

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

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

Fidelcomiso 253936

Moneda Origen Pesos

SALDOS CARTERA / PORT BAL

Beginning Balance	Saldo Inicial de los Montos Diferidos	7,742,858.45	37,425,414.69
Deferred amounts Increase	Incremento Montos Diferidos	46,053.52	230,397.38
Deferred Payment Amount	Pago de Monto Diferido	- 13,222.14	- 64,995.20
Deferred amounts Decrease	Cancelación de Monto Diferido	-	-
Restoration of Balance	Restitución de Saldo	-	-
Ending Balance	Saldo Final de los Montos Diferidos	7,775,689.83	37,590,816.87

Beginning Balance	Saldo Inicial de los Créditos Hipotecarios	271,868,780.22	1,311,036,804.23
Additional Loans Assigned	Créditos adicionales asignados	-	-
Scheduled Amortization	Pagos de principal programados	- 335,940.01	- 1,616,979.55
Partial Prepayments	Pre-pagos de principal	- 432,462.17	- 2,158,704.86
Total Prepayments	Principal totales	- 1,018,970.39	- 5,117,196.32
Foreclosed Properties	Adjudicaciones / Daciones	- 39,598.56	- 198,798.26
Non Eligible Departing Loans	Créditos Salientes No Elegibles	-	-
Restoration of Balance	Restitución de Saldo	56.67	243.91
Cancellation of Balance	Cancelación de Saldo	- 16,751.24	- 83,595.33
Ending Balance	Saldo Final de los Créditos Hipotecarios	270,025,114.52	1,301,861,773.82

Total Ending Balance	Saldo Final Total de los Créditos Hipotecarios	277,800,804.35	1,339,452,590.69
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Total Deposits	Total de Depósitos		\$ 14,955,374.26
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APLICACION TOTAL/ TOTAL AMOUNTS APPLIED

Interests	Intereses	849,776.25	4,086,327.40
Scheduled Amortizations	Pagos de principal programados	335,940.01	1,616,979.55
Administration Fee	Comisión por administración	96,538.07	464,430.59
Insurance Premiums Collected	Primas cobradas Seguros Vida, Daños, Adicional y Conservación	205,621.63	989,017.35
VAT over Property Insurance Premium	Iva Seguros Daños	2,537.98	12,204.03
SWAP Premium	Prima Swap	60,184.98	289,470.06
Partial Prepayments	Pre-pagos de principal	437,349.21	2,183,093.34
Total Prepayments	Principal totales	1,027,305.49	5,157,803.04
Maintenance Fee	Cuota de Mantenimiento	-	-
Late Fees	Pena por Mora	38,877.44	186,585.23
Late Fees Write Off	Cancelación de Pena Moratoria	- 1,878.16	- 9,100.77
Sale of Properties	Recuperación por venta de viviendas	-	1,422,250.57
Claims Over Life Insurance	Seguros de Vida Reclamados	-	-
Mortgage Insurance	Seguro Hipotecario	-	-
Costs Associated with mortgage cancelation	Trámites por cancelación de Hipoteca	333.25	1,667.77
Other	Otros Cargos	-	-
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	- 256.24	- 1,242.50
Solution Products Applied	PS-4	- 46,053.52	- 230,397.38
TOTAL AMOUNTS APPLIED	APLICACION TOTAL	3,006,276.39	16,169,088.28

COBRANZA PENDIENTE DE PAGO

Beginning Balance of Identified Outstanding Amounts	Saldo Inicial Montos Identificados no pagados		\$ 2,218,690.45
Identified Outstanding Amounts for the Period	Montos identificados no pagados del periodo		\$ 608,908.48
Amounts paid identified in prior periods	Montos pagados identificados en periodos anteriores		-\$ 344,057.90
Ending Balance of Identified Outstanding Amounts	Saldo Final de Montos Identificados No Pagados		\$ 2,483,541.03

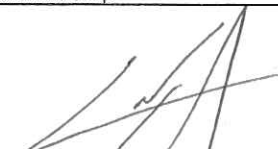
SALDOS A FAVOR DEL ACREDITADO

Beginning Balance in Favor of Borrower	Saldo Inicial a Favor del Acreditado		\$ 4,951,868.54
Ending Balance in Favor of Borrower	Saldo Final a Favor del Acreditado		\$ 4,030,042.94
Favorable balance applied	Saldo a Favor aplicado		\$ 921,825.60

COBERTURA SWAP

Swap Transfers	Ejercicio Recibido de Swap		266,063.04
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TOTAL DISPONIBLE 16,170,300.74


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
Nov-13

TRUST 253936

GASTOS DEL PERIODO / MONTHLY EXPENSES

GASTOS, REEMBOLSOS / EXPENSES REINBURSEMENT	UDIS	PESOS
Reimbursing Fee	291,262.12	1,470,837.32
VAT over Servicing Fee		235,333.97
Life and Property Insurance Premiums Paid		856,662.16
SWAP premium paid		693,608.61
Period's SWAP exercised with SHF		-266,063.04
Mortgage Insurance		440,755.57
Claims over Property Insurance		0.00
Costs Associated with mortgage cancelation		1,667.77
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		4,300.00
Reimbursements to borrowers over total prepayments		0.00
Excluded Amounts		0.00
Maintenance Fee		0.00
Collection Expenses		0.00
Refund collected amount that haven't proceed		817,811.70
Other expenses		0.00
TOTAL EXPENSES		0.00
Period's SWAP exercised with SHF		4,254,914.06
TOTAL EXPENSES FOR APPLY		266,063.04
TOTAL DE GASTOS REEMBOLSABLES A PATRIMONIO		4,520,977.10
Ejercicio del Periodo con SHF		266,063.04
TOTAL DE GASTOS PARA APLICAR		4,520,977.10


CARLOS ALBERTO TAMEZ GAYTAN
 GERENTE DE INFORMACION DE PORTAFOLIOS

Noviembre-2013
PAST DUE BUCKETS

UDIS

Status de Créditos (ATRASOS)	TOTAL				SALEN Y NO APLICA				PERMANECEN
	#	Saldo Insoluto Total de Principal (UDI)	% del Portafolio	CARTERA VIGENTE		CARTERA VENCIDA		CARTERA VENCIDA CON PRODUCTO SOLUCIÓN	
				#	Saldo Insoluto Total de Principal (UDI)	#	Saldo Insoluto Total de Principal (UDI)	#	Saldo Insoluto Total de Principal (UDI)
0	1265	74,215,708.60	26.72%	1191	69,104,950.01			74	5,110,758.59
1	642	40,632,703.46	14.63%	564	35,141,682.77			78	5,491,020.69
2	131	9,113,320.46	3.28%	103	6,920,142.86			28	2,193,177.60
3	113	7,623,058.12	2.74%	76	4,638,299.88			37	2,984,758.24
4	68	4,295,161.19	1.55%			46	2,791,523.09	22	1,503,638.10
5	57	4,328,919.87	1.56%			33	2,129,033.14	24	2,199,886.73
6	37	2,946,850.60	1.06%			16	1,221,866.93	21	1,724,983.67
MORE	1803	134,645,082.05	48.47%			1032	73,999,980.41	771	60,645,101.64
TOTAL	4116	277,800,804.35	100.00%	1934	115,805,075.52	1127	80,142,403.57	1055	81,853,325.26

TRUST 253936

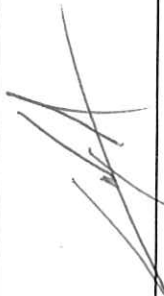
Nov-13

RECUPERACIÓN DE VIVIENDAS

Crédito	Saldo (UDIS)
122034	39,598.56
Total	39,598.56

RECUPERACION POR VENTA DE VIVIENDAS

Crédito	Saldo de Liquidación	Importe de Venta	Total de Gastos	Ingreso Total al Fideicomiso
121375	635,042.62	\$ 216,000.00	\$ 24,776.72	\$ 191,223.28
119562	628,068.48	\$ 490,000.00	\$ 37,941.46	\$ 452,058.54
SC 241954	280,378.90	\$ 289,000.00	\$ -	\$ 289,000.00
SC 279529	334,389.24	\$ 169,968.75	\$ -	\$ 169,968.75
SC 214088	371,482.74	\$ 180,000.00	\$ -	\$ 180,000.00
SC 246256	269,741.47	\$ 140,000.00	\$ -	\$ 140,000.00
		Total	\$ -	\$ 1,422,250.57



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