

Funds Application Report - 10th Mortgage Trust

January, 2023

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| Payment Calculation Date | January 3, 2023 |
| Interest Rate Determination Date | December 1, 2022 |
| Reference Rate on the Interest Rate Determination Date: | 5.7500% |
| Interest Rate Series A | 3.3825% |
| Interest Rate Series B | 8.0000% |
| I/O Note Interest Rate | 3.1400% |
| Beginning day, current Accrual Period | October 14, 2022 |
| Ending day, current Accrual Period | November 12, 2022 |
| Payment Date | January 10, 2023 |
| Number of days in Accrual Period | 30 |
| Last day of the Collection Period prior to the Collection Period just ended. | November 30, 2022 |
| Principal Balance of the Group of Mortgages at the close of the last day of the Collection Period prior to the Collection Period just ended(1) | 33,742,232.18 |
| Principal Balance of the Group of Mortgages at the close of the last day of the Collection Period just ended. | 33,580,504.67 |
| Principal Balance of the Group of Mortgages which are not Defaulted Mortgages at the close of the last day of the Collection Period just ended | 32,841,973.65 |
| (1) multiplied by 0.75% divided by 360 and multiplied by the number of days in the | 21,791.86 |
| First day of the Collection Period just ended | December 1, 2022 |
| Last day of the Collection Period just ended | December 31, 2022 |
| Number of days in the Collection Period | 31 |
| Principal Balance of Series A at the beginning of the Accrual Period | 13,279,651.87 |
| Principal Balance of Series B at the beginning of the Accrual Period | 9,600,000.00 |

Fees and Expenses

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| Commission of the Trustee of the Collateral Trust: | 3,631.98 |
| Servicing Fee: | 13,075.11 |
| Commission of the Payment Agent: | 1,815.99 |
| Local Supervision Fee SEC | .00 |
| Indemnifications of Collateral Trustee, Servicer and Payment Agent | .00 |
| Tax on Commission of the Trustee of the Collateral Trust (ITBMS): | 254.24 |
| Tax on Servicing Fee (ITBMS): | 915.26 |
| Tax on Commission of the Payment Agent (ITBMS): | 127.12 |
| Monthly Advanced of Income Tax (AMIR) | .00 |
| Total Fees and Expenses | <u>19,819.70</u> |
| Series A Interest Reserve Account (at close of the Collection Period Just ended) | 134,679.22 |
| Series A Interest Reserve Required Balance: | <u>132,796.52</u> |
| Excess to be deposited in the Available Funds Account: | 1,882.70 |
| Available Funds Cutoff Balance (at close of Collection Period just ended) | <u>355,463.13</u> |
| Available Funds Cutoff Balance plus excess from Interest Reserve Account | 357,345.83 |

Less

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| Senior Fees and Expenses: | 19,819.70 |
| Series A and I/O Notes Interest Payment | 39,362.49 |
| Series A Interest Payment | 37,432.02 |
| I/O Notes Interest Payment | 1,930.47 |
| Deposits to the Series A Interest Reserve Account: | .00 |
| Series A Target Principal: | 203,730.10 |
| Series B Interest, as long as a Trigger Event is not in effect: | 64,000.00 |
| Series B Accrued Interest, as long as a Trigger Event is not in effect | .00 |
| Series A Additional Principal: | 30,433.54 |
| Series B Principal Payment: | .00 |
| Subordinated Fees and Expenses | .00 |
| Issuer Trustee Incentive Fee: | .00 |