

GITSIT MORTGAGE LOAN TRUST 2023-NPL1

Distribution Date
04/25/2024

Report Type
Monthly Paying Agent

Investor Report

Deal Contact Information

Relationship Manager
Devon C. A. Reverdito

Address
500 Delaware Ave, 11th Floor, Wilmington, DE 19801

Email
dareverdito@wsfsbank.com

Website Reporting
www.wsfsabsreporting.com



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Date

| Closing Date | 1st Payment Date | Maturity Date | Previous Payment Date | Current Payment Date | Number of Days in Accrual Period |
|--------------|------------------|---------------|-----------------------|----------------------|----------------------------------|
| 6/13/2023 | 6/30/2023 | 5/25/2053 | 03/25/2024 | 04/25/2024 | 30 |

Payment Summary

| Class | CUSIP | Beginning Balance | Interest Paid | Principal Paid | Total Paid | Ending Balance |
|-------|-----------|-------------------|---------------|----------------|--------------|----------------|
| A1 | 375933AA6 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A2 | 375933AB4 | 9,501,680.65 | 63,344.54 | 5,989,207.03 | 6,052,551.57 | 3,512,473.62 |
| M | 375933AC2 | 107,014,134.00 | 0.00 | 0.00 | 0.00 | 107,014,134.00 |
| Trust | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | | 116,515,814.65 | 63,344.54 | 5,989,207.03 | 6,052,551.57 | 110,526,607.62 |

Principal Payments

| Class | Original Balance / Notional Balance | Beginning Balance | Principal Paid | (Write-down)/Write-Up | Ending Balance |
|--------|-------------------------------------|-------------------|----------------|-----------------------|----------------|
| A1 | 114,078,000.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A2 | 15,193,000.00 | 9,501,680.65 | 5,989,207.03 | 0.00 | 3,512,473.62 |
| M | 107,014,134.00 | 107,014,134.00 | 0.00 | 0.00 | 107,014,134.00 |
| Trust | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total: | 236,285,134.00 | 116,515,814.65 | 5,989,207.03 | 0.00 | 110,526,607.62 |

Interest Payments

| Class | Interest Rate | Beginning Balance / Notional Balance | Interest Owed | Interest Shortfall | Interest Paid | Ending Interest Shortfall |
|--------|---------------|--------------------------------------|---------------|--------------------|---------------|---------------------------|
| A1 | 8.353% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A2 | 8.000% | 9,501,680.65 | 63,344.54 | 0.00 | 63,344.54 | 0.00 |
| M | 0.000% | 107,014,134.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Trust | 0.000% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total: | | | 63,344.54 | 0.00 | 63,344.54 | 0.00 |

Additional Details

| Class | Beginning Cap Carryover | Interest on Cap Carryover | Current Cap Carryover | Total Cumulative Cap Carryover | Cumulative Cap Carryover Paid | Ending Cap Carryover |
|-------|-------------------------|---------------------------|-----------------------|--------------------------------|-------------------------------|----------------------|
| A1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A2 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| M | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Trust | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

Factors Per \$1,000

| Class | Beginning Balance / Notional Balance | Interest Paid | Principal Paid | Total Paid | Ending Balance |
|-------|--------------------------------------|---------------|----------------|------------|----------------|
| A1 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 |
| A2 | 625.398582 | 4.169324 | 394.208322 | 398.377646 | 231.190260 |
| M | 1,000.000000 | 0.000000 | 0.000000 | 0.000000 | 1,000.000000 |
| Trust | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 |

Account Statements

| PRINCIPAL REMITTANCE | |
|---|--------------|
| Beginning Balance | 0.00 |
| Deposits | |
| Curtailments | 46,407.65 |
| Paid In Full | 0.00 |
| Sale | 0.00 |
| Liquidation | 6,021,706.32 |
| Repurchase | 0.00 |
| Deferred Liquidated | 320,408.62 |
| Deferred Collected | 0.00 |
| Other(+) | 224,453.61 |
| Total: | 6,612,976.20 |
| Withdrawals | |
| Other(-) | 0.00 |
| Total: | 0.00 |
| Ending Balance | 6,612,976.20 |
| | |
| Deposits (Post Collection) | |
| Total: | 0.00 |
| Withdrawals (Post Collection) | |
| Adjustments for activities post collection period | 6,612,976.20 |
| Total: | 6,612,976.20 |
| Adjusted Ending Balance | 0.00 |

| INTEREST REMITTANCE | |
|---|-------------|
| Beginning Balance | 0.00 |
| Deposits | |
| Interest Paid | 69,674.82 |
| Fees Paid | 0.00 |
| Payoff Interest Paid | 0.00 |
| Extension/Modification Fees | 0.00 |
| Escrow Disbursements | 42,520.30 |
| Other(+) | 0.00 |
| Total: | 112,195.12 |
| Withdrawals | |
| Servicing Fees | 50,689.68 |
| Payoff Servicing Fee | 0.00 |
| Asset Manager Fee | 0.00 |
| Fees Paid | 617,423.17 |
| Other(-) | 0.00 |
| Total: | 668,112.85 |
| Ending Balance | -555,917.73 |
| | |
| Deposits (Post Collection) | |
| Adjustments for activities post collection period | 555,917.73 |
| Total: | 555,917.73 |
| Withdrawals (Post Collection) | |
| Total: | 0.00 |
| Adjusted Ending Balance | 0.00 |

| AVAILABLE FUNDS | |
|--|--------------|
| Beginning Balance | 0.00 |
| Deposits | |
| Principal Remittance | 6,612,976.20 |
| Interest Remittance | -555,917.73 |
| From ACCOUNT 1: RESERVE ACCOUNT | 0.00 |
| Total: | 6,057,058.47 |
| Withdrawals | |
| Other(-) | 0.00 |
| Total: | 0.00 |
| Ending Balance | 6,057,058.47 |
| | |
| Deposits (Post Collection) | |
| Total: | 0.00 |
| Withdrawals (Post Collection) | |
| Funds utilized in the Priority of Payments | 6,057,058.47 |
| Total: | 6,057,058.47 |
| Adjusted Ending Balance | 0.00 |

| COLLATERAL BALANCE | | | |
|---------------------|-----------------|--------------------------|------------------|
| | Number of Loans | Unpaid Principal Balance | Deferred Balance |
| Beginning Balance | 281 | 77,723,021.90 | 3,380,439.54 |
| Deposits | | | |
| Purchased | 0 | 0.00 | 0.00 |
| Funded | 0 | 0.00 | 0.00 |
| Capitalized Amounts | 0 | 0.00 | 0.00 |
| Other(+) | 0 | 0.00 | 0.00 |
| Other(+)(non-cash) | 0 | 0.00 | 0.00 |
| Total: | 0 | 0.00 | 0.00 |
| Withdrawals | | | |
| Paid In Full | 0 | 0.00 | 0.00 |
| Sale | 0 | 0.00 | 0.00 |
| Liquidation | 22 | 6,021,706.32 | 320,408.62 |
| Repurchase | 0 | 0.00 | 0.00 |
| Curtailments | 0 | 46,407.65 | 0.00 |
| Realized Losses | 0 | 2,069,973.86 | 0.00 |
| Other(-) | 0 | 0.00 | 0.00 |
| Other(-)(non-cash) | 0 | 0.00 | 0.00 |
| Total: | 22 | 8,138,087.83 | 320,408.62 |
| Ending Balance | 259 | 69,584,934.07 | 3,060,030.92 |

| ACCOUNT 1: RESERVE ACCOUNT | |
|----------------------------------|------------|
| Beginning Balance | 253,378.15 |
| Deposits | |
| Initial Deposit | 0.00 |
| Deposit from Priority of Payment | 0.00 |
| Total: | 0.00 |
| Withdrawals | |
| Release for Payment | 0.00 |
| Total: | 0.00 |
| Ending Balance | 253,378.15 |
| | |
| Deposits (Post Collection) | |
| Deposits from Payment | 0.00 |
| Total: | 0.00 |
| Withdrawals (Post Collection) | |
| Release for Payment | 0.00 |
| Reserve Account Release Amount | 159,712.19 |
| Total: | 159,712.19 |
| Adjusted Ending Balance | 93,665.96 |

Collateral Activity

| Activity | Count | Principal Balance | Deferred Balance | Cumulative Count | Cumulative Principal Balance | Cumulative Deferred Balance |
|---------------------|-------|-------------------|------------------|------------------|------------------------------|-----------------------------|
| Purchased | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 |
| Funded | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 |
| Capitalized Amounts | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 |
| Other(+) | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 |
| Other(+)(non-cash) | 0 | 0.00 | 0.00 | 31 | 1,217,122.53 | 0.00 |
| Paid In Full | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 |
| Sale | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 |
| Liquidation | 22 | 6,021,706.32 | 320,408.62 | 712 | 126,979,642.43 | 320,408.62 |
| Repurchase | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 |
| Curtailments | 67 | 46,407.65 | 0.00 | 2,832 | 2,030,278.43 | 0.00 |
| Realized Losses | 15 | 2,069,973.86 | 0.00 | 548 | 31,385,226.44 | 0.00 |
| Other(-) | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 |
| Other(-)(non-cash) | 0 | 0.00 | 0.00 | 0 | 14,808.15 | 0.00 |

Deal Fees And Expenses

| Fees | Type | Beginning Unpaid | Current Due | Total Due | Total Paid | Ending Unpaid |
|-----------------------|----------|------------------|-------------|-----------|------------|---------------|
| Servicing | FEE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Indenture Trustee | FEE | 0.00 | 4,000.00 | 4,000.00 | 4,000.00 | 0.00 |
| Owner Trustee | FEE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Custodian | FEE | 0.00 | 506.90 | 506.90 | 506.90 | 0.00 |
| LPMI | FEE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Servicing | EXPENSES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Indenture Trustee | EXPENSES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Owner Trustee | EXPENSES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Custodian | EXPENSES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| LPMI | EXPENSES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Note Registrar | EXPENSES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Certificate Registrar | EXPENSES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total: | | 0.00 | 4,506.90 | 4,506.90 | 4,506.90 | 0.00 |

Events / Miscellaneous Reporting

| Description | Current | Notes(s) |
|---|----------------|----------|
| DATE - Expected Redemption Date | 05/25/2026 | |
| TEST - Overcollateralization Amount | 69,132,491.37 | |
| TEST - Debt Enhancement Percentage | 100.0000% | |
| TEST - Class A1 Available Funds Cap | Not Applicable | |
| TEST - Class A2 Available Funds Cap | 796.3976% | |
| TEST - Class M Available Funds Cap | 70.0011% | |
| TEST - Require Reserve Amount | 253,378.15 | |
| TEST - Require Reserve Amount (Post Priorities of Payments) | 93,665.96 | |
| TEST - Reserve Account Release Amount (Post Priorities of Payments) | 159,712.19 | |

Priority Of Payments

| Step | | Available Funds | Amount Owed | Adjustment | Adjustment Type | Amount Paid |
|---|---------------------|-----------------|----------------|--------------|-----------------|--------------|
| Beginning Balance | | 6,057,058.47 | 0.00 | | | 0.00 |
| Fees and expenses, up to the Annual Cap | to Fees | 6,057,058.47 | 4,506.90 | | | 4,506.90 |
| | to Expenses | 6,052,551.57 | 0.00 | | | 0.00 |
| | Total: | 6,052,551.57 | 4,506.90 | 400,000.00 | CAP | 4,506.90 |
| First, to the Class A-1 Notes, to pay the interest payment amount theron | | 6,052,551.57 | 0.00 | | | 0.00 |
| Second, to the Class A-1 Notes, to pay any Cap Carrover thereon | | 6,052,551.57 | 0.00 | | | 0.00 |
| Third, to the class A2 Note, to pay the interest payment amount theron | | 6,052,551.57 | 63,344.54 | | | 63,344.54 |
| Fourth, to the class A2 Notes, to pay any Cap Carrover theron | | 5,989,207.03 | 0.00 | | | 0.00 |
| Fifth, to the Class M Notes, to pay the interest payment theron | | 5,989,207.03 | 0.00 | 0.00 | CAP | 0.00 |
| Sixth, to the Class M Notes, to pay any Cap Carryover thereon | | 5,989,207.03 | 0.00 | 0.00 | CAP | 0.00 |
| Seventh, prior to the Expected Redemption Date, to the Reserve Account, the Reserve Account Required Amount | Class A-1 Principal | 5,989,207.03 | 0.00 | 0.00 | CAP | 0.00 |
| Eight, sequentially: | Ckass A1 Principal | 5,989,207.03 | 0.00 | 0.00 | CAP | 0.00 |
| | Class A2 Principal | 5,989,207.03 | 9,501,680.65 | 5,989,207.03 | CAP | 5,989,207.03 |
| | Class M Principal | 0.00 | 107,014,134.00 | 0.00 | CAP | 0.00 |
| | Total: | 0.00 | 116,515,814.65 | | | 5,989,207.03 |
| Ninth, fees & expense not paid due to Annual Cap | | 0.00 | 0.00 | 0.00 | CAP | 0.00 |
| Tenth, to the Trust Certificate, any remaining amounts. | | 0.00 | 0.00 | 0.00 | CAP | 0.00 |
| Ending Balance | | 0.00 | 0.00 | | | 0.00 |

Collateral Performance

| Status | Principal Balance (\$) | Principal Balance (%) |
|-----------------|------------------------|-----------------------|
| Current | 6,581,053.40 | 9.06% |
| 30-59_days_dq | 2,115,094.83 | 2.91% |
| 60-89_days_dq | 664,203.48 | 0.91% |
| 90-119_days_dq | 3,329,169.88 | 4.58% |
| 120-149_days_dq | 0.00 | 0.00% |
| 150-179_days_dq | 0.00 | 0.00% |
| 180+_days_dq | 0.00 | 0.00% |
| reo | 21,894,120.77 | 30.14% |
| foreclosure | 34,561,587.30 | 47.58% |
| forebearance | 0.00 | 0.00% |
| Bankruptcy | 3,499,735.33 | 4.82% |
| Total: | 72,644,964.99 | 100.00% |

Loan Details - Paid In Full

| Loan ID | Principal Balance |
|-----------------------------|-------------------|
| No Loan Details to display. | |

Loan Details - Modified

| Loan ID | Principal Balance |
|-----------------------------|-------------------|
| No Loan Details to display. | |

Loan Details - REO

| Loan ID | Principal Balance |
|---------|-------------------|
| 2127699 | 45,779.42 |
| 2127765 | 370,000.00 |
| 2127787 | 351,086.49 |
| 2127813 | 136,903.85 |
| 2127817 | 41,465.59 |
| 2127841 | 525,899.04 |
| 2133682 | 372,705.73 |
| 2133838 | 222,218.32 |
| 2133853 | 140,648.34 |
| 2133855 | 170,711.37 |
| 2133880 | 265,205.68 |
| 2101200 | 975,000.00 |
| 2124459 | 306,704.42 |
| 2124481 | 260,000.00 |
| 2124913 | 318,249.48 |
| 2125015 | 179,200.00 |
| 2125617 | 265,000.00 |
| 2125620 | 350,000.00 |
| 2126211 | 79,596.15 |
| 2126233 | 64,356.58 |
| 2126235 | 127,470.76 |
| 2126237 | 80,000.00 |
| 2146371 | 58,719.74 |
| 2146504 | 196,088.96 |
| 2134334 | 234,622.47 |
| 2134347 | 141,090.91 |
| 2134377 | 202,927.19 |

| | |
|---------|--------------|
| 2134378 | 215,125.31 |
| 2137532 | 205,000.00 |
| 2137570 | 592,500.00 |
| 2143599 | 204,659.81 |
| 2144550 | 487,517.08 |
| 2144552 | 690,000.00 |
| 2144555 | 1,960,000.00 |
| 2146634 | 524,185.95 |
| 2149256 | 318,427.60 |
| 2149273 | 107,065.03 |
| 2149349 | 300,000.00 |
| 2149351 | 344,000.00 |
| 2149361 | 452,000.00 |
| 2149366 | 576,000.00 |
| 2133884 | 112,594.67 |
| 2133899 | 139,026.74 |
| 2133931 | 367,547.68 |
| 2133969 | 170,096.61 |
| 2133975 | 215,668.75 |
| 2133995 | 306,795.23 |
| 2134014 | 216,547.38 |
| 2134042 | 93,993.65 |
| 2134130 | 214,622.80 |
| 2134181 | 107,002.00 |
| 2134275 | 337,930.15 |
| 2134284 | 148,848.84 |
| 2134299 | 317,000.00 |
| 2149386 | 630,000.00 |
| 2149396 | 284,000.00 |
| 2149407 | 450,000.00 |
| 2149417 | 136,315.00 |
| 2149432 | 3,730,000.00 |

| | |
|---------|---------------|
| 2100658 | 458,000.00 |
| Total: | 21,894,120.77 |