

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

Reporte de aplicación de cobranza del 02 de Noviembre al 01 de Diciembre de 2013

Fidelcomiso 364

Moneda Origen Pesos

SALDOS CARTERA / PORT BAL

| | | | |
|---------------------------|---------------------------------------|------------|------------|
| Beginning Balance | Saldo Inicial de los Montos Diferidos | 131,917.49 | 652,639.50 |
| Deferred amounts Increase | Incremento Montos Diferidos | 9,490.29 | 47,483.32 |
| 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 | 141,407.78 | 700,122.82 |

| | | | |
|------------------------------|--|---------------|----------------|
| Beginning Balance | Saldo Inicial de los Créditos Hipotecarios | 83,731,521.84 | 413,808,494.24 |
| Additional Loans Assigned | Créditos adicionales asignados | - | - |
| Scheduled Amortization | Pagos de principal programados | - 115,764.25 | - 562,218.82 |
| Partial Prepayments | Pre-pagos de principal | - 1,787.15 | - 8,979.14 |
| Total Prepayments | Principal totales | - 251,916.80 | - 1,263,274.62 |
| Foreclosed Properties | Adjudicaciones / Daciones | - 88,840.18 | - 443,754.78 |
| Non Eligible Departing Loans | Creditos Salientes No Elegibles | - | - |
| Restoration of Balance | Restitución de Saldo | - | - |
| Cancellation of Balance | Cancelación de Saldo | - | - |
| Ending Balance | Saldo Final de los Créditos Hipotecarios | 83,273,213.46 | 411,530,266.88 |

| | | | |
|-----------------------------|---|----------------------|-----------------------|
| Total Ending Balance | Saldo Final Total de los Créditos Hipotecarios | 83,414,621.24 | 412,230,389.70 |
|-----------------------------|---|----------------------|-----------------------|

| | | | |
|-----------------------|---------------------------|--|---------------------|
| Total Deposits | Total de Depósitos | | 4,860,322.57 |
|-----------------------|---------------------------|--|---------------------|

APLICACION TOTAL/ TOTAL AMOUNTS APPLIED

| | | | |
|--|---|------------|---------------------|
| Interests | Intereses | 357,264.68 | 1,732,396.74 |
| Scheduled Amortizations | Pagos de principal programados | 115,764.25 | 562,218.82 |
| Administration Fee | Comisión por administración | 68,163.03 | 330,170.28 |
| Insurance Premiums Collected | Primas cobradas Seguros Vida, Daños, Adicional y Conservación | 31,345.08 | 152,106.09 |
| VAT over Property Insurance Premium | Iva Seguros Daños | 391.41 | 1,899.19 |
| SWAP Premium | Prima Swap | 51,139.99 | 247,338.04 |
| SWAP Transfers | Ejercicio Swap | - | - |
| Partial Prepayments | Pre-pagos de principal | 1,787.15 | 8,979.14 |
| Total Prepayments | Principal totales | 251,916.80 | 1,263,274.62 |
| Maintenance Fee | Cuota de Mantenimiento | - | - |
| Late Fees | Pena por Mora | 5,371.09 | 25,952.47 |
| Late Fees Write Off | Cancelación de Pena por Mora | - 256.68 | - 1,200.60 |
| Sale of Properties | Recuperación por venta de viviendas | - | - |
| 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 | - | - |
| Collection Expenses | Gastos de cobranza | - | - |
| 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 | PS-3 | - 14.18 | - 67.87 |
| Support Programs | PS-4 | - 9,490.29 | - 47,483.32 |
| TOTAL AMOUNTS APPLIED | APLICACION TOTAL | | 4,275,583.60 |

COBRANZA PENDIENTE DE PAGO

| | | | |
|---|---|---|-----------------------|
| Beginning Balance of Identified Outstanding Amounts | Saldo Inicial Montos Identificados no pagados | | \$1,537,719.16 |
| Identified Outstanding Amounts for the Period | Montos identificados no pagados del periodo | | 88,055.41 |
| Amounts paid identified in prior periods | Montos pagados identificados en periodos anteriores | - | 44,932.00 |
| Ending Balance of Identified Outstanding Amounts | Saldo Final de Montos Identificados No Pagados | | \$1,580,842.57 |

SALDOS A FAVOR DEL ACREDITADO

| | | | |
|--|--------------------------------------|---|--------------|
| Beginning Balance in Favor of Borrower | Saldo Inicial a Favor del Acreditado | | 740,167.77 |
| Ending Balance in Favor of Borrower | Saldo Final a Favor del Acreditado | | 1,371,216.88 |
| Favorable balance applied | Saldo a Favor aplicado | - | 631,049.11 |

COBERTURA SWAP

| | | | |
|----------------|----------------------------|--|------------|
| Swap Transfers | Ejercicio Recibido de Swap | | 184,260.62 |
|----------------|----------------------------|--|------------|

TOTAL DISPONIBLE

4,416,720.81


 CARLOS ALBERTO TAMEZ GAYTÁN
 GERENTE DE INFORMACIÓN DE PORTAFOLIOS

BALANCE DISTRIBUTION BY CURRENT AND DEFAULTED

| <u>CURRENT BALANCE</u> | UDIS |
|---|---------------|
| Beg Value | 43,908,334.67 |
| Added Balance (Support Programs) | 9,490.29 |
| Tot Prepay Applied | 251,916.80 |
| Partial Prepay Applied | 1,787.15 |
| Scheduled Amortization Applied | 93,166.30 |
| Restoration of Balance | 0.00 |
| Ending Value Before New Defaulted Loans | 43,570,954.71 |
| New Defaulted Loans | 181,798.39 |
| Current Ending Value | 43,389,156.32 |
| <u>DEFAULTED BALANCE</u> | |
| Beg Value | 39,955,104.66 |
| New Defaulted Loans | 181,798.39 |
| Added Balance (Support Programs) | 0.00 |
| Tot Prepay Applied | 0.00 |
| Partial Prepay Applied | 0.00 |
| Scheduled Amortization Applied | 22,597.95 |
| Restoration of Balance | 0.00 |
| Claims over Life Insurance | 0.00 |
| Foreclosed Properties | 88,840.18 |
| Defaulted Ending Value | 40,025,464.92 |
| Total Value | 83,414,621.24 |

Noviembre-2013
PAST DUE BUCKETS

| | <u>CURRENT BALANCE</u> | <u>#</u> | <u>UDIS</u> | <u>%</u> |
|--------------|------------------------|-------------|----------------------|----------------|
| 0 | | 472 | 28,101,014.20 | 33.69% |
| 1 | | 194 | 11,499,782.21 | 13.79% |
| 2 | | 64 | 4,077,401.41 | 4.89% |
| 3 | | 26 | 1,604,219.64 | 1.92% |
| 4 | | 21 | 1,089,420.26 | 1.31% |
| 5 | | 17 | 1,047,688.34 | 1.26% |
| 6 | | 14 | 937,554.10 | 1.12% |
| MORE | | 524 | 35,057,541.08 | 42.03% |
| TOTAL | | 1332 | 83,414,621.24 | 100.00% |

TRUST 364

Nov-13

Comentarios Relevantes

DACIONES / ADJUDICACIONES

Crédito Saldo de Capital (UDIS)

49081 88,840.18

Total 88,840.18



CARLOS ALBERTO TAMEZ GAYTAN
GERENTE DE INFORMACION DE PORTAFOLIOS