

**Funds Application Report - 13th Mortgage Trust
October 2020**

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| Payment Calculation Date | October 1, 2020 |
| Interest Rate Series A | 4.6500% |
| Interest Rate Series B | 6.5000% |
| Interest Rate Series C | 8.5000% |
| Beginning day, current Accrual Period | August 26, 2020 |
| Ending day, current Accrual Period | September 24, 2020 |
| Payment Date | October 8, 2020 |
| 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). | 33,855,537.80 |
| Principal Balance of the Group of Mortgages at the <i>close</i> of the last day of the Collection Period just ended. | 33,572,690.46 |
| 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 | 33,126,790.25 |
| Max Senior Fees and Expenses | 56,425.90 |
| First day of the Collection Period just ended | September 1, 2020 |
| Last day of the Collection Period just ended | September 30, 2020 |
| Number of days in the Collection Period | 30 |
| Principal Balance of Series A at the beginning of the Accrual Period | 27,978,001.71 |
| Principal Balance of Series B at the beginning of the Accrual Period | 3,214,925.72 |
| 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: | 3,526.62 |
| Servicing Fee: | 35,266.19 |
| Commission of the Payment Agent: | 1,763.31 |
| 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): | 246.86 |
| Tax on Commission of the Payment Agent (ITBMS): | 123.43 |
| <i>Total Fees and Expenses</i> | <u>40,926.41</u> |
| Series A Interest Reserve Account (at close of the Collection Period just ended) | 482.56 |
| Series A Allocation of the Letter of Credit | 329,000.00 |
| Series A Interest Reserve Required Balance: | 297,266.27 |
| Total Series A Interest Reserve Account more balance of Letter of Credit | 329,482.56 |
| Series B Interest Reserve Account (at close of the Collection Period just ended) | 544.46 |
| Series B Allocation of the Letter of Credit | 36,000.00 |
| Series B Interest Reserve Required Balance: | 32,149.26 |
| Total Series B Interest Reserve Account more balance of Letter of Credit | 36,544.46 |
| Amount to be used to make Serie B Interest Payment: | 0.00 |
| Available Funds Cutoff Balance (at close of Collection Period just ended) | 481,012.43 |
| Available Funds Cutoff Balance plus payments from Interest Reserve Accounts | <u>371,106.26</u> |
| <i>Less</i> | |
| Senior Fees and Expenses: | 40,926.41 |
| Series A Interest Payment: | 108,414.76 |
| Deposits to the Series A Interest Reserve Account (Series A Interest Reserve Deficiency Amount): | 0.00 |
| Series A Target Principal: | 293,618.29 |
| Series B Interest Payment: | 17,414.18 |
| 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: | 14,263.79 |
| 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 |


