Monthly Servicer Report 8th Mortgage Trust

Report Date: May 8, 2012	Collection Period: April 1 - April 30, 2012	

I hereby certify to the best of my knowledge that the information contained herein is true and accurate and that Banco La Hipotecaria S. A. 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

Giselle de Tejeira

Title of Servicer's authorized representative

EVP - Finance

Date

May 8, 2012

Phone number of Servicer's authorized representative

+ 507-300-8500

	Part 1:	General Information	
Number of Mortgage Loans at the close of the prior Collection Period:	2,887	Weighted average mortgage debt service to original family income ratio on current Group of Mortgages:	27.68%
Number of Mortgage Loans at the close of the current Collection Period:	2,879	Weighted average original months to maturity:	334
Unpaid Balance of the Group of Mortgages at the close of the prior Collection Period:	\$65,710,211.91	Weighted average current months to maturity at the close of the Collection Period:	275
Unpaid Balance of the Group of Mortgages at the close of the current Collection Period:	\$65,356,897.26	Weighted average interest rate on the Mortgages:	3.98%
Average original size of the Mortgage Loans:	\$23,227.44	Panama Reference Rate first day of Collection Period:	6.25%
Average current size of the Mortgage Loans:	\$22,701.25	Interest Rate Determination Date	01-Abr-12
Weighted average original LTV:	89.37%	All monies received from Debtors:	\$643,829.42
		Insurance premiums paid:	\$61,178.59
Weighted average current LTV(1):	79.04%	Collection Fees paid:	\$15,843.76
		Property taxes, condominium fees and other:	\$7,933.84
Weighted average non- mortgage debt service to original family income ratio on the original Group of Mortgages.	10.87%		
		Net proceeds from Debtors(2):	\$558,873.23
Weighted average non-mortgage debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period.	10.95%		
		Gross Principal Collected:	\$353,314.65
Weighted average mortgage debt service to original family income ratio on original Group of Mortgages:	24,99%		
			\$205,558.58

⁽¹⁾ Current LTV = Current loan balance divided by original appraised value or reappraised value when the property has been reappraised. (2) Available Funds as presented in the Funds Application Report includes interest earned on cash deposited in the Available Funds Account whereas this figure does not.

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Part 2: Principal Balance Reporting Outstanding Principal Balance of all Mortgage Loans at the close of the previous Collection Period:	\$65,710,211.91
	400,770,271
ess:	
cheduled principal payments* programmed during the Collection Period	\$395,031.9
Payments of principal collected during the Collection Period above (below) scheduled principal payments*	-\$41,717.2
Principal payments from repurchased Mortgages during the Collection Period:	
Principal balance of loans registered with a Capital Loss	
Outstanding Principal Balance of all Mortgage Loans at the close of the Collection Period just ended:	\$65,356,897.2
Principal balance of loans which became Defaulted Mortgages during all previous Collection Periods and that have not been cancelled:	\$91,411.4
Principal balance of loans which became Defaulted Mortgages during the Collection Period just ended:	\$0.0
Equals:	
Outstanding Principal Balance of all Mortgage Loans which are not Defaulted Mortgages at the close of the current Collection Period:	\$65,265,485.8
*Scheduled principal payments represent the regular amortization plus prepayments as shown in the final cash flow securitization by Descap Securities.	w model of the
Part 3: Principal Reporting	
Scheduled principal payments collected during the Collection Period:	\$353,314.6
Liquidation Proceeds collected during the Collection Period that correspond to the Principal Balance of any Mortgage Loan held as an asset by the Trustee:	\$0.0
Condemnation Proceeds collected during the Collection Period:	\$0.0
Principal collected during the Collection Period related to repurchased Mortgage Loans:	\$0.0
Capital Loss	\$0.0
Other principal collected during the Collection Period: (Specify source)	\$0.0
Gross principal collected during the Collection Period:	\$353,314.6
Reimbursement of Servicer Advances for expenses during the Collection Period:	\$0.0
Principal remitted to Available Funds Account during the Collection Period:	\$353,314.6
Number of Mortgage Loans at the beginning of the Collection Period:	2,88
Number of Mortgage Loans repaid in full during the Collection Period:	
Number of Mortgage Loans that become defaulted during the Collection Period:	
Number of Mortgage Loans that become defaulted during previous Collection Periods that remain uncancelled:	
Number of Mortgage loans repurchased during the Collection Period:	

00.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$205,558.58
\$0.00
\$205,558.58
\$900,000.00
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\$0.00
\$900,000.00
\$900,000.00
\$240,657.54
\$721,972.62
\$178,027.3
\$46,345,366.2
2,10
\$137,541.1
\$551,461.0
\$0.0

			7: Delinquency Ra				0
	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 a the close of the previous Collection Period*
Aggregate outstanding Principal Balance it the close of the Collection Period just ended:	\$59,881,208	\$3,786,938	\$1,414,581	\$97,725	\$22,943	\$62,090	\$65,265,486
Number of Mortgage Loans at the close of the Collection Period just ended:	2,650	157	59	5	1	2	2,874
Delinquency Ratio	91.75%	5.80%	2.17%	0.15%	0.04%	0.10%	100.00%
Includes only non-defaulted loans							
		Part 8: (Cumulative Defaul	t Ratio Reporting			
	P		the end of the prior	New Defaulted N	Nortgages during the	Principal Bal	ance at the end of the Collection Period
Receipt of deed in lieu of foreclosure:		0.0			0.00		0.00
Foreclosures:		0.0	0		0.00	1	0.00
Mortgage Loans that once reached more th delinquent:	an 180 days	1,039,8	72.87	23,	263.24		1,063,136.11
Aggregate Outstanding Balances of Defaul Loans:	Ited Mortgage	1,039,8	72.87	23,	263.24		1,063,136.11
Number of Defaulted Mortgage Loans:		44	1		1		45
Cut-off Date Principal Balance:							\$90,000,075.86
Default Trigger							10.00%
						-	1.18%
Compliance test:		Part 9: (redit Enhanceme	nt Ratio Reporting			
Cut-off Date Principal Balance (A):			or cure amount				\$90,000,075.86
The Performing Principal Balance on the l	act Payment Calculation	n Date (B):					65,265,485.86
							51,484,538.52
The Outstanding Principal Balance of the	Series A Notes on the I	ast Payment Calcul	ation Date (C):*				
Credit Enhancement Trigger:							11.50%
G * T * (/P G) (A)						-	15.31%
Compliance Test ((B-C) /A) * Assumes	application of the princ	cipal amortization c	alculated on this Pa	yment Calculation D	ate which will be ma	ide on the Paymen	
			t 10: Events of De				
	_					Actual	Event of Default (yes / no)
Failure to make a required payment:						, , , , , , , , , , , , , , , , , , , ,	No No
Breach of a representation or warranty:							No
Breach of a covenant:							No
Bankruptcy of the Issuer Trust.							No
Capital Ratio of LH Holding: (trigger 5%		- 12 15 130					No
Maturity Gap of LH Holding: (trigger 30		12 20 12					No
Open Credit Exposure of LH Holding: (to			10-41-4	l of the last firm!	ar (triana-100/)		No No
Percentage change in Tier 1 Capital as of Percentage change in Tier 1 Capital as of							No
preceding the Closing Date: (trigger 10%	6)	anter from the riel	· Capital at the chi	or the last risear ye			
LH ceases to be a subsidiary of Grupo AS	SSA, S. A.				person de la constitución de la		No
Grupo ASSA, S. A. willfully ceases to pro Holding.		has granted in rela	tion to the financial	obligations of the A	miliates of LH		No
John D. Rauschkolb ceases to be Chief E.							No No
ASSA Compañía de Seguros, S. A. fails t	to maintain a minimum						No No
Grupo ASSA, S. A. fails to maintain a mi	The second of the second of the second of	-1 - 66300 000 000	1				

						Part 11: Distribution	Reporting		1					
						Distribution Sun	imary							
	Original l	Principal Balance		alance at the end of us Accrual Period	Inte	rest Rate	Interest Distrib	buted	Principal Dist	ributed 1	otal Distributed	Princip	al Balance at the end of Period	of this Accru
Series	A \$7	6.050.000	\$51	.861.116.41	5.	5225%	\$230,713.5	54	\$244,567	.58	\$475,281.12		\$51,616,548.83	1
Series		3,950,000		,950,000.00	. 5.	2500%	\$58,996.8	8	\$0.00		\$58,996.88		\$13,950,000.00)
					Interes	st and Issuer Trustee I	los Acermulation							
				Balance at the	-	Previous Accrual Perio		Credits to th	is account	В	ebits from this (payments		Balance at the close Period	of this Acer = A+B
ries B Inter	est Accrual Account - In	itial Period			202,4	51.61		0.0	0.		0.00		202,461	61
eries B Inter sufficiency	est Accrual Account -				0.0	00		0.0	0		0.00		0.00	
eries B Inter efault Trigg	est Accrual Account -				0.0	00		0.0	0		0.00		0.00	
suer Trustee	Fee Accrual Account -	Initial Period			1,388,	036.57		18,52	6.63		0.00		1,406,56	3.20
sucr Trustee	Accrual Account - Defi	sult Trigger			0.0	00		0,0	10		0.00		0.00	
						Interest Distribution	Summary		1					
	Principal Balance on th Calculation I		Regular Series A Interest P	A and Series B syments	Series B Init	ial Period Accrued Inte	rest Payment		Insufficiency / terest Payment		Series B Trigge Accrued Interest		Total Interest Distri Series of 1	
Series A	\$51,861,116	.41	\$230,7	13.54		N/A			N/A		N/A		\$230,71	3.54
Series B	\$13,950,000	.00	\$58,99	06.88		0.00			0.00		0.00		\$58,996	.88
						Principal Distributio	n Summery		1					
Orașian A	Original Principal Balance \$76,050,000	Principal Balance of the previous Period \$51,861,11	Accrual	Series A Required Pri Payment during the A Period \$244,567,58		Series A Additional Pr during the Acer \$0.00	incipal Payment	Paymen	B Principal at during the al Period 80.00	Realized le during t Accrual Pr \$0.00	ne the Accr	ies during rual Period	Principal Balance at the end of the Account Period \$51,616,548.83	Cumulati Realize Losses* \$0.00
Series A	\$13,950,000	\$13,950,00		3244,367.58 N/A		N/A			00.00	\$0.00		0.00	\$13,950,000.00	\$0.00
Series B														

Deeme	d Defan	lts - Str	dus and	Recor	veries.

Loan Number	Defaulted Principal Balance	Type of Deemed Default	Collection Period of Default	Current Status	Principal Recovered	Net Loss Capital	Net Loss Interest
2-P-3583	\$24,310.67	Over 180 Days	December 1-31, 2007	Loan Cancelled	\$24,310.67	\$0.00	\$0.00
6-P-1681/1682	\$24,016.40	Over 180 Days	January 1-31, 2008	Loan Cancelled	\$22,223.32	\$1,793.08	\$0.00
2-P-2766	\$21,923.52	Over 180 Days	March 1 -31, 2008	Loan Cancelled	\$21,923.52	\$0.00	\$0.00
6-P-0557/0558	\$38,624.34	Over 180 Days	March 1 -31, 2008	Loan Cancelled	\$38,624.34	\$0.00	\$188.51
6-P-1363/1364	\$28,434.47	Over 180 Days	April 1 -30, 2008	Loan Cancelled	\$28,434.47	\$0.00	\$0.00
12-P-0099	\$23,308.31	Over 180 Days	May 1-31, 2008	Loan Cancelled	\$23,308.31	\$0.00	\$0.00
2-P-1466	\$19,149.65	Over 180 Days	May 1-31, 2008	Loan Cancelled	\$16,378.80	\$2,770.85	\$0.00
4-C-0433/0434	\$17,488.16	Over 180 Days	June 1-30, 2008	Loan Cancelled	\$15,842.69	\$1,645.47	\$0.00
2-P-3106	\$18,522.60	Over 180 Days	July 1-31, 2008	Loan Cancelled	\$15,385.59	\$3,137.01	\$0.00
2-P-0234	\$23,653.74	Over 180 Days	August 1-31, 2008	Loan Cancelled	\$21,928.31	\$1,725.43	\$0.00
1-C-0365	\$26,818.64	Over 180 Days	Sepember 1 - 30, 2008	Loan Cancelled	\$23,485.43	\$3,333.21	\$0.00
2-P-1088	\$15,518.38	Over 180 Days	Sepember 1 - 30, 2008	Loan Cancelled	\$15,518.38	N/A	N/A
2-P-1642	\$18,102.22	Over 180 Days	November 1-30, 2008	Loan Cancelled	\$18,102.22	N/A	N/A
4-C-729/730	\$33,346.29	Over 180 Days	December 1-31, 2008	Loan Cancelled	\$33,346.29	\$0.00	\$0.00
4-C-753/754	\$57,104.10	Over 180 Days	December 1-31, 2008	Loan Cancelled	\$56,107.41	\$996.69	\$0.00
12-P-2331	\$19,904.62	Over 180 Days	January 1-31, 2009	Loan Cancelled	\$19,904.62	\$1,292.63	\$0.00
1-C-468	\$27,163.10	Over 180 Days	January 1-31, 2009	Current	N/A	N/A	N/A
2-P-2140	\$23,862.12	Over 180 Days	March 1-31, 2009	Loan Cancelled	\$22,631.28	\$1,230.84	\$0.00
14-C-689/690	\$27,733.76	Over 180 Days	April 1 -30, 2009	Loan Cancelled	\$25,521.72	\$2,212.04	\$0.00
12-P-3091	\$16,321.52	Over 180 Days	May 1-31, 2009	Loan Cancelled	\$16,321.52	N/A	N/A
6-P-859/860	\$24,291.75	Over 180 Days	May 1-31, 2009	Loan Cancelled	\$24,291.75	N/A	N/A
6-P-337/338	\$19,827.92	Over 180 Days	June 1 - 30, 2009	Loan Cancelled	\$19,827.92	\$0.00	\$0.00
6-P-1867/1868	\$33,106.57	Over 180 Days	October 1 - 31, 2009	Loan Cancelled	N/A	N/A	N/A
11-P-3392	\$26,928.31	Over 180 Days	December 1 - 31, 2009	Loan Cancelled	\$26,928.31	N/A	N/A
12-P-3774	\$20,241.15	Over 180 Days	December 1 - 31, 2009	Loan Cancelled	\$20,241.15	N/A	N/A
4-C-573/574	\$27,258,03	Over 180 Days	April 1 - 30, 2010	121-150 Dava	N/A	N/A	N/A
6-P-413/414	\$26,542.95	Over 180 Days	September 1 -30, 2010	Loan Cancelled	\$26,542.95	N/A	N/A
1-C-280	\$48,132.99	Over 180 Days	November 1-30, 2010	Loan Cancelled	\$48,132.99	N/A	N/A
12-P-1408	\$28,363.44	Over 180 Days	November 1-30, 2010	1-30 Days	N/A	N/A	N/A
12-P-1631	\$14,635.99	Over 180 Days	December 1-31, 2010	Loan Cancelled	\$14,635.99	N/A	N/A
01-C-0327	\$16,106.13	Over 180 Days	February 1-28, 2011	Current	N/A	N/A	N/A
2-P-3687	\$17,520.27	Over 180 Days	March 1-31, 2011	Loan Cancelled	N/A	N/A	N/A
06-P-0403/0404	\$19,528.58	Over 180 Days	March 1-31, 2011	Loan Cancelled	\$19,528.58	N/A	N/A
06-P-1017/1018	\$29,678.26	Over 180 Days	April 1-30, 2011	61-90 Days	N/A	N/A	N/A
02-P-0627	\$27,826,28	Over 180 Days	May 1-31, 2011	1-30 Days	N/A	N/A	N/A
12-P-0973	\$20,144.16	Over 180 Days	June 1-30, 2011	Over 180 Days	N/A	N/A	N/A
02-P-4902	\$21,912.89	Over 180 Days	June 1-30, 2011	1-30 Days	N/A	N/A	N/A
02-P-1708	\$14,511.61	Over 180 Days	October 1-31, 2011	Over 180 Days	N/A	N/A	N/A
2-P-3950	\$2,937.75	Over 180 Days	October 1-31, 2012	Loan Cancelled	\$0.00	\$2,937.75	N/A
12-P-1658	\$19,992.83	Over 180 Days	November 1-30, 2011	Over 180 Days	N/A	N/A	N/A
2-P-2442	\$23,090,08	Over 180 Days	November 1-30, 2011	121-150 Days	N/A	N/A	N/A
)2-P-3238	\$16,946.79	Over 180 Days	November 1-30, 2011	61-90 Days	N/A	N/A	N/A
)2-P-0783	\$21,541.97	Over 180 Days	January 1-31, 2012	Loan Cancelled	\$21,541.97	\$0.00	\$0.00
02-P-2789	\$13,499.56	Over 180 Days	February 1-29, 2012	Over 180 Days	N/A	\$0.00	\$0.00
02-P-003547	\$23,263.24	Over 180 Days	April 1-30, 2012	Over 180 Days	N/A	\$0.00	\$0.00
Total	\$1,063,136.11	20111.100.200/8	1400.100000		\$656,659.83	\$23,075.00	\$188.51

2007			THE RESERVE
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	2,297,972.62		
Fiscal Credit calculation at the end of the above year as per DGI* (real)	2,306,652.86		
Cash received by collection and sale of Fiscal Credit corresponding to the above year Collection Period; March 1 - March 31, 2008	2,306,652.86	Sale Price% 98.60% 0.00% 0.00%	Cash Received 2,274,359.72 0.00 0.00
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	2,306,652.86	-	2,274,359.72
Remaining Fiscal Credit to be received corresponding to the above year	0.00		
2008			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	2,642,117.80		
Fiscal Credit calculation at the end of the above year as per DGI* (real)	2,476,058.00		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year Collection Period; June 1 - June 30, 2009 Collection Period; July 1 - July 31, 2009 Collection Period; November 1 - November 30, 2009 Collection Period; December 1 - December 31, 2009 Collection Period; January 1 - January 31, 2010	947,852.69 1,115,502.59 41,787.16 185,389.63 185,525.93	99.00% 99.00%	Cash Received 938,374.16 1,098,770.03 41,369.25 183,535.73 183,670.67
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	2,476,058.00		2,445,719.9
Remaining Fiscal Credit to be received corresponding to the above year	0.00		
2009	NAME OF THE OWNER, WHEN	-	
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	2,440,040.50		
Fiscal Credit calculation at the end of the above year as calculated by DGI* (real)	2,314,368.00		
Cash received by collection and sale of Fiscal Credit corresponding to the above year Collection Period; July 1 - July 31, 2009 Collection Period; January 1 - January 31, 2010 Collection Period; June 1 - June 30, 2010 Collection Period; June 1 - June 30, 2010 Collection Period; November 1 - November 30, 2010	416,185.08 631,684.99 587,494.54 576,817.11 102,186.28	99.00% 99.00% 98.94%	Cash Received 410,982.77 625,368.14 581,619.59 570,702.89 101,164.47
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	2,314,368.00		2,289,837.7
Remaining Fiscal Credit to be received corresponding to the above year	0.00		
2010			THE RESERVE
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	2.267,254.28	2 4 4 5 - 3 -	
Fiscal Credit calculation at the end of the above year as calculated by DGI* (real)	2,257,972.93		
Cash received by collection and sale of Fiscal Credit corresponding to the above year Collection Period; November 1 - November 30, 2010 Collection Period; December 1 - December 31, 2010 Collection Period; May 1 - May 31, 2011	297,813.72 110,202.07 1,849,957.14	Sale Price % 99.00% 99.00%	Cash Received 294,835.5 109,100.0 1,831,457.5
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	2,257,972.93	-	2,235,393.2
Remaining Fiscal Credit to be received corresponding to the above year	0.00		
2011			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	1,965,175.56		
Fiscal Credit calculation at the end of the above year as per DGI* (real)	1,954,085.29) .	
Cash received by collection and Sale of Fiscal Credit corresponding to the above year Collection Period; May 1 - May 31, 2011 Collection Period; February 1 - February 29, 2012 Collection Period; March 1 - March 31, 2012	174,706.77 1,015,249.25 470,705.22	99.00%	Cash Received 172,959.7 1,005,096.7 465,998.1
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	1,660,661.24		1,644,054.6
Remaining Fiscal Credit to be received corresponding to the above year	293,424.05	i	
2012		No. of Lot	
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	551,461.09		
Fiscal Credit calculation at the end of the above year as per DGI* (real)			
Cash received by collection and Sale of Fiscal Credit corresponding to the above year		Sale Price%	Cash Received
		3 5 703	
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	0.00)	0.0
Remaining Fiscal Credit to be received corresponding to the above year	551,461.09)	

*DGI is the the Panamanian Fiscal Authorities (Dirección General de Ingresos)

La Hipotecaria Trust Pool Breakdown By Loan Type (Preferential vs. Non-Preferential)

As of 04/30/2012 Data Cut

	Count	Percent of Total Count Original Balance Original Balance Current Balance	Percent of Total Original Balance		Percent of Total Current Balance	Original Term	Wtd Avg Remaining Term	Wtd Avg Borrower Rate	Wtd Avg Subsid Expiration Perio
Non-Preferential Rate Loans (part of double entry)	840	\$10,269,234.66	13.36%	\$9,088,877.85	13.91%	351	278	6,96	
Non-Preferential Rate Loans (single entry)	414	\$11,330,360.14	14.74%	\$9,922,653.14	15.18%	335	255	7.42	
Non-Preferential Rate Loans		\$21,599,594.80	28.11%	\$19,011,530.99	29.09%	343	266	7.20	
Preferential Rate Loans (part of double entry)	126	\$2,818,789.92	3.67%	\$2,423,002.86	3.71%	356	286	2.75	
Preferential Rate Loans (single entry)	1981	\$52,428,776.59	68.22%	\$43,922,363.41	67.20%	358	280	2.65	
Preferential Rate Loans		\$55,247,566.51	71.89%	71.89% \$46,345,366.27	70.91%	358	280	2.66	
Total Pool*	2878	\$76,847,161.31		\$65,356,897.26		353	276	3.98	

^{*}Note: the overall mortgage count does not include both parts of double entry loans as together they make up a single mortgage