Monthly Servicer Report 13th Mortgage Trust

Collection Period: Jun 1 - 30, 2020 Report Date: July 7, 2020 I hereby certify to the best of my knowledge that the information contained herein is true and accurate and that La Hipotecaria S. A. de C.V. has not violated and is not in violation of any representation, warranty, covenant, or obligation contained in any of the Transaction Documents. Signature of Servicer's authorized representative Name of Servicer's authorized representative **Emilio Pimentel** Corporate Finance Manager Title of Servicer's authorized representative Phone number of Servicer's authorized representative (507)-300-8500 Part 1: General information Weighted average non- mortgage debt service to original family income ratio on the Group of Mortgages Number of Mortgage Loans at the close of the prior 1,067 10.57% at the close of the current Collection Period. Collection Period: Weighted average mortgage debt service to original Number of Mortgage Loans at the close of the current family income ratio on original Group of Mortgages: 1,064 25.94% Collection Period: Unpaid Balance of the Group of Mortgages at the close of Weighted average mortgage debt service to original the prior Collection Period: \$34,435,642.29 26.14% family income ratio on current Group of Mortgages: Unpaid Balance of the Group of Mortgages at the close of \$34,306,002.62 Weighted average original months to maturity: 299 the current Collection Period: Weighted average current months to maturity at the Average original size of the Mortgage Loans: \$35,254.16 256 close of the Collection Period: Average current size of the Mortgage Loans: \$32,242.48 7.50% Weighted average interest rate on the Mortgages: Weighted average original LTV: 81.52% Net proceeds from Debtors(2): \$350,616.91 Weighted average current LTV(1): 76.28% Gross Principal Collected: \$129,501.16 Weighted average non- mortgage debt service to original family income ratio on the original Group of Mortgages. 10.45% Gross Interest Collected: \$221,115.75 Part 2: Principal balance reporting

r dit 2. 1 intolpal balance reporting	
Outstanding Principal Balance of all Mortgage Loans at the close of the previous Collection Period:	\$34,435,642.29
Less:	
Scheduled principal payments* programmed during the Collection Period	\$269,654.74
Payments of principal collected during the Collection Period above (below) scheduled principal payments*	-\$140,015.07
Principal payments from repurchased Mortgages during the Collection Period:	\$0.00
Principal balance of loans registered with a Capital Loss	\$0.00
Outstanding Principal Balance of all Mortgage Loans at the close of the Collection Period just ended:	\$34,306,002.62
Principal balance of loans which became Defaulted Mortgages during all previous Collection Periods and that have not been cancelled:	\$450,747.86
Principal balance of loans which became Defaulted Mortgages during the Collection Period just ended:	\$0.00
Equals:	
Outstanding Principal Balance of all Mortgage Loans which are not Defaulted Mortgages at the close of the current Collection Period:	\$33,855,254.76
*Scheduled principal payments represent the regular amortization plus prepayments as shown in the final cash flow model of the securitization by Asset Technologies.	<u> </u>

Part 3: Principal reporting

Fait 3. Finicipal reporting	
Principal payments collected during the Collection Period:	\$129,501.16
Liquidation Draggada alloated during the Calloation Design that appropriate the Dringing Delange of any	
Liquidation Proceeds collected during the Collection Period that correspond to the Principal Balance of any	40.00
Mortgage Loan held as an asset by the Trustee:	\$0.00
Condemnation Proceeds collected during the Collection Period:	\$0.00
Condemnation (1) occess conected during the Conection (1) enou.	\$0.00
Principal collected during the Collection Period related to repurchased Mortgage Loans:	\$0.00
	φ0.00
Capital Loss	\$0.00
	·
Other principal collected during the Collection Period:	\$0.00
Gross principal collected during the Collection Period:	\$129,501.16
Reimbursement of Servicer Advances for expenses during the Collection Period:	\$0.00
Treinbursement of Servicer Advances for expenses during the Collection Ferrod.	\$0.00
Principal remitted to Available Funds Account during the Collection Period:	\$129,501.16
	ψ.20,000
Number of Mortgage Loans at the beginning of the Collection Period:	1,067
Number of Mortgage Loans repaid in full during the Collection Period:	3
Drive in all frame Mantagers I came user aid in full devices that Callestian Davian	\$50.040.40
Principal from Mortgage Loans repaid in full during the Collection Period:	\$58,240.12
Number of Mortgage Loans that become defaulted during the Collection Period:	0
I taling a so that gage _calle that so come constants at mig the concentry chear	
Number of Mortgage Loans that become defaulted during previous Collection Periods that remain	
uncancelled:	17
Number of Mortgage loans repurchased during the Collection Period:	0
Number of Mortgage Loans that are not Defaulted Mortgage loans at the end of the Collection Period:	
	1,047
	:,•

Part 4: Interest, Taxes and Servicer Advances - reporting

Net ordinary interest payments remitted to Collateral Trust during the Collection Period: 1,000 1,	Fait 4. Interest, raxes and Servicer Advances - reporting	
Leguidation Proceeds that correspond to interest payments during the Collection Period: Net Rental Income collected during the Collection Period: Servicer Advances during the Collection Period as per sections 3.2 (f) (iii) (ii) of the Servicing Agreement \$0.00 Servicer Advances during the Collection Period as per sections 3.2 (f) (iii) of the Servicing Agreement \$0.00 Servicer Advances during the Collection Period as per section 3.2 (f) (iii) of the Servicing Agreement \$0.00 Servicer Advances during the Collection Period as per section 3.2 (f) (iii) of the Servicing Agreement \$0.00 Servicer Advances during the Collection Period as per section 3.2 (f) (iii) of the Servicing Agreement \$0.00 Servicer Advances during the Collection Period: \$0.00 Gross Interest collected during the Collection Period: \$0.00 Gross Interest collected during the Collection Period: \$0.00 Focus Interest Collected Technology of the Servicer Advances remitted to the Available Funds Account during the Collection Period: \$0.00 Focus Interest Enable to Interest, Taxes and Servicer Advances remitted to the Available Funds Account during the Collection Period: \$0.00 Focus Interest Reserve Counts receivables grained to the Collection Period: \$0.00 Focus Interest Reserve Accounts receivables grained to Borrowers during the Collection Period: \$0.00 Recounts receivables grained to Borrowers during the Collection Period: \$0.00 Recounts receivables grained to Borrowers during the Collection Period: \$0.00 Recounts receivables grained to Borrowers during the Collection Period: \$0.00 Focus Interest Reserve Account Reporting Balance of the Letter of Credit - Series A Allocation at the close of the Period Report:	Gross ordinary interest payments collected during the Collection Period:	\$221,115.75
Net Rental Income collected during the Collection Period: Servicer Advances during the Collection Period as per sections 3.2 (i) (ii) y (ii) of the Servicing Agreement \$0.00 Servicer Advances during the Collection Period as per sections 3.2 (ii) (iii) of the Servicing Agreement \$0.00 Servicer Advances during the Collection Period as per section 3.2 (ii) (iii) of the Servicing Agreement \$0.00 Servicer Advances during the Collection Period as per section 3.2 (ii) (iv) of the Servicing Agreement \$0.00 Froseds from the Series A Interest Reserve Account during the Collection Period: \$0.00 Gross Interest collected during the Collection Period: \$0.00 Frose Interest Collected Interest Taxes and Servicer Advances remitted to the Available Funds Account during the Collection Period: \$0.00 Frose Interest Reserves Servicer Report. As at the Annax 1 to this Servicer Report. As at the date of this receivables presented to Borrowers during this Collection Period: \$0.00 \$0.00 Frose Interest Reserves Interest Reserve Account Reporting Balance of the Letter of Credit - Series A Allocation at the close of the Collection Period: \$0.00 Frose Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$0.00 Frose Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$0.00 Frose Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$0.00 Frose Series B Inte	Net ordinary interest payments remitted to Collateral Trust during the Collection Period:	\$0.00
Servicer Advances during the Collection Period as per sections 3.2 (i) (ii) (ii) of the Servicing Agreement \$0.00 Servicer Advances during the Collection Period as per section 3.2 (i) (iii) of the Servicing Agreement \$0.00 Servicer Advances during the Collection Period as per section 3.2 (i) (iv) of the Servicing Agreement \$0.00 Servicer Advances during the Collection Period as per section 3.2 (ii) (iv) of the Servicing Agreement \$0.00 Frose the Series A Interest Reserve Account during the Collection Period.* \$0.00 Gross Interest collected during the Collection Period.* \$0.00 Gross Interest Collected during the Collection Period.* \$0.00 Total rest funds related to Interest, Taxes and Servicer Advances remitted to the Available Funds Account \$0.00 Total rest funds related to Interest, Taxes and Servicer Advances remitted to the Available Funds Account \$0.00 Total rest funds related to Interest, Taxes and Servicer Advances remitted to the Available Funds Account \$0.00 Total rest funds related to Interest, Taxes and Servicer Advances remitted to the Available Funds Account \$0.00 Total rest funds related to Interest, Taxes and Servicer Advances remitted to the Available Funds Account \$0.00 Total rest funds related to Interest, Taxes and Servicer Advances remitted to the Available Funds Account \$0.00 Total research to the Interest Reserves and Servicer Advances remitted to the Available Funds Account \$0.00 Total research services and the Borovers during this Collection Period: \$0.00 Total research services and to Borovers during this Collection Period: \$0.00 Total research services and the Interest Reserve Account Reporting \$0.00 Total research services and Services And Interest Reserve Account Reporting \$0.00 Funds deposited into the Series A Allocation at the close of the Collection Period: \$0.00 Total of Letter of Credit - Series A Allocation plus Series A Interest Reserve \$0.00 Funds deposited into the Series A Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$0.00 Fun	Liquidation Proceeds that correspond to interest payments during the Collection Period:	\$0.00
Servicer Advances during the Collection Period as per section 3.2 (i) (iii) of the Servicing Agreement \$5.00 Servicer Advances during the Collection Period as per section 3.2 (i) (iv) of the Servicing Agreement \$5.00 Proceeds from the Series A Interest Reserve Account during the Collection Period.* Scoop Servicer Advances during the Collection Period.* Total net funds related to Interest, Taxes and Servicer Advances remitted to the Available Funds Account during the Collection Period. Scoop Servicer Report. As of the date of this transaction, accounts neceviable resulting from this forbearance program in the Annex 1 to this Servicer Report. As of the date of this transaction, accounts neceviables used from the Servicer Report. As of the date of this transaction, accounts neceviables granted to Borrowers during this Collection Periods: \$60.870.38 **Recounts receivables granted to Borrowers during this Collection Period: \$60.870.38 **Recounts receivables granted to Borrowers during this Collection Period: \$60.870.38 **Recounts receivables collected from Borrowers during this Collection Period: \$60.870.38 **Recounts receivables collected from Borrowers during this Collection Period: \$60.870.38 **Recounts receivables collected from Borrowers during previous Collection Period: \$60.870.38 **Recounts receivables collected from Borrowers during the Collection Period: \$60.870.38 **Recounts receivables collected from Borrowers during the Collection Period: \$60.870.38 **Recounts receivables collected from Borrowers during the Collection Period: \$60.870.38 **Recounts receivables collected from Borrowers during the Collection Period: \$60.870.38 **Recounts receivables collected from Borrowers during the Collection Period: \$60.00 **Recounts receivables collected from Borrowers dur	Net Rental Income collected during the Collection Period:	\$0.00
Servicer Advances during the Collection Period as per section 3.2 (j) (iv) of the Servicing Agreement \$0.00 Proceeds from the Senes A Interest Reserve Account during the Collection Period:* Reimbursement of Servicer Advances during the Collection Period:* S221,115,75 Reimbursement of Servicer Advances during the Collection Period:* S221,115,75 Reimbursement of Servicer Advances during the Collection Period:* S221,115,75 Reimbursement of Servicer Advances during the Collection Period:* S221,115,75 S221,115,75 Total net funds related to Interest, Taxes and Servicer Advances remitted to the Available Funds Account during the Collection Period: S221,115,75 Please see the complete explanation of the COVID-19 Forbearance Program in the Annex 1 to this Servicer Report. As of the date of this transaction, accounts receivables resulting from this forbearance program are as follows: Accounts receivables from Borrowers during previous Collection Periods: \$221,115,75 \$221,115,75 \$221,115,75 \$221,115,75 \$222,115,75 \$221,11	Servicer Advances during the Collection Period as per sections 3.2 (I) (i) y (ii) of the Servicing Agreement	\$0.00
Proceeds from the Series A Interest Reserve Account during the Collection Period:* Gross Interest collected during the Collection Period: S221,115.75 Reimbursement of Servicer Advances during the Collection Period:* Total net funds related to Interest, Taxes and Servicer Advances remitted to the Available Funds Account during the Collection Period:* Total net funds related to Interest, Taxes and Servicer Advances remitted to the Available Funds Account during the Collection Period: S221,115.75 Total net funds related to Interest, Taxes and Servicer Advances remitted to the Available Funds Account during the Collection Period: S221,115.75 Total sections are serviced as a service of the Collection Period: Accounts receivables confortevers during this Collection Period: Accounts receivables granted to Borrowers during this Collection Period: S3246,717.66 Accounts receivables collected from Borrowers during this Collection Period: \$300 Accounts receivables collected from Borrowers during this Collection Period: \$300 Accounts receivables collected from Borrowers during this Collection Period: \$300 Accounts receivables collected from Borrowers during this Collection Period: \$300 Accounts receivables collected from Borrowers during this Collection Period: \$300 Accounts receivables collected from Borrowers during this Collection Period: \$300 Accounts receivables collected from Borrowers during this Collection Period: \$300 Accounts receivables collected from Borrowers during this Collection Period: \$300 Accounts receivables collected from Borrowers during this Collection Period: \$300 Accounts receivables collected from Borrowers during this Collection Period: \$300 Balance of the Letter of Credit - Series A Allocation at the close of the previous Collection Period: \$300 Salance of the Letter of Credit - Series A Allocation at the close of the Collection Period: \$300 \$300 Salance of the Letter of Credit Series A Allocation plus Series A Interest Reserve Account reporting Balance of t	Servicer Advances during the Collection Period as per section 3.2 (I) (iiii) of the Servicing Agreement	\$0.00
Gross Interest collected during the Collection Period: Reimbursement of Servicer Advances during the Collection Period: Robust Servicer Advances during the Collection Period: Total rinet funds related to Interest, Taxes and Servicer Advances remitted to the Available Funds Account during the Collection Period: Please see the complete explanation of the COVID-19 Forbearance Program in the Annex 1 to this Servicer Report. As of the date of this transaction, accounts receivables resulting from this forbearance program are as follows: Accounts receivables from Borrowers during previous Collection Periods: Accounts receivables granted to Borrowers during this Collection Period: \$60.870.38 Accounts receivables granted to Borrowers during this Collection Period: \$246,717.68 Accounts receivables collected from Borrowers during this Collection Period: \$30.00 Accounts receivables collected from Borrowers during previous Collection Period: \$246,717.68 Accounts receivables collected from Borrowers during previous Collection Period: \$30.00 Accounts receivables collected from Borrowers during previous Collection Period: \$30.00 Accounts receivables collected from Borrowers during previous Collection Period: \$30.00 Accounts receivables collected from Borrowers during this Collection Period: \$30.00 Accounts receivables collected from Borrowers during this Collection Period: \$30.00 Accounts receivables collected from Borrowers during previous Collection Period: \$30.00 Funds deposited into the Letter of Credit - Series A Allocation at the close of the previous Collection Period \$326,000.00 Funds deposited into the Series A Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$30.00 Funds deposited into the Series A Allocation at the close of the Collection Period: \$30.00 Funds deposited into the Series A Interest Payment: \$30.00 Funds deposited into the Series A Interest Payment: \$30.00 Funds deposited into the Series B Interest Reserve Account reporting Balance of the Lette	Servicer Advances during the Collection Period as per section 3.2 (I) (iv) of the Servicing Agreement	\$0.00
Reimbursement of Servicer Advances during the Collection Period:* Total net funds related to Interest, Taxes and Servicer Advances remitted to the Available Funds Account during the Collection Period: Please see the complete explanation of the COVID-19 Forbearance Program in the Annex 1 to this Servicer Report. As of the date of this transaction, accounts receivables resulting from this forbearance program are as follows: Accounts receivables from Borrowers during previous Collection Periods: Accounts receivables granted to Borrowers during this Collection Period: \$446,717.88 Accounts receivables granted to Borrowers during this Collection Period: \$246,717.88 Accounts receivables collected from Borrowers during this Collection Period: \$246,717.88 Accounts receivables collected from Borrowers during previous Collection Period: \$246,717.88 Accounts receivables collected from Borrowers during previous Collection Periods: \$246,717.88 Accounts receivables collected from Borrowers during previous Collection Periods: \$248,717.88 Part 5: Series A Interest Reserve Account Reporting Balance of the Letter of Credit - Series A Allocation at the close of the previous Collection Period \$329,000.00 Funds deposited into the Series A Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$248,717.88 Balance of the Letter of Credit - Series A Allocation at the close of the Collection Period: \$329,000.00 The Series A Interest Reserve Account (at close of the Collection Period just ended) \$481.64 Amount to be used to make Serie A Interest Reserve Account \$481.64 Amount to be used to make Serie A Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$481.64 Amount to be used to make Serie B Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$481.64 Excess (Deficiency) in the Series B Allocation at the close of the previous Collection Period \$481.64 Excess (Deficiency) in the Series B Interest Reserve Account as per Section 5.2 of the Servicing	Proceeds from the Series A Interest Reserve Account during the Collection Period:*	\$0.00
Total net funds related to Interest, Taxes and Servicer Advances remitted to the Available Funds Account during the Collection Period: Please see the complete explanation of the COVID-19 Forbearance Program in the Annex 1 to this Servicer Report. As of the date of this transaction, accounts receivables resulting from this forbearance program are as follows: Accounts receivables from Borrowers during previous Collection Periods: \$185,847.30 Accounts receivables granted to Borrowers during this Collection Period. \$246,717.68 Accounts receivables objected from Borrowers during this Collection Period. \$246,717.68 Accounts receivables collected from Borrowers during this Collection Period. \$246,717.68 Accounts receivables collected from Borrowers during previous Collection Periods: \$246,717.68 Part 5: Series A Interest Reserve Account Reporting Balance of the Letter of Credit - Series A Allocation at the close of the previous Collection Period \$329,000.00 Funds deposited into the Series A Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$30,00 The Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$333,801.58 Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$303,801.58 Series A Interest Reserve Account (at close of the Collection Period) \$481.64 Amount to be used to make Serie A Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$481.64 Amount to be used to make Serie A Interest Reserve Account \$481.64 Amount to be used to make Serie A Interest Reserve Account \$481.64 Excess (Deficiency) in the Series B Interest Reserve Account \$481.64 Excess (Deficiency) in the Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$481.64 Excess (Deficiency) in the Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$481.64 Excess (Deficiency) in the Series B Interest Reserve Account as per Section 5.2 of the Servicing	Gross Interest collected during the Collection Period:	\$221,115.75
during the Collection Period: Please see the complete explanation of the COVID-19 Forbearance Program in the Annex 1 to this Servicer Report. As of the date of this transaction, accounts receivables resulting from this forbearance program are as follows: Accounts receivables from Borrowers during previous Collection Periods: \$185,847.30 Accounts receivables granted to Borrowers during this Collection Period: \$246,717.88 Accounts receivables granted to Borrowers during this Collection Period: \$246,717.88 Accounts receivables collected from Borrowers during this Collection Period: \$246,717.88 Accounts receivables collected from Borrowers during this Collection Period: \$246,717.88 Accounts receivables collected from Borrowers during previous Collection Period: \$246,717.88 Accounts receivables collected from Borrowers during previous Collection Period: \$246,717.88 \$246,717.88 Part 5: Series A Interest Reserve Account Reporting Balance of the Letter of Credit - Series A Allocation at the close of the previous Collection Period \$329,000.00 Funds deposited into the Series A Allocation at the close of the previous Collection Period: \$329,000.00 The Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$303,801.58 Series A Interest Reserve Account (at close of the Collection Period just ended) \$481.64 Amount to be used to make Serie A Interest Payment: \$25,680.06 Part 6: Series B Allocation plus Series A Interest Reserve account reporting Balance of the Letter of Credit - Series B Allocation at the close of the previous Collection Period \$36,000.00 Funds deposited into the Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$30,000 \$36,000.00 Part 6: Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$36,000.00 Funds deposited into the Series B Allocation at the close of the previous Collection Period \$36,000.00 Funds deposited into the Series B Allocation at the close of the Provious Col	Reimbursement of Servicer Advances during the Collection Period:*	\$0.00
date of this transaction, accounts receivables resulting from this forbearance program are as follows: Accounts receivables from Borrowers during previous Collection Period: \$185,847.30 Accounts receivables granted to Borrowers during this Collection Period: \$246,717.68 Accounts receivables granted to Borrowers during this Collection Period: \$246,717.68 Accounts receivables collected from Borrowers during this Collection Period: \$246,717.68 Accounts receivables collected from Borrowers during this Collection Periods: \$246,717.68 Accounts receivables collected from Borrowers during previous Collection Periods: \$246,717.68 Net balance owed to La Hipolecana, S.A. de C.V: Part 5: Series A Interest Reserve Account Reporting Balance of the Letter of Credit - Series A Allocation at the close of the previous Collection Period \$329,000.00 Funds deposited into the Series A Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$0.00 Funds deposited into the Series A Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$329,000.00 The Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$330,801.58 Series A Interest Reserve Account (at close of the Collection Period just ended) \$481.64 Total of Letter of Credit Series A Allocation plus Series A Interest Reserve \$329,481.64 Amount to be used to make Serie A Interest Payment: \$481.64 Excess (Deficiency) in the Series B Interest Reserve (after of this payment date): \$25,680.06 Part 6: Series B Interest Reserve account reporting Balance of the Letter of Credit - Series B Allocation at the close of the Provious Collection Period \$36,000.00 Funds deposited into the Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$30,00 Funds deposited into the Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$30,00 Funds deposited into the Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement:	l '	\$221,115.75
Accounts receivables granted to Borrowers during this Collection Period: \$60,870.38 Total accounts receivables granted to Borrowers: \$246,717.68 Accounts receivables collected from Borrowers during this Collection Period: \$0,00 Accounts receivables collected from Borrowers during this Collection Period: \$0,00 Accounts receivables collected from Borrowers during this Collection Period: \$0,00 Accounts receivables collected from Borrowers during this Collection Period: \$0,00 Accounts receivables collected from Borrowers during previous Collection Period: \$246,717.68 Balance of the Letter of Credit - Series A Allocation at the close of the previous Collection Period \$329,000.00 Funds deposited into the Series A Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$0,00 Balance of the Letter of Credit - Series A Allocation at the close of the Collection Period: \$329,000.00 The Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$303,801.58 Series A Interest Reserve Account (at close of the Collection Period just ended) \$481.64 Amount to be used to make Serie A Interest Payment: \$481.64 Excess (Deficiency) in the Series A Interest Reserve (after of this payment date): \$25,680.06 Part 6: Series B Interest Reserve account reporting Balance of the Letter of Credit - Series B Allocation at the close of the previous Collection Period \$36,000.00 Funds deposited into the Series B Interest Reserve (after of this payment date): \$25,680.06 Part 6: Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$30,000 Funds deposited into the Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$30,000 Funds deposited into the Series B Allocation at the close of the Collection Period: \$32,782.46 Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report:		eport. As of the
Total accounts receivables granted to Borrowers: Accounts receivables collected from Borrowers during this Collection Period: Accounts receivables collected from Borrowers during this Collection Periods: Solution Accounts receivables collected from Borrowers during previous Collection Periods: Solution Periods: Solution Periods: Solution Periods: Part 5: Series A Interest Reserve Account Reporting Balance of the Letter of Credit - Series A Allocation at the close of the previous Collection Period 3329,000.00 Funds deposited into the Series A Interest Reserve Account as per Section 5.2 of the Servicing Agreement: Solution Period Solution	Accounts receivables from Borrowers during previous Collection Periods:	\$185,847.30
Accounts receivables collected from Borrowers during this Collection Period: Accounts receivables collected from Borrowers during previous Collection Periods: Series A Interest Reserve Account Reporting Balance of the Letter of Credit - Series A Allocation at the close of the previous Collection Period \$329,000.00 Funds deposited into the Series A Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$0.00 The Series A Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$0.00 The Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$0.303,801.58 Series A Interest Reserve Account (at close of the Collection Period) \$481.64 Total of Letter of Credit Series A Allocation plus Series A Interest Reserve \$329,481.64 Amount to be used to make Serie A Interest Payment: \$0.00 Funds deposited into the Series A Interest Reserve Account \$481.64 Excess (Deficiency) in the Series A Interest Reserve (after of this payment date): \$25,680.06 Part 6: Series B Interest reserve account reporting Balance of the Letter of Credit - Series B Allocation at the close of the previous Collection Period \$36,000.00 Funds deposited into the Series B Allocation at the close of the previous Collection Period \$36,000.00 Funds deposited into the Series B Allocation at the close of the Collection Period: \$36,000.00 Funds deposited into the Series B Allocation at the close of the Collection Period: \$36,000.00 The Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$30,000 \$36,000.00 The Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period) \$32,782.46 Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period) \$32,782.47 Total of Letter of Credit Series B Allocation plus Series B	Accounts receivables granted to Borrowers during this Collection Period:	\$60,870.38
Accounts receivables collected from Borrowers during previous Collection Periods: \$0,00 Net balance owed to La Hipotecaria, S.A. de C.V: \$246,717.68 Part 5: Series A Interest Reserve Account Reporting Balance of the Letter of Credit - Series A Allocation at the close of the previous Collection Period \$329,000.00 Funds deposited into the Series A Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$0.00 Funds deposited into the Series A Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$0.00 The Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$329,000.00 The Series A Interest Reserve Account (at close of the Collection Period just ended) \$481.64 Total of Letter of Credit Series A Allocation plus Series A Interest Reserve \$329,481.64 Amount to be used to make Serie A Interest Payment: \$0.00 Balance of the Series A Interest Reserve Account \$481.64 Excess (Deficiency) in the Series A Interest Reserve (after of this payment date): \$25,680.06 Part 6: Series B interest reserve account reporting Balance of the Letter of Credit - Series B Allocation at the close of the previous Collection Period \$36,000.00 Funds deposited into the Series B Allocation at the close of the Previous Collection Period \$36,000.00 Funds deposited into the Series B Allocation at the close of the Collection Period: \$36,000.00 The Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period) \$32,782.46 Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Required Balance as of the Collection Period just ended) \$32,782.46 Series B Interest Reserve Required Balance as of the Collection Period just ended) \$32,782.46 Series B Interest Reserve Required Balance B Interest Reserve \$33,5,514.34 Balance of the Series B Interest Reserve Account \$33,5,514.34	Total accounts receivables granted to Borrowers:	\$246,717.68
Net balance owed to La Hipotecaria, S.A. de C.V: Part 5: Series A Interest Reserve Account Reporting Balance of the Letter of Credit - Series A Allocation at the close of the previous Collection Period \$329,000.00 Funds deposited into the Series A Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$0.00 Funds deposited into the Series A Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$0.00 Funds deposited into the Series A Allocation at the close of the Collection Period: \$329,000.00 The Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$303,801.58 Series A Interest Reserve Account (at close of the Collection Period just ended) \$481.64 Total of Letter of Credit Series A Allocation plus Series A Interest Reserve \$329,481.64 Amount to be used to make Serie A Interest Payment: \$0.00 Balance of the Series A Interest Reserve Account \$481.64 Excess (Deficiency) in the Series A Interest Reserve (after of this payment date): \$25,680.06 Part 6: Series B interest reserve account reporting Balance of the Letter of Credit - Series B Allocation at the close of the previous Collection Period \$36,000.00 Funds deposited into the Series B Allocation at the close of the Previous Collection Period: \$36,000.00 The Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period) \$32,782.46 Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period) \$32,782.46 Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period) \$32,782.46 Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period just	Accounts receivables collected from Borrowers during this Collection Period:	\$0.00
Balance of the Letter of Credit - Series A Allocation at the close of the previous Collection Period \$329,000.00 Funds deposited into the Series A Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$0.00 Balance of the Letter of Credit - Series A Allocation at the close of the Collection Period: \$329,000.00 The Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$303,801.58 Series A Interest Reserve Account (at close of the Collection Period just ended) \$481.64 Total of Letter of Credit Series A Allocation plus Series A Interest Reserve \$329,481.64 Amount to be used to make Serie A Interest Payment: \$0.00 Balance of the Series A Interest Reserve (after of this payment date): \$25,680.06 Part 6: Series B interest reserve account reporting Balance of the Letter of Credit - Series B Allocation at the close of the previous Collection Period \$36,000.00 Funds deposited into the Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$0.00 The Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period: \$336,000.00 The Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period just ended) \$542.72 Total of Letter of Credit Series B Allocation plus Series B Interest Reserve \$336,542.72 Amount to be used to make Serie B Interest Payment: \$335,514.34		\$0.00
Balance of the Letter of Credit - Series A Allocation at the close of the previous Collection Period \$329,000.00 Funds deposited into the Series A Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$0.00 Balance of the Letter of Credit - Series A Allocation at the close of the Collection Period: \$329,000.00 The Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$303,801.58 Series A Interest Reserve Account (at close of the Collection Period just ended) \$481.64 Total of Letter of Credit Series A Allocation plus Series A Interest Reserve \$329,481.64 Amount to be used to make Serie A Interest Payment: \$0.00 Balance of the Series A Interest Reserve (after of this payment date): \$25,680.06 Part 6: Series B Interest reserve account reporting Balance of the Letter of Credit - Series B Allocation at the close of the previous Collection Period \$36,000.00 Funds deposited into the Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$0.00 The Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period: \$336,000.00 The Series B Interest Reserve Account (at close of the Collection Period) \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period) \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period) \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period) \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period) \$336,542.72 Total of Letter of Credit Series B Allocation plus Series B Interest Reserve \$336,542.72 Amount to be used to make Serie B Interest Payment: \$335,514.34		\$246,717.68
Balance of the Letter of Credit - Series A Allocation at the close of the Collection Period: \$329,000.00 The Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$303,801.58 Series A Interest Reserve Account (at close of the Collection Period just ended) \$481.64 Total of Letter of Credit Series A Allocation plus Series A Interest Reserve \$329,481.64 Amount to be used to make Serie A Interest Payment: \$0.00 Balance of the Series A Interest Reserve Account \$481.64 Excess (Deficiency) in the Series A Interest Reserve (after of this payment date): \$25,680.06 Part 6: Series B Interest reserve account reporting Balance of the Letter of Credit - Series B Allocation at the close of the previous Collection Period \$36,000.00 Funds deposited into the Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$0.00 Balance of the Letter of Credit - Series B Allocation at the close of the Collection Period: \$36,000.00 The Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period just ended) \$542.72 Amount to be used to make Serie B Interest Payment: \$35,514.34 Balance of the Series B Interest Reserve Account \$542.72	Balance of the Letter of Credit - Series A Allocation at the close of the previous Collection Period	\$329,000.00
The Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$303,801.58 Series A Interest Reserve Account (at close of the Collection Period just ended) \$481.64 Total of Letter of Credit Series A Allocation plus Series A Interest Reserve \$329,481.64 Amount to be used to make Serie A Interest Payment: \$0.00 Balance of the Series A Interest Reserve Account \$481.64 Excess (Deficiency) in the Series A Interest Reserve (after of this payment date): \$25,680.06 Part 6: Series B interest reserve account reporting Balance of the Letter of Credit - Series B Allocation at the close of the previous Collection Period \$36,000.00 Funds deposited into the Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$0.00 The Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782,46 Series B Interest Reserve Account (at close of the Collection Period just ended) \$542.72 Total of Letter of Credit Series B Allocation plus Series B Interest Reserve \$36,542.72 Amount to be used to make Serie B Interest Payment: \$35,514.34 Balance of the Series B Interest Reserve Account \$542.72	Funds deposited into the Series A Interest Reserve Account as per Section 5.2 of the Servicing Agreement:	\$0.00
Series A Interest Reserve Account (at close of the Collection Period just ended) \$481.64 Total of Letter of Credit Series A Allocation plus Series A Interest Reserve \$329,481.64 Amount to be used to make Serie A Interest Payment: \$0.00 Balance of the Series A Interest Reserve Account \$481.64 Excess (Deficiency) in the Series A Interest Reserve (after of this payment date): \$25,680.06 Part 6: Series B interest reserve account reporting Balance of the Letter of Credit - Series B Allocation at the close of the previous Collection Period \$36,000.00 Funds deposited into the Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$0.00 Balance of the Letter of Credit - Series B Allocation at the close of the Collection Period: \$36,000.00 The Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period just ended) \$542.72 Amount to be used to make Serie B Interest Payment: \$35,514.34 Balance of the Series B Interest Reserve Account	Balance of the Letter of Credit - Series A Allocation at the close of the Collection Period:	\$329,000.00
Total of Letter of Credit Series A Allocation plus Series A Interest Reserve \$329,481.64 Amount to be used to make Serie A Interest Payment: \$0.00 Balance of the Series A Interest Reserve Account \$4481.64 Excess (Deficiency) in the Series A Interest Reserve (after of this payment date): \$25,680.06 Part 6: Series B interest reserve account reporting Balance of the Letter of Credit - Series B Allocation at the close of the previous Collection Period \$36,000.00 Funds deposited into the Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$0.00 Balance of the Letter of Credit - Series B Allocation at the close of the Collection Period: \$36,000.00 The Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period just ended) \$542.72 Total of Letter of Credit Series B Allocation plus Series B Interest Reserve \$36,542.72 Amount to be used to make Serie B Interest Payment: \$35,514.34 Balance of the Series B Interest Reserve Account \$542.72	The Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report:	\$303,801.58
Amount to be used to make Serie A Interest Payment: Balance of the Series A Interest Reserve Account \$481.64 Excess (Deficiency) in the Series A Interest Reserve (after of this payment date): \$25,680.06 Part 6: Series B Interest reserve account reporting Balance of the Letter of Credit - Series B Allocation at the close of the previous Collection Period \$36,000.00 Funds deposited into the Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$0.00 Balance of the Letter of Credit - Series B Allocation at the close of the Collection Period: \$36,000.00 The Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period just ended) \$542.72 Amount to be used to make Serie B Interest Payment: \$35,514.34 Balance of the Series B Interest Reserve Account \$542.72	Series A Interest Reserve Account (at close of the Collection Period just ended)	\$481.64
Balance of the Series A Interest Reserve Account Excess (Deficiency) in the Series A Interest Reserve (after of this payment date): Part 6: Series B interest reserve account reporting Balance of the Letter of Credit - Series B Allocation at the close of the previous Collection Period \$36,000.00 Funds deposited into the Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$0.00 Balance of the Letter of Credit - Series B Allocation at the close of the Collection Period: \$36,000.00 The Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period just ended) \$542.72 Total of Letter of Credit Series B Allocation plus Series B Interest Reserve \$36,542.72 Amount to be used to make Serie B Interest Payment: \$35,514.34 Balance of the Series B Interest Reserve Account \$542.72	Total of Letter of Credit Series A Allocation plus Series A Interest Reserve	\$329,481.64
Excess (Deficiency) in the Series A Interest Reserve (after of this payment date): Part 6: Series B interest reserve account reporting Balance of the Letter of Credit - Series B Allocation at the close of the previous Collection Period \$36,000.00 Funds deposited into the Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$0.00 Balance of the Letter of Credit - Series B Allocation at the close of the Collection Period: \$36,000.00 The Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period just ended) \$542.72 Amount to be used to make Serie B Interest Payment: \$35,514.34 Balance of the Series B Interest Reserve Account \$542.72	Amount to be used to make Serie A Interest Payment:	\$0.00
Part 6: Series B interest reserve account reporting Balance of the Letter of Credit - Series B Allocation at the close of the previous Collection Period \$36,000.00 Funds deposited into the Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$0.00 Balance of the Letter of Credit - Series B Allocation at the close of the Collection Period: \$36,000.00 The Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period just ended) \$542.72 Total of Letter of Credit Series B Allocation plus Series B Interest Reserve \$36,542.72 Amount to be used to make Serie B Interest Payment: \$35,514.34 Balance of the Series B Interest Reserve Account \$542.72	Balance of the Series A Interest Reserve Account	\$481.64
Balance of the Letter of Credit - Series B Allocation at the close of the previous Collection Period \$36,000.00 Funds deposited into the Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$0.00 Balance of the Letter of Credit - Series B Allocation at the close of the Collection Period: \$36,000.00 The Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period just ended) \$542.72 Total of Letter of Credit Series B Allocation plus Series B Interest Reserve \$36,542.72 Amount to be used to make Serie B Interest Payment: \$35,514.34 Balance of the Series B Interest Reserve Account \$542.72	Excess (Deficiency) in the Series A Interest Reserve (after of this payment date):	\$25,680.06
Funds deposited into the Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement: \$0.00 Balance of the Letter of Credit - Series B Allocation at the close of the Collection Period: \$36,000.00 The Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period just ended) \$542.72 Total of Letter of Credit Series B Allocation plus Series B Interest Reserve \$36,542.72 Amount to be used to make Serie B Interest Payment: \$35,514.34 Balance of the Series B Interest Reserve Account \$542.72	Part 6: Series B interest reserve account reporting	
Balance of the Letter of Credit - Series B Allocation at the close of the Collection Period: \$36,000.00 The Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period just ended) \$542.72 Total of Letter of Credit Series B Allocation plus Series B Interest Reserve \$36,542.72 Amount to be used to make Serie B Interest Payment: \$35,514.34 Balance of the Series B Interest Reserve Account \$542.72	Balance of the Letter of Credit - Series B Allocation at the close of the previous Collection Period	\$36,000.00
The Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report: \$32,782.46 Series B Interest Reserve Account (at close of the Collection Period just ended) \$542.72 Total of Letter of Credit Series B Allocation plus Series B Interest Reserve \$36,542.72 Amount to be used to make Serie B Interest Payment: \$35,514.34 Balance of the Series B Interest Reserve Account \$542.72	Funds deposited into the Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement:	\$0.00
Series B Interest Reserve Account (at close of the Collection Period just ended) \$542.72 Total of Letter of Credit Series B Allocation plus Series B Interest Reserve \$36,542.72 Amount to be used to make Serie B Interest Payment: \$35,514.34 Balance of the Series B Interest Reserve Account \$542.72	Balance of the Letter of Credit - Series B Allocation at the close of the Collection Period:	\$36,000.00
Total of Letter of Credit Series B Allocation plus Series B Interest Reserve \$36,542.72 Amount to be used to make Serie B Interest Payment: \$35,514.34 Balance of the Series B Interest Reserve Account \$542.72	The Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report:	\$32,782.46
Amount to be used to make Serie B Interest Payment: \$35,514.34 Balance of the Series B Interest Reserve Account \$542.72	Series B Interest Reserve Account (at close of the Collection Period just ended)	\$542.72
Balance of the Series B Interest Reserve Account \$542.72	Total of Letter of Credit Series B Allocation plus Series B Interest Reserve	\$36,542.72
	Amount to be used to make Serie B Interest Payment:	\$35,514.34
Excess (Deficiency) in the Series B Interest Reserve (after of this payment date): \$3,760.26	Balance of the Series B Interest Reserve Account	\$542.72
	Excess (Deficiency) in the Series B Interest Reserve (after of this payment date):	\$3,760.26

Part 8: Delinquency ratio reporting

	Less than 30 days delinquent	31-60 days delinquent	61-90 days delinquent	91-120 days delinquent	121-150 days delinquent	151-180 days delinquent	Outstanding Principal Balance at the close of the previous Collection Period*
Aggregate outstanding Principal Balance at the close of the Collection Period just ended:	\$32,411,242.45	\$694,362.93	\$615,281.05	\$47,424.31	\$47,146.38	\$39,797.64	\$33,855,254.76
Number of Mortgage Loans at the close of the Collection Period just ended:	1,001	20	20	2	2	2	1,047
Delinquency Ratio	95.73%	2.05%	1.82%	0.14%	0.14%	0.12%	100.00%
*Includes only non-defaulted loans							

Part 9: Cumulative default ratio reporting

	Principal balance at the end of the prior Collection Period	New Defaulted Mortgages during the Collection Period	Principal Balance at the end of the Collection Period
Receipt of deed in lieu of foreclosure:	\$0.00	\$0.00	\$0.00
Foreclosures:			
Mortgage Loans that once reached more than 180 days delinquent:	\$715,020.95	\$0.00	\$715,020.95
Aggregate Outstanding Balances of Defaulted Mortgage Loans:	\$594,102.65	\$200.66	\$593,901.99
Number of Defaulted Mortgage Loans:	25	0	25
Cut-off Date Principal Balance:			\$45,000,071.08
Default Trigger:			10.00%
Compliance test:			1.59%

Part 10: Credit enhancement ratio reporting

Cut-off Date Principal Balance (A):	\$45,000,071.08
The Performing Principal Balance on the last Payment Calculation Date (B):	\$33,855,254.76

The Outstanding Principal Balance of the Series A Notes on the last Payment Calculation Date (C):*	\$28,593,089.53
Cradit Enhancement Triager	8.63%
Credit Enhancement Trigger:	6.63%
Compliance Test ((B-C) /A)	11.69%
* Assumes application of the principal amortization calculated on this Payment Calculation Date which will be made on the Payme	nt Date

Part 11: Events of default reporting

	Actual	Event of Default (yes / no)
Failure to make a required payment:		No
Outstanding Balance of the Series A Notes exceeds the Performing Principal Balance		No
Breach of a representation or warranty:		No
Breach of a covenant:		No
Bankruptcy of the Issuer Trust.		No

Dort 12:	Distribution	roporting

	Distribution Summary								
	Original Principal Balance	Principal Balance at the end of the previous Collection Period	Interest Rate	Interest Distributed	Principal Distributed	Total Distributed	Principal Balance at the end of this Collection Period		
Series A	39,600,000.00	\$28,593,089.53	4.65%	\$110,798.22	180,241.60	\$291,039.82	\$28,412,847.93		
Series B	4,500,000.00	\$3,278,246.42	6.50%	\$53,271.51	\$28.90	\$53,300.41	\$3,278,217.52		
Series C	900,000.00	\$900,000.00	8.50%	\$212.50	\$0.00	\$212.50	\$900,000.00		

Interest and issuer trustee Incentive fee accumulation

	Balance at the close of the Previous Collection Period	Credits to this account during the Collection Period	Debits from this account during the Collection Period	Balance at the close of this Collection Period	
		(accruals) (payments)		1	
Series B Interest Accrual Account	\$35,514.34	\$17,757.17	\$53,271.51	\$0.00	
Series C Interest Accrual Account	\$12,750.00	\$6,375.00	\$212.50	\$18,912.50	
Issuer Trustee Incentive Fee	\$0.00	\$0.00	\$0.00	\$0.00	

Interest distribution summary

	Interes Balance on the last Payment Calculation Date	nt Interest Payments		Balance at the end of the Collection Period				
Series A	\$0.00	\$110,798.22	\$110,798.22	\$0.00				
Series B	\$35,514.34	\$53,271.51	\$17,757.17	\$0.00				
Series C	\$12,750.00	\$212.50	\$6,375.00	\$18,912.50				

Principal distribution summary

	Original Principal Balance	Principal Balance at the end of the previous Collection Period	Series A Required Principal Payment during the Collection Period	Series A Additional Principal Payment during the Collection Period	Principal	Realized losses during the Collection Period	Recoveries during the Collection Period	Principal Balance at the end of the Collection Period	Cumulative Realized Losses**
Series A	39,600,000.00	\$28,593,089.53	\$180,241.60	\$0.00	N/A			\$28,412,847.93	\$0.00
Series B	4,500,000.00	\$3,278,246.42	N/A	N/A	\$28.90			\$3,278,217.52	\$0.00
Series C	900,000.00	\$900,000.00	N/A	N/A	N/A			\$900,000.00	\$0.00

*Assumes that the amount calculated on the respective Payment Calculation Date is paid on the respective Payment Date

** See Table below Cumulative Realized Losses.

Deemed Defaults - Status and recoveries

Deemed Defaults - Status and recoveries									
Loan Number	Defaulted Principal Balance	Type of Deemed Default	Collection Period of Default	Current Status	Principal Recovered	Net Loss Capital	Net Loss Interest		
01-A-5350	\$16,692.44	Over 180 Days	May 1-31,2017	Over 360 Days	N/A	N/A	\$0.00		
01-B-3647	\$35,993.21	Over 180 Days	June 1-30,2017	Cancelled	\$41,030.99	0.00	\$0.00		
01-B-4491	\$50,096.43	Over 180 Days	July 1-31,2017	Cancelled	\$68,610.58	0.00	\$0.00		
01-A-0060	\$10,620.11	Over 180 Days	August 1-31,2017	Current	N/A	N/A	\$0.00		
01-A-2594	\$7,733.45	Over 180 Days	December 1-31,2017	Over 360 Days	N/A	N/A	\$0.00		
01-B-4467	\$28,778.55	Over 180 Days	February 1-28,2018	Cancelled	N/A	N/A	\$0.00		
01-B-5143	\$33,073.80	Over 180 Days	May 1-31,2018	181-360 Days	N/A	N/A	\$0.00		
01-A-0969	\$16,159.69	Over 180 Days	June 1-30,2018	Over 360 Days	N/A	N/A	\$0.00		
01-A-4854	\$55,681.52	Over 180 Days	July 1-31,2018	Over 360 Days	N/A	N/A	\$0.00		
01-A-5830	\$40,953.38	Over 180 Days	July 1-31,2018	Current	N/A	N/A	\$0.00		
01-A-1292	\$25,953.22	Over 180 Days	September 1-30,2018	Current	N/A	N/A	\$0.00		
01-B-5145	\$52,216.01	Over 180 Days	September 1-30,2018	Over 360 Days	N/A	N/A	\$0.00		
01-B-2791	\$29,656.86	Over 180 Days	February 1-28,2019	Over 360 Days	N/A	N/A	\$0.00		
01-A-4367	\$21,564.46	Over 180 Days	April 1-30,2019	Current	N/A	N/A	\$0.00		
01-B-3877	\$33,441.27	Over 180 Days	April 1-30,2019	181-360 Days	N/A	N/A	\$0.00		
01-A-2379	\$16,113.50	Over 180 Days	May 1-31,2019	181-360 Days	N/A	N/A	\$0.00		
01-A-3919	\$31,128.90	Over 180 Days	September 1-30,2019	Cancelled	N/A	N/A	\$0.00		
01-B-4311	\$36,303.99	Over 180 Days	January 1-31,2020	151-180 Days	N/A	N/A	\$0.00		
01-B-2033	\$16,060.65	Over 180 Days	February 1-29,2020	181-360 Days	N/A	N/A	\$0.00		
01-B-3415	\$16,159.39	Over 180 Days	February 1-29,2020	181-360 Days	N/A	N/A	\$0.00		
01-A-5672	\$36,343.27	Over 180 Days	March 1-31,2020	181-360 Days	N/A	N/A	\$0.00		
01-A-3495	\$20,749.09	Over 180 Days	April 1-30,2020	181-360 Days	N/A	N/A	\$0.00		
01-B-3289	\$33,829.54	Over 180 Days	April 1-30,2020	181-360 Days	N/A	N/A	\$0.00		
01-A-3182	\$18,316.25	Over 180 Days	May 1-31,2020	181-360 Days	N/A	N/A	\$0.00		
01-B-3941	\$31,401.97	Over 180 Days	May 1-31,2020	91-120 Days	N/A	N/A	\$0.00		
Total	\$715,020.95				\$109,641.57	\$0.00	\$0.00		

Annex 1

COVID – 19 Payment Forbearance Program

As a result of the COVID-19 crisis, the government of El Salvador has requested financial institutions to grant payment forbearance on all consumer loan debt payments, including mortgage loan payments, through June 30, 2020. To accommodate this request, local baking regulators have issued new guidelines permitting financial institutions to grant such forbearance without triggering reserve requirements that would normally be required when granting such forbearance to clients.

La Hipotecaria, S.A. de C.V. ("LH") has complied with the government's request to grant forbearance on all mortgage loans it services for clients, whether such client is a borrower of a mortgage loan is held as asset of LH, or a borrower, ("Borrower") of a mortgage loan owned indirectly by and securing any securitization transaction, such as this transaction.

Payment forbearance, ("COVID-19 Forbearance") is being granted under the following conditions: 1) COVID-19 Forbearance will only be granted to borrowers (including Borrowers) that were not delinquent on their mortgage payments for more than 90 days as of February 29, 2020; 2) The amount of COVID-19 Forbearance will be determined automatically by calculating the partial or complete mortgage payments not received by the borrower during the months of March, April, May or June of 2020 (the "Forbearance Period) as determined immediately prior to the close of each of the respective calendar months during the Forbearance Period; 3) COVID-19 Forbearance will be advanced individually to each borrower and allocated by LH's servicing system according to the borrower's individual priority of payments (first to collection fees, then insurances, then interest* then principal*). 4) The amount of COVID-19 Forbearance applied individually to each borrower will be registered as an "accounts receivable" from the individual borrower, (or in the case of Borrowers, as an "accounts receivable" from the respective trust, to be collected from the individual Borrower of that trust and not directly from the trust); 5) The eventual pace of the collection of accounts receivables from individual borrowers will be determined at a future date by LH. It is contemplated that such collections will involve an increase of the borrower's monthly mortgage payment over particular period of time that will amortize the accounts receivable, with or without the charge of interest, and applying such increase first to the amortization of accounts receivables before applying the remaining (and unaltered) monthly payment to the borrower's individual account.

*In regard to Borrowers that are debtors of individual securitization transactions, the amounts corresponding to interest and principal as allocated by LH's servicing system will be <u>advanced in cash</u> by LH as Servicer and deposited into Available Funds as per its normal obligations under the Servicing Agreement and collected individually from the Borrower, mentioned in point 5 above.

Servicer Statistics	La Hipotecaria El Salvador - Trust XIII	For La Hipotecaria El Salvador
	June 2020	Cutoff Date: 6/30/2020

Summary Statistics

Mortgage Debt to Income: 26.14%

Non-Mortgage Debt to Income: 10.57%

> LTV: 76.28%

Remaining Term: 256

> Interest Rate: 7.50%

Print Date: 7/6/2020

ASSET TECHNOLOGIES Page 1 of 1