

Monthly Servicer Report as of September 30, 2013

1.ORIGINAL LOAN AMOUNT (\$)

ORIGINAL LOAN AMOUNT (\$)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
1 - 50,000	83,636,195	24%	2,729	46%
50,001 - 100,000	154,684,686	44%	2,486	42%
100,001 - 150,000	42,168,834	12%	359	6%
150,001 - 300,000	53,613,641	15%	272	5%
300,001 - 450,000	11,440,948	3%	33	1%
450,001 - 600,000	2,941,698	1%	7	0%
TOTAL:	348,486,001	100%	5,886	100%

Minimum: 3,424
Maximum: 500,000
Average: 63,265

2.CURRENT LOAN AMOUNT (\$)

CURRENT LOAN AMOUNT (\$)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
1 - 50,000	97,112,131	28%	3,026	51%
50,001 - 100,000	144,977,960	42%	2,233	38%
100,001 - 150,000	41,855,364	12%	341	6%
150,001 - 300,000	51,203,646	15%	250	4%
300,001 - 450,000	11,909,595	3%	33	1%
450,001 - 600,000	1,427,305	0%	3	0%
TOTAL:	348,486,001	100%	5,886	100%

Minimum: 274
Maximum: 486,111
Average: 59,206

3.INTEREST RATE(%)

INTEREST RATE(%)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
1.75 - 3.24	46,591	0%	1	0%
3.25 - 4.74	21,084,176	6%	272	5%
4.75 - 6.24	175,771,045	50%	2,256	38%
6.25 - 7.74	145,824,175	42%	3,151	54%
7.75 - 9.24	5,344,812	2%	186	3%
9.25 >=	415,202	0%	20	0%
TOTAL:	348,486,001	100%	5,886	100%

Minimum: 2.00
Maximum: 12.00
Average: 5.87

4.SUBSIDY RATE (%)

SUBSIDY RATE (%)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
1.00%-1.99%	6,178,535	3%	101	3%
2.00%-3.99%	104,194,675	58%	2,128	57%
4.0%=>	69,351,220	39%	1,472	40%
TOTAL:	179,724,429	100%	3,701	100%

Minimum: 1.25%
Maximum: 4.75%

*Minimum excluding loans with no subsidy

5.TOTAL MONTHLY INCOME

TOTAL MONTHLY INCOME	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
<= 0.00	27,076,418	8%	483	8%
0.01 to 600.00	15,498,841	4%	491	8%
600.01 to 1,200.00	38,792,644	11%	1,012	17%
1,200.01 to 1,800.00	79,217,754	23%	1,526	26%
1,800.01 to 3,600.00	108,972,154	31%	1,656	28%
3,600.01 to 5,400.00	63,492,622	18%	577	10%
5,400.01 to 7,200.00	9,326,867	3%	91	2%
7,200.01 >=	6,108,702	2%	50	1%
TOTAL:	348,486,001	100%	5,886	100%

Minimum: 0.00
 Maximum: 10,002.00
 Average: 1,801.36

*Employee Income represented as zero

6.TYPE OF RESIDENCY

TYPE OF RESIDENCY	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
PRIMARY RESIDENCE	330,907,789	95%	5,699	97%
SECONDARY RESIDENCE	17,578,212	5%	187	3%
NA	0	0%	0	0%
TOTAL:	348,486,001	100%	5,886	100%

7.APPRAISAL VALUE

APPRAISAL VALUE	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
1 - 25,000	673,581	0%	66	1%
25,001 - 50,000	38,376,431	11%	1,304	22%
50,001 - 75,000	95,836,894	28%	2,101	36%
75,001 - 100,000	62,045,955	18%	1,040	18%
100,001 - 125,000	25,756,669	7%	394	7%
125,001 - 150,000	15,942,710	5%	218	4%
150,001 >=	109,853,762	32%	763	13%
TOTAL:	348,486,001	100%	5,886	100%

Minimum: 4,753
 Maximum: 4,078,080
 Average: 94,871

8.LTV (FIRST AND SECOND LIEN)

LTV (FIRST AND SECOND LIEN)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
<= 40.00	18,056,412	5%	465	8%
40.01 to 50.00	24,164,240	7%	523	9%
50.01 to 60.00	30,938,988	9%	556	9%
60.01 to 70.00	47,622,522	14%	696	12%
70.01 to 80.00	65,985,963	19%	1,008	17%
80.01 to 90.00	102,412,438	29%	1,677	28%
90.01 to 100.00	59,305,437	17%	961	16%
100.01 >=	0	0%	0	0%
TOTAL:	348,486,001	100%	5,886	100%

Minimum: 0.36
 Maximum: 99.88
 Average: 77.07

9.HOME EQUITY LOAN (2ND LIEN)

HOME EQUITY LOAN (2ND LIEN)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
NO	336,669,782	97%	5,557	94%
YES	11,816,219	3%	329	6%
TOTAL:	348,486,001	100%	5,886	100%

10.ORIGINAL TERM (YEARS)

ORIGINAL TERM (YEARS)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
1 - 6	185,456	0%	14	0%
7 - 12	7,490,128	2%	193	3%
13 - 18	19,560,636	6%	379	6%
19 - 24	50,547,226	15%	910	15%
25 - 30	260,976,674	75%	4,186	71%
31 - 36	9,725,880	3%	204	3%
37 >=	0	0%	0	0%
TOTAL:	348,486,001	100%	5,886	100%

Minimum: 3
Maximum: 36
Average: 26

11.REMAINING TERM (MONTHS)

REMAINING TERM (MONTHS)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
1 - 60	1,147,359	0%	84	1%
61 - 120	8,334,445	2%	209	4%
121 - 180	17,310,473	5%	345	6%
181 - 240	33,527,005	10%	506	9%
241 - 300	78,058,872	22%	1,617	27%
301 - 360	210,107,848	60%	3,125	53%
TOTAL:	348,486,001	100%	5,886	100%

Minimum: 4
Maximum: 360
Average: 285

12.EMPLOYMENT TYPE

EMPLOYMENT TYPE	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
Does not work	498,431	0%	15	0%
Government Entity	33,599,269	10%	757	13%
Healthcare Sector of Government	6,713,993	2%	132	2%
Housewife	746,594	0%	13	0%
Independent	65,056,103	19%	710	12%
Panama Canal Employee	3,805,802	1%	58	1%
Private Company	230,376,440	66%	4,037	69%
Retiree	5,230,111	2%	110	2%
Student	409,741	0%	5	0%
NA	2,049,517	1%	49	1%
TOTAL:	348,486,001	100%	5,886	100%

13.DELINQUENCY (DAYS)

DELINQUENCY (DAYS)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
0-30	32,445,633	9%	593	10%
31-60	5,166,392	1%	107	2%
61-90	375,483	0%	10	0%
Current	310,498,493	89%	5,176	88%
TOTAL:	348,486,001	100%	5,886	100%

14.MONTHLY PAYMENT

MONTHLY PAYMENT	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
1 to 600	232,464,274	67%	5,118	87%
601 to 1,200	62,106,389	18%	532	9%
1,201 to 1,800	31,144,268	9%	159	3%
1,801 to 3,600	21,124,860	6%	73	1%
3,601 to 5,400	1,646,210	0%	4	0%
TOTAL:	348,486,001	100%	5,886	100%

Minimum: 37
Maximum: 4,996
Average: 369

15.FORM OF PAYMENT

FORM OF PAYMENT	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
Debit to Account	126,121,940	36%	1,366	23%
Direct Discount	183,222,562	53%	3,624	62%
Voluntary Payment	39,125,722	11%	895	15%
Voluntary Payment via wire transfer	15,777	0%	1	0%
TOTAL:	348,486,001	100%	5,886	100%

16.LIFE INSURANCE PREMIUM

LIFE INSURANCE PREMIUM	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
NO	6,162,114	2%	73	1%
YES	342,323,887	98%	5,813	99%
TOTAL:	348,486,001	100%	5,886	100%

17.FIRE AND EARTHQUAKE INSURANCE

FIRE AND EARTHQUAKE INSURANCE	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
YES	348,486,001	100%	5,886	100%
TOTAL:	348,486,001	100%	5,886	100%

The following table summarises, in respect of the Issuer's **overall mortgage portfolio**, and in respect of Loans originated by the Issuer, the Issuer's experience in administering Loans in arrears as of the dates indicated.

Historical Arrears

<u>Calendar Month</u>	<u>September 2012</u>	<u>October 2012</u>	<u>November 2012</u>	<u>December 2012</u>	<u>January 2013</u>	<u>February 2013</u>
Total Outstanding Principal Balance	358,556,595	365,960,488	369,862,912	375,020,464	377,592,503	383,306,398
Number of contracts	5,903	5,990	6,050	6,113	6,156	6,229
Arrears						
Amount 1-30 dpd	32,167,056	27,747,629	29,741,379	33,439,411	32,675,750	33,094,980
% 1-30 dpd	9.0%	7.6%	8.0%	8.9%	8.7%	8.6%
Amount 31-60 dpd	6,371,235	9,853,790	8,031,441	8,285,337	3,866,767	8,578,027
% 31-60 dpd	1.8%	2.7%	2.2%	2.2%	1.0%	2.2%
Amount 61-90 dpd	2,368,383	1,695,983	3,783,826	1,350,067	6,297,678	1,866,213
% 61-90 dpd	0.7%	0.5%	1.0%	0.4%	1.7%	0.5%
Amount 91-180 dpd	3,307,576	3,057,737	1,388,800	2,450,589	1,251,945	662,498
% 91-180 dpd	0.9%	0.8%	0.4%	0.7%	0.3%	0.2%
Amount 180 + dpd	2,250,749	1,912,008	2,069,775	2,321,434	2,314,319	1,764,288
% 180 + dpd	0.6%	0.5%	0.6%	0.6%	0.6%	0.5%

<u>Calendar Month</u>	<u>March 2013</u>	<u>April 2013</u>	<u>May 2013</u>	<u>June 2013</u>	<u>July 2013</u>	<u>August 2013</u>	<u>September 2013</u>
Total Outstanding Principal Balance	392,082,221	396,653,105	406,841,304	419,279,717	425,958,646	435,648,449	446,994,045
Number of contracts	6,334	6,413	6,550	6,708	6,814	6,938	7,041
Arrears							
Amount 1-30 dpd	34,269,466	36,125,877	30,822,158	35,836,843	34,359,535	34,612,460	39,207,082
% 1-30 dpd	8.7%	9.1%	7.6%	8.5%	8.1%	7.9%	8.8%
Amount 31-60 dpd	9,880,121	8,149,723	8,177,823	6,767,640	7,957,192	2,531,998	7,619,971
% 31-60 dpd	2.5%	2.1%	2.0%	1.6%	1.9%	0.6%	1.7%
Amount 61-90 dpd	2,153,993	1,956,557	1,213,434	2,498,760	651,591	6,060,330	512,344
% 61-90 dpd	0.5%	0.5%	0.3%	0.6%	0.2%	1.4%	0.1%
Amount 91-180 dpd	675,699	847,778	2,175,777	1,395,226	2,319,263	2,036,122	2,853,560
% 91-180 dpd	0.2%	0.2%	0.5%	0.3%	0.5%	0.5%	0.6%
Amount 180 + dpd	1,473,272	1,416,551	1,215,376	1,501,314	1,674,613	1,607,027	1,166,475
% 180 + dpd	0.4%	0.4%	0.3%	0.4%	0.4%	0.4%	0.3%