

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

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

		Fideicomiso 253936	
		Moneda Origen	Pesos
SALDOS CARTERA / PORT BAL			
Beginning Balance	Saldo Inicial de los Montos Diferidos	7,709,076.79	37,257,213.43
Deferred amounts Increase	Incremento Montos Diferidos	18,451.27	91,547.61
Deferred Payment Amount	Pago de Monto Diferido	- 13,438.88	- 66,799.86
Deferred amounts Decrease	Cancelación de Monto Diferido	- 17,199.95	- 85,498.42
Restoration of Balance	Restitución de Saldo	-	-
Ending Balance	Saldo Final de los Montos Diferidos	7,696,889.23	37,196,462.76
Beginning Balance	Saldo Inicial de los Créditos Hipotecarios	275,208,624.15	1,327,501,717.06
Additional Loans Assigned	Créditos adicionales asignados	-	-
Scheduled Amortization	Pagos de principal programados	- 470,652.67	- 2,263,529.01
Partial Prepayments	Pre-pagos de principal	- 76,053.22	- 376,838.28
Total Prepayments	Principal totales	- 794,076.90	- 3,945,916.29
Foreclosed Properties	Adjudicaciones / Daciones	- 304,371.48	- 1,509,370.44
Non Eeligible Departing Loans	Créditos Salientes No Elegibles	-	-
Restoration of Balance	Restitución de Saldo	-	-
Cancellation of Balance	Cancelación de Saldo	- 82,325.42	- 409,239.99
Ending Balance	Saldo Final de los Créditos Hipotecarios	273,481,144.46	1,318,996,823.05
Total Ending Balance	Saldo Final Total de los Créditos Hipotecarios	281,178,033.69	1,433,893,763.89
Total Deposits	Total de Depósitos		\$ 25,497,556.29

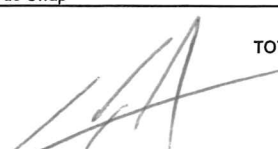
APLICACION TOTAL/ TOTAL AMOUNTS APPLIED			
Interests	Intereses	1,258,853.97	6,047,903.21
Scheduled Amortizations	Pagos de principal programados	470,652.67	2,263,529.01
Administration Fee	Comisión por administración	140,459.64	675,041.20
Insurance Premiums Collected	Primas cobradas Seguros Vida, Daños, Adicional y Conservación	287,984.14	1,383,870.02
VAT over Property Insurance Premium	Iva Seguros Daños	3,670.83	17,633.14
SWAP Premium	Prima Swap	87,207.92	419,047.52
Partial Prepayments	Pre-pagos de principal	76,053.22	376,838.28
Total Prepayments	Principal totales	807,515.78	4,012,716.15
Maintenance Fee	Cuota de Mantenimiento	-	-
Late Fees	Pena por Mora	48,477.47	231,647.01
Late Fees Write Off	Cancelación de Pena Moratoria	- 1,034.03	- 5,045.93
Sale of Properties	Recuperación por venta de viviendas	-	5,618,582.57
Claims Over Life Insurance	Seguros de Vida Reclamados	-	-
Mortgage Insurance	Seguro Hipotecario	-	84,126.66
Costs Associated with mortgage cancelation	Trámites por cancelación de Hipoteca	-	-
Other	Otros Cargos	0.35	1.48
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	-	-
Amounts Distributed in previously periods	Cantidades Distribuidas en periodos anteriores	-	-
Excluded Amounts	Cantidad excluida anterior a fecha de corte	-	-
Solution Products Applied	PS-3	-	-
Solution Products Applied	PS-4	- 18,451.27	- 91,547.61
TOTAL AMOUNTS APPLIED	APLICACION TOTAL	3,161,390.69	21,034,342.71

COBRANZA PENDIENTE DE PAGO			
Beginning Balance of Identified Outstanding Amounts	Saldo Inicial Montos Identificados no pagados		\$ 5,076,853.22
Identified Outstanding Amounts for the Period	Montos identificados no pagados del periodo		\$ 137,142.70
Amounts paid identified in prior periods	Montos pagados identificados en periodos anteriores		-\$ 3,570,215.48
Ending Balance of Identified Outstanding Amounts	Saldo Final de Montos Identificados No Pagados		\$ 1,643,780.44

SALDOS A FAVOR DEL ACREDITADO			
Beginning Balance in Favor of Borrower	Saldo Inicial a Favor del Acreditado		\$ 2,971,773.08
Ending Balance in Favor of Borrower	Saldo Final a Favor del Acreditado		\$ 4,014,011.52
Favorable balance applied	Saldo a Favor aplicado		-\$ 1,042,238.44

COBERTURA SWAP			
Swap Transefers	Ejercicio Recibido de Swap		100,812.45

TOTAL DISPONIBLE 24,568,227.94


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
Sep-13

TRUST 253936

GASTOS DEL PERIODO / MONTHLY EXPENSES

	UDIS	PESOS
GASTOS, REEMBOLSOS / EXPENSES		
REINBURSEMENT		
Period's SWAP exercised with SHF	294,705.94	1,467,621.43
Other expenses		234,819.43
Refund collected amount that haven't proceed		886,312.68
Collection Expenses		698,381.25
Maintenance Fee		-100,812.45
Excluded Amounts		41,801.95
Reinbursements to borrowers over total prepayments		0.00
Misallocation of transfers to different borrower		0.00
VAT charged over fees on bounced cheques		0.00
Fees charged over bounced cheques		0.00
Bounced Cheques		0.00
Costs Associated with mortgage cancelation		0.00
Claims over Property Insurance		0.00
Mortgage Insurance		0.00
Period's SWAP exercised with SHF		0.00
SWAP premium paid		0.00
Life and Property Insurance Premiums Paid		0.00
VAT over Servicing Fee		0.00
Servicing Fee		0.00
TOTAL EXPENSES		
Period's SWAP exercised with SHF		97,135.64
TOTAL EXPENSES FOR APPLY		
TOTAL DE GASTOS REEMBOLSABLES A PATRIMONIO		
Ejercicio del Periodo con SHF		3,325,259.93
TOTAL DE GASTOS PARA APLICAR		
Ejercicio del Periodo con SHF		100,812.45
TOTAL DE GASTOS PARA APLICAR		
		3,426,072.38

CARLOS ALBERTO TAMEZ GAYTAN
GERENTE DE INFORMACION DE PORTAFOLIOS

**Septiembre-2013
PAST DUE BUCKETS**

UDIS	Status de Créditos (ATRASOS)	TOTAL			CARTERA VIGENTE		SALEN Y NO APLICA		PERMANECEN	
		#	Saldo Insoluto Total de Principal (UDI)	% del Portafolio	#	Saldo Insoluto Total de Principal (UDI)	#	Saldo Insoluto Total de Principal (UDI)	#	Saldo Insoluto Total de Principal (UDI)
0		1511	89,932,326.38	31.98%	1393	81,522,761.96		118	8,409,564.42	
1		472	31,045,144.57	11.04%	419	27,103,320.49		53	3,941,824.08	
2		139	9,143,599.50	3.25%	109	6,721,645.24		30	2,421,954.26	
3		133	9,634,290.76	3.43%	78	5,251,228.84		55	4,383,061.92	
4		53	3,666,072.81	1.30%			31	1,764,318.78	1,901,754.03	
5		55	3,525,807.21	1.25%			34	2,204,747.48	1,321,059.73	
6		51	3,484,888.25	1.24%			25	1,670,460.96	1,814,427.29	
MORE		1741	130,745,904.21	46.50%			1001	71,968,464.88	58,777,439.33	
TOTAL		4155	281,178,033.69	100.00%	1999	120,598,956.53	1091	77,607,992.10	82,971,085.06	

Durante el mes de Septiembre de 2013, 3 créditos que tienen PS, tuvieron pago sostenido (atraso = 0) durante 12 meses.

TRUST 253936

Sep-13

DEEDS IN LIEU

N° Loan	Balance Udis	321,571.43 UDIS
120395	16,906.26	
121117	53248.14	
121933	54860.62	
123166	196556.41	

RECUPERACIÓN DE GARANTÍAS (SEGURO HIPOTECARIO)

Crédito	Fecha de Pago	Importe
118940	41527	\$ 84,126.66
	Total	\$ 84,126.66

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
53372		\$ 201,875.00	\$ 8,103.21	\$ 193,771.79
53463		\$ 106,250.00	\$ 17,137.39	\$ 89,112.61
118566		\$ 169,968.75	\$ 14,876.71	\$ 155,092.04
118778		\$ 368,265.63	\$ 19,080.78	\$ 349,184.85
119016		\$ 154,062.50	\$ 13,335.69	\$ 140,726.81
119051		\$ 363,000.00	\$ 10,972.13	\$ 352,027.87
119330		\$ 190,000.00	\$ 41,367.02	\$ 148,632.98
120237		\$ 175,000.00	\$ 29,990.52	\$ 145,009.48
120656		\$ 190,000.00	\$ 37,885.73	\$ 152,114.27
120661		\$ 197,500.00	\$ 39,561.20	\$ 157,938.80
121543		\$ 436,000.00	\$ 50,341.62	\$ 385,658.38
121627		\$ 268,750.00	\$ 2,427.04	\$ 266,322.96
SC 130636		\$ 169,968.75	\$ 12,900.79	\$ 157,067.96
SC 214038		\$ 429,000.00	\$ 37,952.16	\$ 391,047.84
SC 214815		\$ 293,750.00	\$ 2,426.14	\$ 291,323.86
SC 227534		\$ 200,000.00	\$ 64,554.62	\$ 135,445.38
SC 230036		\$ 212,500.00	\$ 13,852.36	\$ 198,647.64
SC 231376		\$ 362,500.00	\$ 50,120.01	\$ 312,379.99
SC 236144		\$ 152,971.88	\$ 5,752.89	\$ 147,218.98
SC 260732		\$ 175,000.00	\$ 22,667.25	\$ 152,332.75
SC 263977		\$ 150,000.00	\$ 17,993.07	\$ 132,006.93
SC 264915		\$ 250,000.00	\$ 46,716.39	\$ 203,283.61
SC 265945		\$ 152,971.88	\$ 6,133.97	\$ 146,837.91
SC 269604		\$ 196,000.00	\$ 21,945.87	\$ 174,054.13
SC 274189		\$ 205,000.00	\$ 27,815.43	\$ 177,184.57
SC 276026		\$ 152,971.88	\$ 9,502.33	\$ 143,469.55
SC 279897		\$ 158,760.00	\$ 973.96	\$ 157,786.04
SC 68657		\$ 230,000.00	\$ 67,097.41	\$ 162,902.59
		Total	\$	5,618,582.57



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