

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

**February, 2022**

|  |                         |
|--|-------------------------|
| Payment Calculation Date:  | February 2, 2022        |
| Interest Rate Series A:  | 4.6500%                 |
| Interest Rate Series B:  | 6.5000%                 |
| Interest Rate Series C:  | 8.5000%                 |
| Beginning day current Accrual Period:  | December 19, 2021       |
| Ending day, current Accrual Period:  | January 17, 2022        |
| <b>Payment Date:</b>   | <b>February 8, 2022</b> |
| Number of days in Accrual Period:  | 30                      |
| * Principal Balance of the Group of Mortgages at the close of the last day of the Collection Period prior to the Collection Period just ended (1): | 30,165,196.48           |
| Principal Balance of the Group of Mortgages at the close of the last day of the Collection Period just ended:                                      | 30,056,161.68           |
| 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:    | 29,705,385.49           |
| Max Senior Fees and Expenses:  | 51,951.17               |
| First day of the Collection Period just ended:   | January 1, 2022         |
| Last day of the Collection Period just ended:  | January 31, 2022        |
| Number of days in the Collection Period:   | 31                      |
| Principal Balance of Series A at the beginning of the Accrual Period:  | 24,371,848.05           |
| Principal Balance of Series B at the beginning of the Accrual Period:  | 2,576,098.30            |
| Principal Balance of Series C at the beginning of the Accrual Period:  | 900,000.00              |
| <br><b>Fees and Expenses</b>   |                         |
| Commission of the Trustee of the Collateral Trust:   | 3,246.95                |
| Servicing Fee:   | 32,469.48               |
| Commission of the Payment Agent:   | 1,623.47                |
| Local Supervisión Fee SEC:   | .00                     |
| Local Stock Exchange FEE:  | .00                     |
| Indemnifications of Collateral Trustee, Servicer and Payment Agent:  | .00                     |
| Tax on Commission of the Trustee of the Collateral Trust (ITBMS):  | 227.29                  |
| Tax Tax on Commission of the Payment Agent(ITBMS):   | <u>113.64</u>           |
| Total Fees and Expenses:   | 37,680.83               |
| <br><i>Series A Interest Reserve Account (at close of the Collection Period just ended):</i>   |                         |
| Series A Allocation of the letter of Credit:   | 487.44                  |
| Series A Interest Reserve Required Balance:  | 271,000.00              |
| Total Series A Interest Reserve Account more balance of Letter of Credit:  | <u>258,950.89</u>       |
|  | 271,487.44              |
| <br><i>Series B Interest Reserve Account (at close of the Collection Period just ended):</i>   |                         |
| Series B Allocation of the letter of Credit:   | 551.18                  |
| Series B Interest Reserve Required Balance:  | 28,000.00               |
| Total Series B Interest Reserve Account more balance of Letter of Credit:  | <u>25,760.98</u>        |
|  | 28,551.18               |
| <br><i>Available Funds Cutoff Balance (at close of Collection Period just ended):</i>  |                         |
| Available Funds Cutoff Balance plus payments from Interest Reserve Account:  | <u>299,205.29</u>       |
|  | 599,243.91              |
| <br><b>Lees</b>  |                         |
| Senior Fees and Expenses:  | 37,680.83               |
| Series A Interest Payment and Taxes:   | 94,440.91               |
| Deposits to the Series A Interest Reserve Account (Series A Interest Reserve Deficiency Amount):   | .00                     |
| Series A Target Principal:   | 108,869.39              |
| Series B Interest Payment  | 13,953.87               |
| Deposit to the Series B Interest Reserve Account (Series B Interest Reserve Deficiency Amount):  | .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:  | .00                     |
| Series B Target Principal Payment, as long as a Trigger Event is not in effect:  | 37,885.29               |
| Series B Accrued Target Principal Payment as long as a Trigger Event is not in effect:   | .00                     |
| Series A Additional Principal Payment:   | .00                     |
| Series B Additional Principal Payment:   | .00                     |
| Subordinated Fees and Expenses:  | .00                     |
| Series C Principal Payment:  | .00                     |
| Issuer Trustee Incentive Fee:  | .00                     |