OTHER

Name	Beginning Balance	Deposits	Withdrawals	Ending Balance
Breach Reserve Account	0.00	201,669.91	0.00	201,669.91
Cap Carryover Reserve Account	0.00	0.00	0.00	0.00
Excess Reserve Account	0.00	0.00	0.00	0.00
Total:	0.00	201,669.91	0.00	201,669.91

4. FEES

Name	Beginning Shortfall	Current Due	Total Due	Amount Paid	Ending Shortfall
Servicing Fee	0.00	70,368.23	70,368.23	70,368.23	0.00
Indenture Trustee Fee	0.00	666.67	666.67	666.67	0.00
Owner Trustee Fee	0.00	1,083.33	1,083.33	1,083.33	0.00
Paying Agent Fee	0.00	4,393.30	4,393.30	4,393.30	0.00
Total:	0.00	76,511.53	76,511.53	76,511.53	0.00

5. EXPENSES

Name	Beginning Shortfall	Current Due	Total Due	Amount Paid	Ending Shortfall
Custodian Fees	0.00	2,773.81	2,773.81	2,773.81	0.00
Extraordinary Trust Expenses	0.00	0.00	0.00	0.00	0.00
Unreimbursed Servicing Advances	0.00	0.00	0.00	0.00	0.00
Total:	0.00	2,773.81	2,773.81	2,773.81	0.00

6. EVENTS

Name	Current	Operator	Limit	Status
Optional Redemption Date	377,547,595.88	Greater Than	76,696,162.44	Pass

7. REPORTING MISC.

Name	Value	Category
Beginning Interest Bearing Balance	351,464,293.34	Collateral Balance
Ending Interest Bearing Balance	345,653,515.43	Collateral Balance
Beginning Deferred Balance	32,016,518.84	Deferred Balance
Ending Deferred Balance	31,894,080.45	Deferred Balance
Breach Reserve Account Maximum Deposit	63,913.47	Reserve
Breach Reserve Account Target Amount	829,755.00	Reserve
Gross WAC	4.50613%	WAC
Net WAC	4.00587%	WAC

8. PRIORITY OF PAYMENTS

Priority Of Payments	Available Funds	Amount Owed	Adjustments	Amount Paid
Interest Priorities of Payment				
(1) Class A-1 Notes Interest Amount	2,652,541.21	1,676,285.00	0.00	1,676,285.00
(2) Class A-2 Notes Interest Amount	976,256.21	212,504.47	0.00	212,504.47
(3) Class M-1 Notes Interest Amount	763,751.74	151,061.18	0.00	151,061.18
(4) Class M-2 Interest Amount	612,690.56	130,571.18	0.00	130,571.18
(5) Class B-1 Interest Amount	482,119.39	84,490.37	0.00	84,490.37
(6) Class B-2 Interest Amount	397,629.02	52,483.51	0.00	52,483.51
(7) Class B-3 Interest Amount	345,145.51	69,127.88	0.00	69,127.88
(8) Class B-4 Notes Interest Amount	276,017.63	69,127.88	0.00	69,127.88
(9) Replenish the Breach Reserve Account, until the Breach Reserve Account Target Amount	206,889.75	0.00	63,913.47	63,913.47
(9) Class B-5 Interest Amount	142,976.28	69,133.30	5,219.83	5,219.83
(10) Transfer any remaining amount to Monthly Excess Cashflow	137,756.44	0.00	0.00	137,756.44
Principal Priorities of Payment				
(1) Class A-1 Interest Amount	5,933,216.30	0.00	0.00	0.00
(2) Class A-2 Interest Amount	5,933,216.30	0.00	0.00	0.00
(3) Class A-1 Principal Amount	5,933,216.30	257,890,000.00	0.00	5,933,216.30
(4) Class A-2 Principal Amount	0.00	31,829,000.00	0.00	0.00
(5) Class M-1 Interest Amount	0.00	0.00	0.00	0.00
(6) Class M-1 Principal Amount	0.00	22,626,000.00	0.00	0.00
(7) Class M-2 Interest Amount	0.00	0.00	0.00	0.00
(8) Class M-2 Principal Amount	0.00	19,557,000.00	0.00	0.00
(9) Class B-1 Interest Amount	0.00	0.00	0.00	0.00
(10) Class B-1 Principal Amount	0.00	12,655,000.00	0.00	0.00
(11) Class B-2 Interest Amount	0.00	0.00	0.00	0.00
(12) Class B-2 Principal Amount	0.00	7,861,000.00	0.00	0.00
(13) Class B-3 Interest Amount	0.00	0.00	0.00	0.00
(14) Class B-3 Principal Amount	0.00	10,354,000.00	0.00	0.00
(15) Class B-4 Interest Amount	0.00	0.00	0.00	0.00
(16) Class B-4 Principal Amount	0.00	10,354,000.00	0.00	0.00
(17) Class B-5 Interest Amount	0.00	63,913.47	0.00	0.00
(18) Class B-5 Principal Amount	0.00	10,354,812.00	0.00	0.00
(19) Transfer any remaining amount to Monthly Excess Cashflow	0.00	137,756.44	0.00	0.00
Monthly Excess Cashflow Priorities of Payments				
(1)(A) Class Principal Amount until Realized Losses: Class A-1 Principal; Amount,	137,756.44	251,956,783.70	0.00	0.00
Class A-2 Principal Amount,	137,756.44	31,829,000.00	0.00	0.00
Class M-1 Principal Amount,	137,756.44	22,626,000.00	0.00	0.00
Class B-1 Principal Amount,	137,756.44	12,655,000.00	0.00	0.00
Class B-2 Principal Amount,	137,756.44	7,861,000.00	0.00	0.00
Class B-3 Principal Amount,	137,756.44	10,354,000.00	0.00	0.00
Class B-4 Principal Amount,	137,756.44	10,354,000.00	0.00	0.00
Class B-5 Principal Amount.	137,756.44	10,354,812.00	0.00	0.00
(1)(B) Class Principal Amount until Applied Realized Losses Amount: Class A-1 Principal Amount,	137,756.44	0.00	0.00	0.00
Class A-2 Principal Amount,	137,756.44	0.00	0.00	0.00

Class M-1 Principal Amount,	137,756.44	0.00	0.00	0.00
Class B-1 Principal Amount,	137,756.44	0.00	0.00	0.00
Class B-2 Principal Amount,	137,756.44	0.00	0.00	0.00
Class B-3 Principal Amount,	137,756.44	0.00	0.00	0.00
Class B-4 Principal Amount ,	137,756.44	0.00	0.00	0.00
Class B-5 Principal Amount .	137,756.44	0.00	0.00	0.00
(2)(a) Transfer Class A-1 Cap Carryover Amount	137,756.44	0.00	0.00	0.00
(2)(b) Payment of Class A-1 Cap Carryover Amount	0.00	0.00	0.00	0.00
(3) Payment of Breach Reserve Account to the extent of Breach Reserve Account Target Amount	137,756.44	63,913.47	765,841.53	137,756.44
Class XS Payment Amount	0.00	109,416.09	0.00	0.00
Extraordinary Trust Expenses	0.00	0.00	0.00	0.00
Any remaining to Excess Reserve Account	0.00	0.00	0.00	0.00
Any remaining amount	0.00	0.00	0.00	0.00

9. LOAN DETAILS: PAID IN FULL (12)

Loan ID	Beginning Principal	Ending Principal
2005007559	109,404.18	0.00
2005010403	567,440.44	0.00
2005010614	2,639,437.04	0.00
2005016121	62,933.80	0.00
2005019009	1,597.33	0.00
2005019314	189,500.12	0.00
2005024828	437,540.59	0.00
2005025827	145,513.18	0.00
2005028950	72,017.13	0.00
2005029200	104,411.21	0.00
2005029721	65,424.13	0.00
2005034428	145,352.32	0.00
Total:	4,540,571.47	0.00

9. LOAN DETAILS: REO (0)

Loan ID	Beginning Principal	Ending Principal
No loans to report		
Total:	0.00	0.00

9. LOAN DETAILS: FORECLOSURE (0)

Loan ID	Beginning Principal	Ending Principal
No loans to report		
Total:	0.00	0.00

9. LOAN DETAILS: BANKRUPTCY (0)

Loan ID	Beginning Principal	Ending Principal
No loans to report		
Total:	0.00	0.00

9. LOAN DETAILS: MODIFIED (0)

Loan ID	Beginning Principal	Ending Principal
No loans to report		
Total:	0.00	0.00