# Structured Asset Securities Corporation
# Mortgage Pass-Through Certificates, Series 2004-18H

## CONTACT INFORMATION

| | |
|---|---|
| Depositor | Structured Asset Securities Corporation |
| Underwriter | Lehman Brothers |

## CONTENTS



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# Structured Asset Securities Corporation
# Mortgage Pass-Through Certificates, Series 2004-18H

## Distribution Summary

### DISTRIBUTION IN DOLLARS

| Class (1) | Original Balance (2) | Prior Principal Balance (3) | Pass-Through Rate (4) | Interest Distributed (5) | Principal Distributed (6) | Total Distributed (7)=(5+6) | Deferred Interest (8) | Realized Loss (9) | Current Principal Balance (10)=(3-6+8-9) |
|---|---|---|---|---|---|---|---|---|---|
| A1 | 28,267,000.00 | 0.00 | 3.220000% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A2 | 50,000,000.00 | 0.00 | 4.180000% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A3 | 42,319,000.00 | 0.00 | 4.750000% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A4 | 28,192,000.00 | 0.00 | 4.620000% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A5 | 42,835,000.00 | 11,670,164.94 | 4.750000% | 46,194.40 | 129,067.83 | 175,262.23 | 0.00 | 0.00 | 11,541,097.11 |
| B1 | 4,798,000.00 | 1,198,757.04 | 4.770000% | 4,765.06 | 7,788.05 | 12,553.11 | 0.00 | 15,966.66 | 1,175,002.33 |
| B2 | 1,799,000.00 | 0.00 | 4.770000% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| B3 | 799,000.00 | 0.00 | 4.770000% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| B4 | 500,000.00 | 0.00 | 4.770000% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| B5 | 200,000.00 | 0.00 | 4.770000% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| B6 | 200,513.00 | 0.00 | 4.770000% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| R | 100.00 | 0.00 | 4.770000% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Totals | 199,909,613.00 | 12,868,921.98 | | 50,959.46 | 136,855.88 | 187,815.34 | 0.00 | 15,966.66 | 12,716,099.44 |

### Notional Classes

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| AIO1 | 245,944,983.00 | 16,082,734.46 | 1.000000% | 13,402.28 | 0.00 | 13,402.28 | 0.00 | 0.00 | 15,931,321.21 |
| AIO2 | 79,245,730.00 | 233,403.30 | 1.000000% | 194.50 | 0.00 | 194.50 | 0.00 | 0.00 | 230,821.94 |
| Totals | 325,190,713.00 | 16,316,137.76 | | 13,596.78 | 0.00 | 13,596.78 | 0.00 | 0.00 | 16,162,143.15 |

# Structured Asset Securities Corporation
# Mortgage Pass-Through Certificates, Series 2004-18H

## *Distribution Summary (Factors)*

***PER $1,000 OF ORIGINAL BALANCE***

| Class | CUSIP | Prior Principal Balance (3/2 x 1000) | Interest Distributed (5/2 x 1000) | Principal Distributed (6/2 x 1000) | Total Distributed (7/2 x 1000) | Deferred Interest (8/2 x 1000) | Realized Loss (9/2 x 1000) | Current Principal Balance (10/2 x 1000) |
|---|---|---|---|---|---|---|---|---|
| A1 | 86359BE49 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 |
| A2 | 86359BE56 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 |
| A3 | 86359BE64 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 |
| A4 | 86359BE72 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 |
| A5 | 86359BG54 | 272.444612 | 1.078427 | 3.013139 | 4.091566 | 0.000000 | 0.000000 | 269.431472 |
| B1 | 86359BF30 | 249.845152 | 0.993135 | 1.623187 | 2.616321 | 0.000000 | 3.327774 | 244.894191 |
| B2 | 86359BF48 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 |
| B3 | 86359BF55 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 |
| B4 | 86359BF71 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 |
| B5 | 86359BF89 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 |
| B6 | 86359BF97 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 |
| R | 86359BF63 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 | 0.000000 |
| AIO1 | 86359BE80 | 65.391594 | 0.054493 | 0.000000 | 0.054493 | 0.000000 | 0.000000 | 64.775955 |
| AIO2 | 86359BE98 | 2.945311 | 0.002454 | 0.000000 | 0.002454 | 0.000000 | 0.000000 | 2.912737 |

# Structured Asset Securities Corporation
# Mortgage Pass-Through Certificates, Series 2004-18H

## *Interest Distribution Detail*

### *DISTRIBUTION IN DOLLARS*

| Class (1) | Prior Principal Balance (2) | Pass-Through Rate (3) | Optimal Accrued Interest (4) | Prior Unpaid Interest (5) | Non-Recov Interest Shortfall (6) | Interest Due (7)=(4)+(5)-(6) | Deferred Interest (8) | Interest Distributed (9) | Current Unpaid Interest (10)=(7)-(8)-(9) |
|---|---|---|---|---|---|---|---|---|---|
| A1 | 0.00 | 3.220000% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A2 | 0.00 | 4.180000% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A3 | 0.00 | 4.750000% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A4 | 0.00 | 4.620000% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A5 | 11,670,164.94 | 4.750000% | 46,194.40 | 0.00 | 0.00 | 46,194.40 | 0.00 | 46,194.40 | 0.00 |
| B1 | 1,198,757.04 | 4.770000% | 4,765.06 | 0.00 | 0.00 | 4,765.06 | 0.00 | 4,765.06 | 0.00 |
| B2 | 0.00 | 4.770000% | 0.00 | 61,630.53 | 0.00 | 61,630.53 | 0.00 | 0.00 | 61,630.53 |
| B3 | 0.00 | 4.770000% | 0.00 | 3,238.45 | 0.00 | 3,238.45 | 0.00 | 0.00 | 3,238.45 |
| B4 | 0.00 | 4.770000% | 0.00 | 9,432.70 | 0.00 | 9,432.70 | 0.00 | 0.00 | 9,432.70 |
| B5 | 0.00 | 4.770000% | 0.00 | 4,092.50 | 0.00 | 4,092.50 | 0.00 | 0.00 | 4,092.50 |
| B6 | 0.00 | 4.770000% | 0.00 | 1.41 | 0.00 | 1.41 | 0.00 | 0.00 | 1.41 |
| R | 0.00 | 4.770000% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Totals | 12,868,921.98 | | 50,959.46 | 78,395.59 | 0.00 | 129,355.05 | 0.00 | 50,959.46 | 78,395.59 |

### Notional Classes

| Class (1) | Prior Principal Balance (2) | Pass-Through Rate (3) | Optimal Accrued Interest (4) | Prior Unpaid Interest (5) | Non-Recov Interest Shortfall (6) | Interest Due (7)=(4)+(5)-(6) | Deferred Interest (8) | Interest Distributed (9) | Current Unpaid Interest (10)=(7)-(8)-(9) |
|---|---|---|---|---|---|---|---|---|---|
| AIO1 | 16,082,734.46 | 1.000000% | 13,402.28 | 0.00 | 0.00 | 13,402.28 | 0.00 | 13,402.28 | 0.00 |
| AIO2 | 233,403.30 | 1.000000% | 194.50 | 0.00 | 0.00 | 194.50 | 0.00 | 194.50 | 0.00 |
| Totals | 16,316,137.76 | | 13,596.78 | 0.00 | 0.00 | 13,596.78 | 0.00 | 13,596.78 | 0.00 |

# Structured Asset Securities Corporation
# Mortgage Pass-Through Certificates, Series 2004-18H

## *Principal Distribution Detail*

### *DISTRIBUTION IN DOLLARS*

| Class (1) | Original Balance (2) | Prior Principal Balance (3) | Principal Distribution (4) | Accreted Principal (5) | Current Realized Losses (6) | Current Principal Recoveries (7) | Current Principal Balance (8)=(3)-(4)+(5)-(6)+(7) | Cumulative Realized Losses (9) |
|---|---|---|---|---|---|---|---|---|
| A1 | 28,267,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A2 | 50,000,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A3 | 42,319,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A4 | 28,192,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A5 | 42,835,000.00 | 11,670,164.94 | 129,067.83 | 0.00 | 0.00 | 0.00 | 11,541,097.11 | 0.00 |
| B1 | 4,798,000.00 | 1,198,757.04 | 7,788.05 | 0.00 | 15,966.66 | 0.00 | 1,175,002.33 | 1,419,356.74 |
| B2 | 1,799,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,352,978.16 |
| B3 | 799,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 624,067.12 |
| B4 | 500,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 442,717.63 |
| B5 | 200,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 189,373.43 |
| B6 | 200,513.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 194,573.30 |
| R | 100.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Totals | 199,909,613.00 | 12,868,921.98 | 136,855.88 | 0.00 | 15,966.66 | 0.00 | 12,716,099.44 | 4,223,066.38 |

# Structured Asset Securities Corporation
# Mortgage Pass-Through Certificates, Series 2004-18H

## *Collateral Summary*

### *ASSET CHARACTERISTICS*

| | Cut-Off | Prior | Current |
|---|---|---|---|
| Aggregate Stated Principal Balance | 199,909,613.33 | 12,868,921.98 | 12,716,099.44 |
| Loan Count | 1,597 | 188 | 187 |
| Weighted Average Coupon Rate (WAC) | 6.298720% | 6.059666% | Not Available |
| Net Weighted Average Coupon Rate (Net WAC) | 6.042220% | 5.761545% | Not Available |
| Weighted Average Maturity (WAM in months) | 355 | 178 | 177 |

### *AVAILABLE PRINCIPAL*

| | |
|---|---|
| Scheduled Principal | 48,167.89 |
| Curtailments | 9,665.16 |
| Prepayments in Full | 94,989.49 |
| Liquidation Balance | 0.00 |
| Repurchased Principal | 0.00 |
| Other Principal | 0.00 |
| TOTAL AVAILABLE PRINCIPAL | 152,822.54 |
| Current Realized Losses | 0.00 |
| Realized Losses (Gains) from Prior Liquidations | 10,496.89 |
| Cumulative Realized Losses | 3,748,580.62 |

### *AVAILABLE INTEREST*

| | | |
|---|---|---|
| Scheduled Interest | | 64,984.45 |
| Less: | Master Servicing Fees | 0.00 |
| | Sub Servicing Fees | 2,681.03 |
| | Trustee Fees | 69.76 |
| | Insurance Fees | 446.35 |
| | Uncompensated PPIS | 0.00 |
| | Relief Act Shortfall | 0.00 |
| | Extraordinary Trust Fund Expenses | 0.03 |
| | Other Interest Reductions | 2,700.81 |
| TOTAL AVAILABLE INTEREST | | 59,086.47 |

# Structured Asset Securities Corporation
# Mortgage Pass-Through Certificates, Series 2004-18H

## *Collateral Summary - Total*

### *ASSET CHARACTERISTICS*

| | Cut-Off | Prior | Current |
|---|---|---|---|
| Aggregate Stated Principal Balance | 199,909,613.33 | 12,868,921.98 | 12,716,099.44 |
| Loan Count | 1,597 | 188 | 187 |
| Weighted Average Coupon Rate (WAC) | 6.298720% | 6.059666% | Not Available |
| Net Weighted Average Coupon Rate (WAC) | 6.042220% | 5.803166% | Not Available |
| Weighted Average Maturity (WAM in months) | 355 | 178 | 177 |

### *AVAILABLE PRINCIPAL*

| | |
|---|---|
| Scheduled Principal | 48,167.89 |
| Curtailments | 9,665.16 |
| Prepayments in Full | 94,989.49 |
| Liquidation Balance | 0.00 |
| Repurchased Principal | 0.00 |
| Other Principal | 0.00 |
| TOTAL AVAILABLE PRINCIPAL | 152,822.54 |
| Current Realized Losses | 0.00 |
| Realized Losses (Gains) from Prior Liquidatic | 10,496.89 |
| Cumulative Realized Losses | 3,748,580.62 |

### *AVAILABLE INTEREST*

| | | |
|---|---|---|
| Scheduled Interest | | 64,984.45 |
| Less: | Master Servicing Fees | 0.00 |
| | Sub Servicing Fees | 2,681.03 |
| | Trustee Fees | 69.76 |
| | Insurance Fees | 446.35 |
| | Uncompensated PPIS | 0.00 |
| | Relief Act Shortfall | 0.00 |
| | Extraordinary Trust Fund Expenses | 0.03 |
| | Other Interest Reductions | 2,700.81 |
| TOTAL AVAILABLE INTEREST | | 59,086.47 |

# Structured Asset Securities Corporation
# Mortgage Pass-Through Certificates, Series 2004-18H

## *Delinquency Information*

| | 1 Month | 2 Months | 3+ Months | Totals |
|---|---|---|---|---|
| **Delinquency** | | | | |
| Scheduled Principal Balance | 55,248.64 | 87,731.15 | 0.00 | 142,979.79 |
| Percentage of Total Pool Balance | 0.4345% | 0.6899% | 0.0000% | 1.1244% |
| Number of Loans | 1 | 1 | 0 | 2 |
| Percentage of Total Loans | 0.5348% | 0.5348% | 0.0000% | 1.0695% |
| **Bankruptcy** | | | | |
| Scheduled Principal Balance | 0.00 | 0.00 | 0.00 | 0.00 |
| Percentage of Total Pool Balance | 0.0000% | 0.0000% | 0.0000% | 0.0000% |
| Number of Loans | 0 | 0 | 0 | 0 |
| Percentage of Total Loans | 0.0000% | 0.0000% | 0.0000% | 0.0000% |
| **Foreclosure** | | | | |
| Scheduled Principal Balance | 0.00 | 0.00 | 272,417.57 | 272,417.57 |
| Percentage of Total Pool Balance | 0.0000% | 0.0000% | 2.1423% | 2.1423% |
| Number of Loans | 0 | 0 | 5 | 5 |
| Percentage of Total Loans | 0.0000% | 0.0000% | 2.6738% | 2.6738% |
| **REO** | | | | |
| Scheduled Principal Balance | 0.00 | 0.00 | 95,948.07 | 95,948.07 |
| Percentage of Total Pool Balance | 0.0000% | 0.0000% | 0.7545% | 0.7545% |
| Number of Loans | 0 | 0 | 2 | 2 |
| Percentage of Total Loans | 0.0000% | 0.0000% | 1.0695% | 1.0695% |
| **Total** | | | | |
| Scheduled Principal Balance | 55,248.64 | 87,731.15 | 368,365.64 | 511,345.43 |
| Percentage of Total Pool Balance | 0.4345% | 0.6899% | 2.8968% | 4.0212% |
| Number of Loans | 1 | 1 | 7 | 9 |
| Percentage of Total Loans | 0.5348% | 0.5348% | 3.7433% | 4.8128% |

| | |
|---|---|
| Principal and Interest Advance Required and Received | 95,478.30 |

# Structured Asset Securities Corporation
# Mortgage Pass-Through Certificates, Series 2004-18H

## *Other Information*

| | |
|---|---|
| Current Bankruptcy Loss | 0.00 |
| Cumulative Bankruptcy Loss | 0.00 |
| Remaining Bankruptcy Loss Limit | 119,910.00 |
| Current Fraud Loss | 0.00 |
| Cumulative Fraud Loss | 0.00 |
| Remaining Fraud Loss Limit | 3,998,192.00 |
| Current Special Hazard Loss Limit | 0.00 |
| Cumulative Special Hazard Loss Limit | 0.00 |
| Remaining Special Hazard Loss Limit | 2,099,051.00 |