

Patrimonio, S.A. de C.V., SOFOM ENR			
Reporte de aplicación de cobranza del 01 de Abril al 30 de Abril de 2013			
		Fideicomiso 238	
		Moneda Origen	Pesos
SALDOS CARTERA / PORT BAL			
Beginning Balance	Saldo Inicial de los Montos Diferidos	1,948,870.88	9,459,043.52
Deferred amounts Increase	Incremento Montos Diferidos	15,430.36	76,613.80
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	1,964,301.24	9,535,657.32
Beginning Balance	Saldo Inicial de los Créditos Hipotecarios	81,322,275.61	394,793,021.84
Additional Loans Assigned	Créditos adicionales asignados	-	-
Scheduled Amortization	Pagos de principal programados	- 204,133.79	- 969,580.28
Partial Prepayments	Pre-pagos de principal	- 23,162.38	- 114,975.20
Total Prepayments	Principal totales	- 43,555.27	- 216,509.07
Foreclosed Properties	Adjudicaciones / Daciones	- 81,041.44	- 401,924.99
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	80,970,382.73	393,090,032.30
Total Ending Balance	Saldo Final Total de los Créditos Hipotecarios	82,934,683.97	402,625,689.62
Total Deposits	Total de Depósitos		\$ 6,219,202.64
APLICACION TOTAL/ TOTAL AMOUNTS APPLIED			
Interests	Intereses	518,374.86	2,458,332.98
Scheduled Amortizations	Pagos de principal programados	204,133.79	969,580.28
Administration Fee	Comisión por administración	43,833.29	207,794.14
Insurance Premiums Collected	Primas cobradas Seguros Vida, Daños, Adicional y Conservación	92,662.47	439,813.55
VAT over Property Insurance Premium	Iva Seguros Daños	1,176.38	5,581.78
SWAP Premium	Prima Swap	36,175.33	171,695.66
Partial Prepayments	Pre-pagos de principal	23,162.38	114,975.20
Total Prepayments	Principal totales	43,555.27	216,509.07
Maintenance Fee	Cuota de Mantenimiento	-	-
Late Fees	Pena por Mora	13,544.00	63,703.19
Late Fees Write Off	Cancelación de Penas por Mora	- 550.98	- 2,616.96
Sale of Properties	Recuperación por venta de viviendas	-	-
Claims Over Life Insurance	Seguros de Vida Reclamados	-	-
Mortgage Insurance	Seguro Hipotecario	-	-
Costs Asociated with mortgage cancelation	Trámites por cancelación de Hipoteca	-	-
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 PS3	PS-3	- 778.38	- 3,690.90
Solution Products Applied PS4	PS-4	- 15,430.36	- 76,613.80
TOTAL AMOUNTS APPLIED	APLICACION TOTAL	959,858.05	4,565,064.19
COBRANZA PENDIENTE DE PAGO			
Beginning Balance of Identified Outstanding Amounts	Saldo Inicial Montos Identificados no pagados		\$ 592,281.08
Identified Outstanding Amounts for the Period	Montos identificados no pagados del periodo		\$ 41,310.00
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		\$ 633,591.08
SALDOS A FAVOR DEL ACREDITADO			
Beginning Balance in Favor of Borrower	Saldo Inicial a Favor del Acreditado		1,033,264.09
Ending Balance in Favor of Borrower	Saldo Final a Favor del Acreditado		2,729,468.81
Favorable balance applied	Saldo a Favor aplicado		- 1,696,204.72
COBERTURA SWAP			
Swap Transefers	Ejercicio Recibido de Swap		74,374.92
TOTAL DISPONIBLE			4,598,129.11
<hr/> 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
abr-13

TRUST 238

GASTOS DEL PERIODO / MONTHLY EXPENSES		TRUST 238		
		UDIS	PESOS	
GASTOS, REEMBOLSOS / EXPENSES REINBURSEMENT	Servicing Fee	86,740.78	430,965.22	
	VAT over Servicing Fee	4.97	68,954.44	
	Life and Property Insurance Premiums Paid	48,048.41	238,724.99	
	SWAP premium paid	49,322.39	245,054.67	
	Period's SWAP exercised with SHF	-14,969.51	-74,374.92	
	Mortgage Insurance	49,601.01	246,438.98	
	Claims over Property Insurance		0.00	
	Costs Asociated 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 trasnfers to different borrower		0.00	
	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		0.00	
	Other expenses		0.00	
	TOTAL EXPENSES	TOTAL DE GASTOS REEMBOLSABLES A PATRIMONIO		1,155,763.38
	Period's SWAP exercised with SHF	Ejercicio del Periodo con SHF		74,374.92
TOTAL EXPENSES FOR APPLY	TOTAL DE GASTOS PARA APLICAR		1,230,138.30	

CARLOS ALBERTO TAMEZ GAYTAN
GERENTE DE INFORMACION DE PORTAFOLIOS

**abril-2013
PAST DUE BUCKETS**

UDIS

<u>Status de Créditos</u> <u>(ATRASOS)</u>	TOTAL			CARTERA VIGENTE		CARTERA VENCIDA		CARTERA VENCIDA CON PRODUCTO SOLUCIÓN	
	#	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	464	39,451,961.28	47.57%	417	34,162,718.32			47	5,289,242.96
1	43	3,825,405.61	4.61%	29	2,195,049.26			14	1,630,356.35
2	29	2,959,560.38	3.57%	18	1,790,893.51			11	1,168,666.87
3	16	1,487,155.58	1.79%	8	691,848.16			8	795,307.42
4	6	581,269.66	0.70%			2	104,642.33	4	476,627.33
5	8	733,461.92	0.88%			1	91,807.52	7	641,654.40
6	10	993,814.75	1.20%			5	572,748.18	5	421,066.57
MORE	345	32,902,054.79	39.67%			222	20,649,736.31	123	12,252,318.48
TOTAL	921	82,934,683.97	100.00%	472	38,840,509.25	230	21,418,934.34	219	22,675,240.38

PESOS

<u>Status de Créditos</u> <u>(ATRASOS)</u>	TOTAL			CARTERA VIGENTE		CARTERA VENCIDA		CARTERA VENCIDA CON PRODUCTO SOLUCIÓN	
	#	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	464	191,528,710.99	47.57%	417	165,850,852.31			47	25,677,858.68
1	43	18,571,320.20	4.61%	29	10,656,376.56			14	7,914,943.64
2	29	14,367,873.39	3.57%	18	8,694,308.58			11	5,673,564.81
3	16	7,219,742.24	1.79%	8	3,358,737.61			8	3,861,004.63
4	6	2,821,908.60	0.70%			2	508,010.50	4	2,313,898.10
5	8	3,560,761.28	0.88%			1	445,700.93	7	3,115,060.35
6	10	4,824,704.57	1.20%			5	2,780,539.09	5	2,044,165.48
MORE	345	159,730,668.35	39.67%			222	100,248,941.99	123	59,481,726.36
TOTAL	921	402,625,689.62	100.00%	472	188,560,275.07	230	103,983,192.52	219	110,082,222.04