

Patrimonio, S.A. de C.V., SOFOM ENR

Reporte de aplicación de cobranza del 02 de Agosto al 01 de Septiembre de 2013

Fideicomiso 364

Moneda Origen Pesos

**SALDOS CARTERA / PORT BAL**

Beginning Balance	Saldo Inicial de los Montos Diferidos	-	-
Deferred amounts Increase	Incremento Montos Diferidos	128,184.05	634,168.94
Deferred Payment Amount	Pago de Monto Diferido	-	-
Deferred amounts Decrease	Cancelación de Monto Diferido	-	-
Restoration of Balance	Restitución de Saldo	-	-
Ending Balance	Saldo Final de los Montos Diferidos	128,184.05	634,168.94

Beginning Balance	Saldo Inicial de los Créditos Hipotecarios	85,789,391.99	421,823,830.21
Additional Loans Assigned	Créditos adicionales asignados	-	-
Scheduled Amortization	Pagos de principal programados	- 115,568.08	- 560,289.13
Partial Prepayments	Pre-pagos de principal	- 9,333.69	- 46,224.43
Total Prepayments	Principal totales	- 684,471.69	- 3,387,911.36
Foreclosed Properties	Adjudicaciones / Daciones	- 58,854.88	- 290,386.98
Non Eeligible Departing Loans	Creditos Salientes No Elegibles	-	-
Restoration of Balance	Restitución de Saldo	304.77	1,498.49
Cancellation of Balance	Cancelación de Saldo	-	-
Ending Balance	Saldo Final de los Créditos Hipotecarios	84,921,468.42	417,540,516.80

<b>Total Ending Balance</b>	<b>Saldo Final Total de los Créditos Hipotecarios</b>	<b>85,049,652.47</b>	<b>418,174,685.74</b>
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<b>Total Deposits</b>	<b>Total de Depósitos</b>		<b>7,038,395.90</b>
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**APLICACION TOTAL/ TOTAL AMOUNTS APPLIED**

Interests	Intereses	383,160.55	1,852,982.62
Scheduled Amortizations	Pagos de principal programados	115,568.08	560,289.13
Administration Fee	Comisión por administración	70,940.14	342,914.81
Insurance Premiums Collected	Primas cobradas Seguros Vida, Daños, Adicional y Conservación	27,100.45	131,208.64
VAT over Property Insurance Premium	Iva Seguros Daños	359.54	1,740.35
SWAP Premium	Prima Swap	51,093.20	246,778.48
SWAP Transfers	Ejercicio Swap	-	-
Partial Prepayments	Pre-pagos de principal	9,333.69	46,224.43
Total Prepayments	Principal totales	684,471.69	3,387,911.36
Maintenance Fee	Cuota de Mantenimiento	-	-
Late Fees	Pena por Mora	5,906.29	28,462.17
Late Fees Write Off	Cancelación de Pena por Mora	- 834.19	- 4,124.57
Sale of Properties	Recuperación por venta de viviendas	-	269,024.26
Claims Over Life Insurance	Seguros de Vida Reclamados	-	-
Mortgage Insurance	Seguro Hipotecario	-	-
Costs Associated with mortgage cancelation	Trámites por cancelación de Hipoteca	-	-
Bounced Checks	Cheque devuelto	-	-
Bounced Checks Fee	Comisión por cheque devuelto	-	-
VAT charged over Bounced Checks Fee	Iva de Comisión por cheque devuelto	-	-
Misallocation of transfers to different borrower	Transferencia a favor de otro acreditado	-	-
Reimbursements to borrowers over total prepayments	Devolución al cliente por sobrantes en liquidación de crédito	-	-
Other charges	Otros Cargos	-	-
Amounts Distributed in previously periods	Cantidades Distribuidas en periodos anteriores	-	-
Excluded Amounts	Cantidad excluida anterior a fecha de corte	-	-
Support Programs	Productos Solución (Monto Diferido)	- 131,917.49	- 652,649.08
<b>TOTAL AMOUNTS APPLIED</b>	<b>APLICACION TOTAL</b>		<b>6,210,762.60</b>

**COBRANZA PENDIENTE DE PAGO**

Beginning Balance of Identified Outstanding Amounts	Saldo Inicial Montos Identificados no pagados		\$1,503,312.39
Identified Outstanding Amounts for the Period	Montos identificados no pagados del periodo		-
Amounts paid identified in prior periods	Montos pagados identificados en periodos anteriores		-
Ending Balance of Identified Outstanding Amounts	Saldo Final de Montos Identificados No Pagados		\$1,503,312.39

**SALDOS A FAVOR DEL ACREDITADO**

Beginning Balance in Favor of Borrower	Saldo Inicial a Favor del Acreditado		332,088.44
Ending Balance in Favor of Borrower	Saldo Final a Favor del Acreditado		600,444.26
Favorable balance applied	Saldo a Favor aplicado	-	268,355.82

**COBERTURA SWAP**

Swap Transfers	Ejercicio Recibido de Swap		107,253.15
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TOTAL DISPONIBLE

6,318,015.75

CARLOS ALBERTO TAMEZ GAYTÁN  
GERENTE DE INFORMACIÓN DE PORTAFOLIOS

**PATRIMONIO S.A. DE C.V. SOFOM ENR**  
**EXPENSE AND REINBURSEMENT REPORT/ REPORTE DE DEVOLUCION DE GASTOS**  
**Ago-13**

TRUST 364

**GASTOS DEL PERIODO / MONTHLY EXPENSES**

GASTOS REEMBOLSOS / EXPENSES REINBURSEMENT	UDIS	PESOS
Servicing Fee	107,236.74	531,874.61
VAT over Servicing Fee		85,099.94
Life and Property Insurance Premiums Paid		253,125.56
SWAP premium paid		459,801.88
Period's SWAP exercised with SHF		-107,253.15
GPI Exercise Bal		247,324.40
Claims over Property Insurance		0.00
Costs Associated with mortgage cancelation		0.00
Bounced Cheques		0.00
Fees charged over bounced cheques		0.00
VAT charged over fees on bounced cheques		0.00
Misallocation of transfers to different borrower		0.00
Reinbursements to borrowers over total prepayments		12,939.87
Excluded Amounts		0.00
Maintenance Fee		0.00
Collection Expenses		0.00
Refund collected amount that haven't proceed		373,168.39
Other expenses		0.00
<b>TOTAL EXPENSES</b>		<b>1,366.59</b>
Period's SWAP exercised with SHF		<b>1,857,448.09</b>
<b>TOTAL EXPENSES FOR APPLY</b>		<b>107,253.15</b>
		<b>1,964,701.24</b>



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**BALANCE DISTRIBUTION BY CURRENT AND DEFAULTED**

<u>CURRENT BALANCE</u>	UDIS
Beg Value	45,868,529.13
Added Balance (Support Programs)	27,304.54
Tot Prepay Applied	361,986.83
Partial Prepay Applied	9,333.69
Scheduled Amortization Applied	92,907.24
Restoration of Balance	304.77
Ending Value Before New Defaulted Loans	45,431,910.68
New Defaulted Loans	248,761.10
Current Ending Value	45,183,149.58
<u>DEFAULTED BALANCE</u>	
Beg Value	39,920,862.86
New Defaulted Loans	248,761.10
Added Balance (Support Programs)	100,879.51
Tot Prepay Applied	322,484.86
Partial Prepay Applied	0.00
Scheduled Amortization Applied	22,660.84
Restoration of Balance	0.00
Claims over Life Insurance	0.00
Foreclosed Properties	58,854.88
Defaulted Ending Value	39,866,502.89
Total Value	85,049,652.47

Agosto-2013  
PAST DUE BUCKETS

	CURRENT BALANCE	#	UDIS	%
0		573	34,164,031.10	40.17%
1		143	8,731,797.46	10.27%
2		49	3,158,040.99	3.71%
3		35	2,173,161.23	2.56%
4		13	892,802.84	1.05%
5		18	1,019,305.98	1.20%
6		14	917,871.32	1.08%
MORE		506	33,992,641.55	39.97%
<b>TOTAL</b>		<b>1351</b>	<b>85,049,652.47</b>	<b>100.00%</b>

# TRUST 364

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## Comentarios Relevantantes

### DEEDS IN LIEU

N° Loan 48062	Balance Udis 58,854.88	UDIS 58,854.88
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### RECUPERACION POR VENTA DE VIVIENDAS

N° Loan	Balance (Udis) at the Deed in lieu	Value of house at sale (Pesos)	Total Expenses	Net Income to the Trust
48900	52,248.79	\$ 163,100.00	\$ 44,391.46	\$ 118,708.54
48976	61,025.78	\$ 180,000.00	\$ 29,684.28	\$ 150,315.72
			<u>Total</u>	<u>\$ 269,024.26</u>



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