

Funds Application Report- 13th Mortgage Trust

March, 2022

Payment Calculation Date:	March 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:	January 18, 2022
Ending day, current Accrual Period:	February 16, 2022
Payment Date:	March 8, 2022
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):	30,056,161.68
Principal Balance of the Group of Mortgages at the close of the last day of the Collection Period just ended:	29,808,652.32
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:	29,461,999.10
Max Senior Fees and Expenses:	46,754.03
First day of the Collection Period just ended:	February 1, 2022
Last day of the Collection Period just ended:	February 28, 2022
Number of days in the Collection Period:	28
Principal Balance of Series A at the beginning of the Accrual Period:	24,262,978.66
Principal Balance of Series B at the beginning of the Accrual Period:	2,538,213.01
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:	2,922.13
Servicing Fee:	29,221.27
Commission of the Payment Agent:	1,461.06
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):	204.55
Tax Tax on Commission of the Payment Agent(ITBMS):	102.27
Total Fees and Expenses:	<u>33,911.28</u>

Series A Interest Reserve Account (at close of the Collection Period just ended):	487.72
Series A Allocation of the letter of Credit:	271,000.00
Series A Interest Reserve Required Balance:	<u>257,794.15</u>
Total Series A Interest Reserve Account more balance of Letter of Credit:	271,487.72

Series B Interest Reserve Account (at close of the Collection Period just ended):	551.74
Series B Allocation of the letter of Credit:	<u>28,000.00</u>
Series B Interest Reserve Required Balance:	<u>25,382.13</u>
Total Series B Interest Reserve Account more balance of Letter of Credit:	<u>28,551.74</u>

Available Funds Cutoff Balance (at close of Collection Period just ended):	423,277.87
Available Funds Cutoff Balance plus payments from Interest Reserve Account:	<u>723,317.33</u>

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Senior Fees and Expenses:	33,911.28
Series A Interest Payment and Taxes:	94,019.04
Deposits to the Series A Interest Reserve Account (Series A Interest Reserve Deficiency Amount):	.00
Series A Target Principal:	243,386.39
Series B Interest Payment	13,748.65
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:	31,837.51
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