



Insight beyond the rating.

Date of Release: December 5, 2007

DBRS Assigns Provisional Ratings to Bear Stearns Commercial Mortgage Trust, 2007-PWR18

Industry: Sec.--CMBS

DBRS has today assigned provisional ratings to the following classes of Bear Stearns Commercial Mortgage Trust, 2007-PWR18 Commercial Mortgage Pass-Through Certificates. The trends are Stable.

- Class A-1 at AAA
- Class A-2 at AAA
- Class A-3 at AAA
- Class A-AB at AAA
- Class A-4 at AAA
- Class A-1A at AAA
- Class A-M at AAA
- Class AM-A at AAA
- Class A-J at AAA
- Class AJ-A at AAA
- Class B at AA (high)
- Class C at AA
- Class D at AA (low)
- Class E at A (high)
- Class F at "A"
- Class G at A (low)
- Class H at BBB (high)
- Class J at BBB
- Class K at BBB (low)
- Class L at BB (high)
- Class M at BB
- Class N at BB (low)
- Class O at B (high)
- Class P at B
- Class Q at B (low)
- Class S at NR
- Class X at AAA

Copyright © 2007, DBRS Limited, DBRS, Inc., and DBRS (Europe) Limited (collectively, "DBRS"). All rights reserved. The information upon which DBRS ratings and reports are based is obtained by DBRS from sources believed by DBRS to be accurate and reliable. DBRS does not perform any audit and does not independently verify the accuracy of the information provided to it. DBRS ratings, reports and any other information provided by DBRS is provided "as is" and without warranty of any kind. DBRS hereby disclaims any representation or warranty, express or implied, as to the accuracy, timeliness, completeness, merchantability, fitness for any particular purpose or non-infringement of any of such information. In no event shall DBRS or its directors, officers, employees, independent contractors, agents, and representatives (collectively, "DBRS Representatives") be liable for: (i) any inaccuracy, delay, interruption in service, error, or omission, or for any resulting damages, or (ii) any direct, indirect, incidental, special, compensatory, or consequential damages with respect to any error (negligent or otherwise) or other circumstance or contingency within or outside the control of DBRS or any DBRS Representatives in connection with, or related to, obtaining, collecting, compiling, analyzing, interpreting, communicating, publishing, or delivering any information. Ratings and other opinions issued by DBRS are, and must be construed solely as, statements of opinion and not statements of fact as to credit worthiness or recommendations to purchase, sell, or hold any securities. DBRS receives compensation, ranging from US\$1,000 to US\$750,000 (or the applicable currency equivalent), from issuers, insurers, guarantors and/or underwriters of debt securities for assigning ratings. This publication may not be reproduced, retransmitted, or distributed in any form without the prior written consent of DBRS.



The collateral consists of 186 fixed-rate loans secured by 310 multi-family, mobile home parks and commercial properties. The portfolio has a balance of \$2,503,863,471. The pool benefits from strong sponsorship, as indicated by 72.4% of DBRS's sample. There is diversity by loan size: four of the top ten loans are portfolios with multiple properties serving as collateral for the loan. The top ten loans represent 39.3% of the trust balance. The pool also benefits from 53.3% of the sampled collateral considered to have property grades of above average or excellent.

DBRS shadow-rates four loans, representing 8.4% of the pool, investment grade. The investment-grade shadow-rated loans indicate the long-term stability of the underlying assets.

Notes:

All figures are in U.S. dollars unless otherwise noted.

Classes B, C, D, E, F, G, H, J, K, L, M, N, O, P, Q, S and X are privately placed pursuant to Rule 144A.

The Class X balance is notional.

Issuer	Debt Rated	Rating Action	Rating	Trend	Latest Event
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class A-1	New Rating - Provisional	AAA	Stb	Dec 5, 2007
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class A-2	New Rating - Provisional	AAA	Stb	Dec 5, 2007
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class A-3	New Rating - Provisional	AAA	Stb	Dec 5, 2007
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class A-AB	New Rating - Provisional	AAA	Stb	Dec 5, 2007

Copyright © 2007, DBRS Limited, DBRS, Inc., and DBRS (Europe) Limited (collectively, "DBRS"). All rights reserved. The information upon which DBRS ratings and reports are based is obtained by DBRS from sources believed by DBRS to be accurate and reliable. DBRS does not perform any audit and does not independently verify the accuracy of the information provided to it. DBRS ratings, reports and any other information provided by DBRS is provided "as is" and without warranty of any kind. DBRS hereby disclaims any representation or warranty, express or implied, as to the accuracy, timeliness, completeness, merchantability, fitness for any particular purpose or non-infringement of any of such information. In no event shall DBRS or its directors, officers, employees, independent contractors, agents, and representatives (collectively, "DBRS Representatives") be liable for: (i) any inaccuracy, delay, interruption in service, error, or omission, or for any resulting damages, or (ii) any direct, indirect, incidental, special, compensatory, or consequential damages with respect to any error (negligent or otherwise) or other circumstance or contingency within or outside the control of DBRS or any DBRS Representatives in connection with, or related to, obtaining, collecting, compiling, analyzing, interpreting, communicating, publishing, or delivering any information. Ratings and other opinions issued by DBRS are, and must be construed solely as, statements of opinion and not statements of fact as to credit worthiness or recommendations to purchase, sell, or hold any securities. DBRS receives compensation, ranging from US\$1,000 to US\$750,000 (or the applicable currency equivalent), from issuers, insurers, guarantors and/or underwriters of debt securities for assigning ratings. This publication may not be reproduced, retransmitted, or distributed in any form without the prior written consent of DBRS.



Issuer	Debt Rated	Rating Action	Rating	Trend	Latest Event
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class A-4	New Rating - Provisional	AAA	Stb	Dec 5, 2007
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class A-1A	New Rating - Provisional	AAA	Stb	Dec 5, 2007
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class A-M	New Rating - Provisional	AAA	Stb	Dec 5, 2007
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class AM-A	New Rating - Provisional	AAA	Stb	Dec 5, 2007
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class A-J	New Rating - Provisional	AAA	Stb	Dec 5, 2007
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class AJ-A	New Rating - Provisional	AAA	Stb	Dec 5, 2007
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class B	New Rating - Provisional	AA (high)	Stb	Dec 5, 2007
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class C	New Rating - Provisional	AA	Stb	Dec 5, 2007

Copyright © 2007, DBRS Limited, DBRS, Inc., and DBRS (Europe) Limited (collectively, "DBRS"). All rights reserved. The information upon which DBRS ratings and reports are based is obtained by DBRS from sources believed by DBRS to be accurate and reliable. DBRS does not perform any audit and does not independently verify the accuracy of the information provided to it. DBRS ratings, reports and any other information provided by DBRS is provided "as is" and without warranty of any kind. DBRS hereby disclaims any representation or warranty, express or implied, as to the accuracy, timeliness, completeness, merchantability, fitness for any particular purpose or non-infringement of any of such information. In no event shall DBRS or its directors, officers, employees, independent contractors, agents, and representatives (collectively, "DBRS Representatives") be liable for: (i) any inaccuracy, delay, interruption in service, error, or omission, or for any resulting damages, or (ii) any direct, indirect, incidental, special, compensatory, or consequential damages with respect to any error (negligent or otherwise) or other circumstance or contingency within or outside the control of DBRS or any DBRS Representatives in connection with, or related to, obtaining, collecting, compiling, analyzing, interpreting, communicating, publishing, or delivering any information. Ratings and other opinions issued by DBRS are, and must be construed solely as, statements of opinion and not statements of fact as to credit worthiness or recommendations to purchase, sell, or hold any securities. DBRS receives compensation, ranging from US\$1,000 to US\$750,000 (or the applicable currency equivalent), from issuers, insurers, guarantors and/or underwriters of debt securities for assigning ratings. This publication may not be reproduced, retransmitted, or distributed in any form without the prior written consent of DBRS.



Issuer	Debt Rated	Rating Action	Rating	Trend	Latest Event
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class D	New Rating - Provisional	AA (low)	Stb	Dec 5, 2007
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class E	New Rating - Provisional	A (high)	Stb	Dec 5, 2007
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class F	New Rating - Provisional	A	Stb	Dec 5, 2007
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class G	New Rating - Provisional	A (low)	Stb	Dec 5, 2007
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class H	New Rating - Provisional	BBB (high)	Stb	Dec 5, 2007
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class J	New Rating - Provisional	BBB	Stb	Dec 5, 2007
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class K	New Rating - Provisional	BBB (low)	Stb	Dec 5, 2007
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class L	New Rating - Provisional	BB (high)	Stb	Dec 5, 2007
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class M	New Rating - Provisional	BB	Stb	Dec 5, 2007

Copyright © 2007, DBRS Limited, DBRS, Inc., and DBRS (Europe) Limited (collectively, "DBRS"). All rights reserved. The information upon which DBRS ratings and reports are based is obtained by DBRS from sources believed by DBRS to be accurate and reliable. DBRS does not perform any audit and does not independently verify the accuracy of the information provided to it. DBRS ratings, reports and any other information provided by DBRS is provided "as is" and without warranty of any kind. DBRS hereby disclaims any representation or warranty, express or implied, as to the accuracy, timeliness, completeness, merchantability, fitness for any particular purpose or non-infringement of any of such information. In no event shall DBRS or its directors, officers, employees, independent contractors, agents, and representatives (collectively, "DBRS Representatives") be liable for: (i) any inaccuracy, delay, interruption in service, error, or omission, or for any resulting damages, or (ii) any direct, indirect, incidental, special, compensatory, or consequential damages with respect to any error (negligent or otherwise) or other circumstance or contingency within or outside the control of DBRS or any DBRS Representatives in connection with, or related to, obtaining, collecting, compiling, analyzing, interpreting, communicating, publishing, or delivering any information. Ratings and other opinions issued by DBRS are, and must be construed solely as, statements of opinion and not statements of fact as to credit worthiness or recommendations to purchase, sell, or hold any securities. DBRS receives compensation, ranging from US\$1,000 to US\$750,000 (or the applicable currency equivalent), from issuers, insurers, guarantors and/or underwriters of debt securities for assigning ratings. This publication may not be reproduced, retransmitted, or distributed in any form without the prior written consent of DBRS.



Issuer	Debt Rated	Rating Action	Rating	Trend	Latest Event
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class N	New Rating - Provisional	BB (low)	Stb	Dec 5, 2007
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class O	New Rating - Provisional	B (high)	Stb	Dec 5, 2007
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class P	New Rating - Provisional	B	Stb	Dec 5, 2007
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class Q	New Rating - Provisional	B (low)	Stb	Dec 5, 2007
Bear Stearns Commercial Mortgage Securities Trust 2007-PWR18	Commercial Mortgage Pass-Through Certificates, Series 2007-PWR18, Class X	New Rating - Provisional	AAA	Stb	Dec 5, 2007

The full report providing additional analytical detail is available by clicking on the link below or by contacting us at info@dbrs.com.

Kevin Mammoser
 Vice President - CMBS
 +1 312 332 0136
kmammoser@dbrs.com

Mary Jane Potthoff
 Senior Vice President - CMBS
 +1 312 332 0837
mjpotthoff@dbrs.com

William Dallman
 Senior Vice President - CMBS Marketing
 +1 312 332 9445
wdallman@dbrs.com