

**Funds Application Report - 13th Mortgage Trust
May 2021**

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| Payment Calculation Date | May 3, 2021 |
| Interest Rate Series A | 4.6500% |
| Interest Rate Series B | 6.5000% |
| Interest Rate Series C | 8.5000% |
| Beginning day, current Accrual Period | March 24, 2021 |
| Ending day, current Accrual Period | April 22, 2021 |
| Payment Date | May 10, 2021 |
| Number of days in Accrual Period | 30 |
| Principal Balance of the Group of Mortgages at the <i>close</i> of the last day of the Collection Period prior to the Collection Period just ended (1). | 32,175,633.02 |
| Principal Balance of the Group of Mortgages at the <i>close</i> of the last day of the Collection Period just ended. | 31,859,839.64 |
| Principal Balance of the Group of Mortgages which are not Defaulted Mortgages at the close of the last day of the Collection Period just ended | 31,493,268.58 |
| Max Senior Fees and Expenses | 53,626.06 |
| First day of the Collection Period just ended | April 1, 2021 |
| Last day of the Collection Period just ended | April 30, 2021 |
| Number of days in the Collection Period | 30 |
| Principal Balance of Series A at the beginning of the Accrual Period | 26,327,245.92 |
| Principal Balance of Series B at the beginning of the Accrual Period | 2,950,506.50 |
| Principal Balance of Series C at the beginning of the Accrual Period | 900,000.00 |
| Fees and Expenses | |
| Commission of the Trustee of the Collateral Trust: | 3,351.63 |
| Servicing Fee: | 33,516.28 |
| Commission of the Payment Agent: | 1,675.81 |
| Local Supervision Fee SEC | 0.00 |
| Local Stock Exchange Fee: | 0.00 |
| Indemnifications of Collateral Trustee, Servicer and Payment Agent: | 0.00 |
| Tax on Commission of the Trustee of the Collateral Trust (ITBMS): | 234.61 |
| Tax on Commission of the Payment Agent (ITBMS): | 117.31 |
| <i>Total Fees and Expenses</i> | 38,895.64 |
| Series A Interest Reserve Account (at close of the Collection Period just ended) | 484.68 |
| Series A Allocation of the Letter of Credit | 301,000.00 |
| Series A Interest Reserve Required Balance: | 279,726.99 |
| Total Series A Interest Reserve Account more balance of Letter of Credit | 301,484.68 |
| Series B Interest Reserve Account (at close of the Collection Period just ended) | 546.58 |
| Series B Allocation of the Letter of Credit | 33,000.00 |
| Series B Interest Reserve Required Balance: | 29,505.07 |
| Total Series B Interest Reserve Account more balance of Letter of Credit | 33,546.58 |
| Amount to be used to make Serie B Interest Payment: | 0.00 |
| Available Funds Cutoff Balance (at close of Collection Period just ended) | 521,862.46 |
| Available Funds Cutoff Balance plus payments from Interest Reserve Accounts | 856,893.72 |
| <i>Less</i> | |
| Senior Fees and Expenses: | 38,895.64 |
| Series A Interest Payment: | 102,018.08 |
| Deposits to the Series A Interest Reserve Account (Series A Interest Reserve Deficiency Amount): | 0.00 |
| Series A Target Principal: | 276,384.17 |
| Series B Interest Payment: | 15,981.91 |
| Deposits to the Series B Interest Reserve Account (Series B Interest Reserve Deficiency Amount): | 0.00 |
| Series C Interest, as long as a Trigger Event is not in effect: | 6,375.00 |
| Series C Accrued Interest, as long as a Trigger Event is not in effect: | 0.00 |
| Series B Target Principal Payment, as long as a Trigger Event is not in effect: | 82,207.66 |
| Series B Accrued Target Principal Payment, as long as a Trigger Event is not in effect: | 0.00 |
| Series A Additional Principal Payment: | 0.00 |
| Series B Additional Principal Payment: | 0.00 |
| Subordinated Fees and Expenses | 0.00 |
| Series C Principal Payment: | 0.00 |
| Issuer Trustee Incentive Fee: | 0.00 |