Monthly Servicer Report 10th Mortgage Trust

Sample S	Report Date: May 8, 2012	Zhr Est	Collection Period: April 1 - April 30, 2012	
Signature of Servicer's authorized representative Name of Servicer's authorized representative For Finance EVP - Finance EVP - Finance For Hort I: General Information Number of Mortgage Loans at the close of the prior Collection Period: Number of Mortgage Loans at the close of the current Collection Period: Number of Mortgage Loans at the close of the current Collection Period: Number of Mortgage Loans at the close of the current Collection Period: Number of Mortgage Loans at the close of the current Collection Period: Number of Mortgage Loans at the close of the current Collection Period: Number of Mortgage Loans at the close of the current Collection Period: Number of Mortgage Loans at the close of the current Collection Period: Number of Mortgage Loans at the close of the current Collection Period: Number of Mortgage Loans at the close of the current Collection Period: Number of Mortgage Loans at the close of the current Collection Period: S87,486,713.32 Weighted average original months to maturity at the close of the Collection Period: Neverage original size of the Mortgage Loans: S26,585,44 Panama Reference Rate first day of Collection Period: Average current size of the Mortgage Loans: S25,373.18 Interest Rate Determination Date O1-Abr-1: Nevighted average original LTV: 88,67% All monies received from Debtors: Insurance permiums paid: S6,702.01 Net proceeds from Debtors: S11,836 Net proceeds from Debtors(2): S712,116. Weighted average mortgage debt service to original family income ratio on the original Group of Mortgages at the close of the current Collection Period. O1-Abr-1: Net proceeds from Debtors(2): S712,116. Gross Principal Collected: S487,346. Weighted average mortgage debt service to original family income ratio on on riginal Croup of Mortgages: 11.44% Weighted average mortgage debt service to original family income ratio on on riginal Croup of Mortgages: 11.44%	A THE STREET STREET			
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Filte of Servicer's authorized representative Part 1: General Information Number of Mortgage Loans at the close of the prior Collection Period: Number of Mortgage Loans at the close of the prior Collection Period: Number of Mortgage Loans at the close of the prior Collection Period: Number of Mortgage Loans at the close of the current Collection Period: Number of Mortgage Loans at the close of the current Collection Period: Number of Mortgage Loans at the close of the current Collection Period: Number of Mortgage Loans at the close of the current Collection Period: Number of Mortgage Loans at the close of the current Collection Period: Number of Mortgage Loans at the close of the current Collection Period: Number of Mortgages Loans at the close of the current Collection Period: Neighted average current months to maturity: Sa7,974,059,38 Weighted average interest rate on the Mortgages: 3.25% Average coriginal size of the Mortgage Loans: Sa7,486,713,32 Weighted average interest rate on the Mortgages: 3.25% Average current size of the Mortgage Loans: Sa7,486,713,32 Neighted average original LTV: 86,67% All mories received from Debtors: Sa7,584 Weighted average original LTV: 83,26% Collection Fees paid: Sa7,020-1 Sa7,020-1 Sa7,030-1 Sa7,03	Signature of Servicer's authorized representative		Odjula	
Phone number of Servicer's authorized representative +507-300-8500 Part 1: General Information Weighted average mortgage debt service to original family income ratio on current Group of Mortgages: 26.13% Weighted average original months to maturity: 320 Unpaid Balance of the Group of Mortgages at the close of the prior Collection Period: 887,974,059.38 Weighted average current months to maturity at the close of the prior Collection Period: 3.448 Weighted average current months to maturity at the close of the Collection Period: 302 Unpaid Balance of the Group of Mortgages at the close of the prior Collection Period: 887,974,059.38 Weighted average current months to maturity at the close of the Collection Period: 302 Unpaid Balance of the Group of Mortgages at the close of the current Collection Period: 887,486,713.32 Weighted average interest rate on the Mortgages: 3.25% Average original size of the Mortgage Loans: \$26,585,44 Panama Reference Rate first day of Collection Period: 6.25% Average current size of the Mortgage Loans: \$25,373,18 Interest Rate Determination Date 01-Abr-1: Insurance premiums paid: \$67,020.1 Weighted average original LTV: 88,667% All monies received from Debtors: \$807,588.1 Weighted average non-mortgage debt service to original family income ratio on the original Group of Mortgages at the close of the current Collection Period. 11.44% Weighted average non-mortgage debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period. 11.44% Weighted average non-mortgage debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period. 11.44% Gross Principal Collected: \$487,346. Weighted average original Collected: \$487,346.	Name of Servicer's authorized representative		Giselle de Tejeira	
Part 1: General Information Number of Mortgage Loans at the close of the prior Collection Period: 3,459 Weighted average mortgage debt service to original family income ratio on current Group of Mortgages: 26,13% Weighted average original months to maturity: 320 Unpaid Balance of the Group of Mortgages at the close of the prior Collection Period: Unpaid Balance of the Group of Mortgages at the close of the prior Collection Period: Unpaid Balance of the Group of Mortgages at the close of the prior Collection Period: S87,974,059.38 Weighted average current months to maturity at the close of the Collection Period: Weighted average interest rate on the Mortgages: 3,25% Average original size of the Mortgage Loans: S26,585.44 Panama Reference Rate first day of Collection Period: Weighted average original LTV: 86,67% All monies received from Debtors: S87,988.0 Insurance premiums paid: S67,020.1 Weighted average non-mortgage debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period: 11,44% Weighted average non-mortgage debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period: 11,44% Weighted average non-mortgage debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period: 11,44% Weighted average non-mortgage debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period: 11,44% Weighted average non-mortgage debt service to original family income ratio on	Fitle of Servicer's authorized representative		EVP - Finance	
Number of Mortgage Loans at the close of the prior Collection Period: 3,459 Weighted average mortgage debt service to original family income ratio on current Group of Mortgages: 26,13%	Phone number of Servicer's authorized representative		+ 507-300-8500	
Number of Mortgage Loans at the close of the current Collection Period: Say		Part 1:	General Information	
Collection Period: Unpaid Balance of the Group of Mortgages at the close of the prior Collection Period: Unpaid Balance of the Group of Mortgages at the close of the prior Collection Period: Unpaid Balance of the Group of Mortgages at the close of the current Collection Period: S87,974,059.38 Weighted average interest rate on the Mortgages: 3.25% Average original size of the Mortgage Loans: \$26,585.44 Panama Reference Rate first day of Collection Period: 6.25% Average current size of the Mortgage Loans: \$25,373.18 Interest Rate Determination Date 01-Abr-1: Weighted average original LTV: 86.67% All monies received from Debtors: \$87,980.7588.0 Insurance premiums paid: \$18,267.8 Froperty taxes, condominium fees and other: \$10,183.4 Weighted average non-mortgage debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period: 11.44% Gross Principal Collected: \$487,346.	Number of Mortgage Loans at the close of the prior Collection Period:	3,459		26.13%
Of the prior Collection Period: Unpaid Balance of the Group of Mortgages at the close of the current Collection Period: S87,486,713.32 Weighted average interest rate on the Mortgages: 3.25% Average original size of the Mortgage Loans: S26,585.44 Panama Reference Rate first day of Collection Period: 6.25% Average current size of the Mortgage Loans: S25,373.18 Interest Rate Determination Date 01-Abr-17 Weighted average original LTV: 86.67% All monies received from Debtors: S807,588.0 Insurance premiums paid: S18,267.8 Collection Fees paid: S18,267.8 Property taxes, condominium fees and other: S10,183.4 Weighted average non- mortgage debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period. S11,44% Gross Principal Collected: S487,346.		3,448	Weighted average original months to maturity:	320
Average original size of the Mortgage Loans: \$26,585.44 Panama Reference Rate first day of Collection Period: \$25,373.18 Interest Rate Determination Date 01-Abr-12 Weighted average original LTV: 86.67% All monies received from Debtors: \$807,588.00 Insurance premiums paid: \$67,020.1 Weighted average non- mortgage debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period. Weighted average mortgage debt service to original family income ratio on original Group of Mortgages at the close of the current Collection Period. Weighted average mortgage debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period. S712,116. Gross Principal Collected: \$487,346. Weighted average mortgage debt service to original family income ratio on original Group of Mortgages: 25.50%		\$87,974,059.38		302
Average current size of the Mortgage Loans: \$25,373.18 Interest Rate Determination Date 01-Abr-12 Weighted average original LTV: 86.67% All monies received from Debtors: \$807,588.6 Insurance premiums paid: \$67,020.1 Weighted average current LTV(1): 83.26% Collection Fees paid: \$18,267.8 Property taxes, condominium fees and other: \$10,183.4 Weighted average non- mortgage debt service to original family income ratio on the original Group of Mortgages. Net proceeds from Debtors(2): \$712,116.: Weighted average non-mortgage debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period. Gross Principal Collected: \$487,346. Weighted average mortgage debt service to original family income ratio on original Group of Mortgages: 25.50%		\$87,486,713.32	Weighted average interest rate on the Mortgages:	3.25%
Weighted average original LTV: 86.67% All monies received from Debtors: \$807,588.0 Insurance premiums paid: \$67,020.1 Weighted average current LTV(1): 83.26% Collection Fees paid: \$18,267.8 Property taxes, condominium fees and other: \$10,183.4 Weighted average non- mortgage debt service to original family income ratio on the original Group of Mortgages. Net proceeds from Debtors(2): \$712,116. Gross Principal Collected: \$487,346. Weighted average mortgage debt service to original family income ratio on original Group of Mortgages: \$25.50%	Average original size of the Mortgage Loans:	\$26,585.44	Panama Reference Rate first day of Collection Period:	6.25%
Weighted average current LTV(1): 83.26% Collection Fees paid: Property taxes, condominium fees and other: \$10,183.4 Weighted average non- mortgage debt service to original family income ratio on the original Group of Mortgages at the close of the current Collection Period. Weighted average mortgage debt service to original family income ratio on original Group of Mortgages: Oross Principal Collected: \$487,346. S67,020.1 \$11,48% Insurance premiums paid: \$10,183.4 \$11,44% S10,183.4 S10,183.4 S11,144% S11,144% S11,144% S11,144% S12,116.	Average current size of the Mortgage Loans:	\$25,373.18	Interest Rate Determination Date	01-Abr-12
Insurance premiums paid: \$67,020.1	Weighted average original LTV:	86.67%	All monies received from Debtors:	\$807,588.01
Weighted average non- mortgage debt service to original family income ratio on the original Group of Mortgages. Net proceeds from Debtors(2): Weighted average non- mortgage debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period. Weighted average mortgage debt service to original family income ratio on original Group of Mortgages: 25.50% Property taxes, condominium fees and other: \$10,183.4 \$11.44% S712,116.: \$487,346. Gross Principal Collected: \$487,346.			Insurance premiums paid:	\$67,020.13
Weighted average non- mortgage debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period. Property taxes, condominium fees and other: \$10,183.4 Net proceeds from Debtors(2): \$712,116.5 Weighted average non- mortgage debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period. Gross Principal Collected: \$487,346. Weighted average mortgage debt service to original family income ratio on original Group of Mortgages: 25.50%	Weighted average current LTV(1):	83.26%	Collection Fees paid:	\$18,267.82
original family income ratio on the original Group of Mortgages. Net proceeds from Debtors(2): Weighted average non- mortgage debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period. In the close of the current Collection Period. Gross Principal Collected: \$487,346. Weighted average mortgage debt service to original family income ratio on original Group of Mortgages: 25.50%			Property taxes, condominium fees and other:	\$10,183.49
Net proceeds from Debtors(2): Weighted average non- mortgage debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period. In the close of the current Collection Period. Gross Principal Collected: \$487,346. Weighted average mortgage debt service to original family income ratio on original Group of Mortgages: 25.50%	original family income ratio on the original Group of	11.44%		
original family income ratio on the Group of Mortgages at the close of the current Collection Period. Gross Principal Collected: Weighted average mortgage debt service to original family income ratio on original Group of Mortgages: 25.50% \$487,346.			Net proceeds from Debtors(2):	\$712,116.57
Weighted average mortgage debt service to original family income ratio on original Group of Mortgages: 25.50%	original family income ratio on the Group of Mortgages	11.44%		
Weighted average mortgage debt service to original family income ratio on original Group of Mortgages: 25.50%	-		Gross Principal Collected:	\$487,346.06
Gross Interest Collected: \$224,770.		25.50%		
			Gross Interest Collected:	\$224,770.51

presented in the Funds Application Report includes interest earned on cash deposited in the Available Funds Account whereas this figure does not.

	\$87,974,059.38
	\$67,974,039.30
ess:	
cheduled principal payments* programmed during the Collection Period	\$512,898.69
ayments of principal collected during the Collection Period above (below) scheduled principal payments*	-\$25,552.63
rincipal payments from repurchased Mortgages during the Collection Period:	
Principal balance of loans registered with a Capital Loss	
Outstanding Principal Balance of all Mortgage Loans at the close of the Collection Period just ended:	\$87,486,713.3
Principal balance of loans which became Defaulted Mortgages during all previous Collection Periods and that	1,200,000
have not been cancelled:	\$37,021.1
Principal balance of loans which became Defaulted Mortgages during the Collection Period just ended:	\$14,790.0
Equals:	
Outstanding Principal Balance of all Mortgage Loans which are not Defaulted Mortgages at the close of the	
current Collection Period:	\$87,434,902.2
Scheduled principal payments represent the regular amortization plus prepayments as shown in the final cash flow securitization by Descap Securities.	model of the
Part 3: Principal Reporting	
Scheduled principal payments collected during the Collection Period:	\$487,346.0
Liquidation Proceeds collected during the Collection Period that correspond to the Principal Balance of any	
	\$0.0
Mortgage Loan held as an asset by the Trustee:	
	\$0.0
Mortgage Loan held as an asset by the Trustee: Condemnation Proceeds collected during the Collection Period:	\$0.0
	\$0.0
Condemnation Proceeds collected during the Collection Period:	
Condemnation Proceeds collected during the Collection Period: Principal collected during the Collection Period related to repurchased Mortgage Loans: Capital Loss	\$0.0
Condemnation Proceeds collected during the Collection Period: Principal collected during the Collection Period related to repurchased Mortgage Loans:	\$0.0
Condemnation Proceeds collected during the Collection Period: Principal collected during the Collection Period related to repurchased Mortgage Loans: Capital Loss	\$0.0 \$0.0
Condemnation Proceeds collected during the Collection Period: Principal collected during the Collection Period related to repurchased Mortgage Loans: Capital Loss Other principal collected during the Collection Period: (Specify source)	\$0.0 \$0.0 \$487,346.0
Condemnation Proceeds collected during the Collection Period: Principal collected during the Collection Period related to repurchased Mortgage Loans: Capital Loss Other principal collected during the Collection Period: (Specify source) Gross principal collected during the Collection Period:	\$0.0 \$0.0 \$487,346.
Condemnation Proceeds collected during the Collection Period: Principal collected during the Collection Period related to repurchased Mortgage Loans: Capital Loss Other principal collected during the Collection Period: (Specify source) Gross principal collected during the Collection Period: Reimbursement of Servicer Advances for expenses during the Collection Period:	\$0.0 \$0.0 \$487,346. \$0.0 \$487,346.
Condemnation Proceeds collected during the Collection Period: Principal collected during the Collection Period related to repurchased Mortgage Loans: Capital Loss Other principal collected during the Collection Period: (Specify source) Gross principal collected during the Collection Period: Reimbursement of Servicer Advances for expenses during the Collection Period: Principal remitted to Available Funds Account during the Collection Period:	\$0.0 \$0.0 \$487,346.1 \$0.9 \$487,346.1
Condemnation Proceeds collected during the Collection Period: Principal collected during the Collection Period related to repurchased Mortgage Loans: Capital Loss Other principal collected during the Collection Period: (Specify source) Gross principal collected during the Collection Period: Reimbursement of Servicer Advances for expenses during the Collection Period: Principal remitted to Available Funds Account during the Collection Period: Number of Mortgage Loans at the beginning of the Collection Period:	\$0.0 \$0.0 \$487,346.1 \$0.0 \$487,346.1
Condemnation Proceeds collected during the Collection Period: Principal collected during the Collection Period related to repurchased Mortgage Loans: Capital Loss Other principal collected during the Collection Period: (Specify source) Gross principal collected during the Collection Period: Reimbursement of Servicer Advances for expenses during the Collection Period: Principal remitted to Available Funds Account during the Collection Period: Number of Mortgage Loans at the beginning of the Collection Period: Number of Mortgage Loans repaid in full during the Collection Period:	\$0.0 \$0.0 \$487,346.1 \$0.0 \$487,346.1
Condemnation Proceeds collected during the Collection Period: Principal collected during the Collection Period related to repurchased Mortgage Loans: Capital Loss Other principal collected during the Collection Period: (Specify source) Gross principal collected during the Collection Period: Reimbursement of Servicer Advances for expenses during the Collection Period: Principal remitted to Available Funds Account during the Collection Period: Number of Mortgage Loans at the beginning of the Collection Period: Number of Mortgage Loans repaid in full during the Collection Period: Principal from Mortgage Loans repaid in full during the Collection Period: Number of Mortgage Loans repaid in full during the Collection Period: Number of Mortgage Loans that become defaulted during the Collection Period:	\$0.0 \$0.0 \$487,346.0 \$487,346.0 \$487,346.0
Condemnation Proceeds collected during the Collection Period: Principal collected during the Collection Period related to repurchased Mortgage Loans: Capital Loss Other principal collected during the Collection Period: (Specify source) Gross principal collected during the Collection Period: Reimbursement of Servicer Advances for expenses during the Collection Period: Principal remitted to Available Funds Account during the Collection Period: Number of Mortgage Loans at the beginning of the Collection Period: Number of Mortgage Loans repaid in full during the Collection Period: Principal from Mortgage Loans repaid in full during the Collection Period:	\$0.0
Condemnation Proceeds collected during the Collection Period: Principal collected during the Collection Period related to repurchased Mortgage Loans: Capital Loss Other principal collected during the Collection Period: (Specify source) Gross principal collected during the Collection Period: Reimbursement of Servicer Advances for expenses during the Collection Period: Principal remitted to Available Funds Account during the Collection Period: Number of Mortgage Loans at the beginning of the Collection Period: Number of Mortgage Loans repaid in full during the Collection Period: Principal from Mortgage Loans repaid in full during the Collection Period: Number of Mortgage Loans that become defaulted during the Collection Period: Number of Mortgage Loans that become defaulted during previous Collection Periods that remain	\$0.0 \$0.0 \$0.0 \$487,346.0 \$487,346.0

Part 4: Interest Reporting	
Ordinary interest payments collected during the Collection Period:	\$224,770.51
Interest related to the repurchase of Mortgage Loans collected during the Collection Period:	\$0.00
Liquidation Proceeds that correspond to interest payments during the Collection Period:	\$0.00
Net Rental Income collected during the Collection Period:	\$0.00
Fiscal Credit Proceeds remitted to the Available Funds Account during the Collection Period:	\$0.00
Servicer Advances during the Collection Period:	\$0.00
Proceeds from the Series A Interest Reserve Account during the Collection Period:	\$0.00
Gross Interest collected during the Collection Period:	\$224,770.51
Reimbursement of Servicer Advances during the Collection Period:	\$0.00
Interest remitted to the Available Funds Account during the Collection Period:	\$224,770.51
Part 5: Series A Interest Reserve Account Reporting	71
Balance of the Series A Interest Reserve account at the close of the previous Collection Period	\$795,968.66
Funds deposited into the Series A Interest Reserve Account as per Section 5.2 of the Servicing Agreement:	\$0.00
Balance of the Series A Interest Reserve Account at the close of the Collection Period:	\$796,153.12
The Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report:	\$791,766.27
Excess (Deficiency) in the Series A Interest Reserve:	\$4,386.85
Funds from Series A Interest Reserve Account deposited in the Available Funds Account:	\$4,386.85
Balance of the Series A Interest Reserve Account after deposits/payments as per Section 5.2 of the Servicing Agreement:	\$791,766.2
Part 6: Fiscal Credit Reporting	
Principal Balance of Mortgage Loans subject to the Preferential Interest Rate Regime at the close of the Collection Period:	\$70,191,195.1
Number of Mortgage Loans that are subject to the Preferential Interest Rate Regime at the close of the Collection Period:	2,78
Fiscal Credit Accrued during Current Collection Period:	\$229,769.5
Fiscal Credit Accrued during current calendar year*:	\$934,806.9
Fiscal Credit Proceeds received during the Collection Period**:	\$0.0
* This accrual amount is an estimate. The final figure can only be calculated at the end of each fiscal year. ** Please refer to Annex 1 for details of the previous years' accruals and the application of fiscal credit proceeds.	

			7: Delinquency Ra		101 170 1	181 100 1	Outstanding Paint 1991
	Less than 30 days delinquent	31-60 days delinquent	61-90 days delinquent	91-120 days delinquent	121-150 days delinquent	151-180 days delinquent	Outstanding Principal Balance a the close of the previous Collection Period*
Aggregate outstanding Principal Balance at the close of the Collection Period just ended:	\$83,533,621	\$2,795,422	\$930,819	\$104,905	\$47,545	\$37,380	\$87,449,693
Number of Mortgage Loans at the close of the Collection Period just ended:	3,282	118	38	5	2	1	3,446
Delinquency Ratio	95.52%	3.20%	1.06%	0.12%	0.05%	0.04%	100.00%
Includes only non-defaulted loans			1				1-
includes only non-delatited loans	*						
		Part 8: (Cumulative Defaul	t Ratio Reporting			
	Pı		the end of the prior		fortgages during the ion Period	Principal Bal	lance at the end of the Collection Period
Receipt of deed in lieu of foreclosure:	_	Collection					0.00
		0.0).00		
Foreclosures:		0.0	00		00.00		0.00
Mortgage Loans that once reached more the delinquent:	an 180 days	122,89	96.81	14,	790.00		137,686.81
Aggregate Outstanding Balances of Defaul Loans:	Ited Mortgage	122,89	96.81	14,	790.00		137,686.81
Number of Defaulted Mortgage Loans:		4			1		5
Cut-off Date Principal Balance:							\$96,000,029.23
Default Trigger							10.00%
Delinar Trigger							
Compliance test:		U TTT U					0.14%
		Part 9: 0	Credit Enhancemen	nt Ratio Reporting			
Cut-off Date Principal Balance (A):							\$96,000,029.23
Cut Oil Date (Inniput Dataset (1))							
The Performing Principal Balance on the l	ast Payment Calculatio	n Date (B):					87,449,692.21
The Outstanding Principal Balance of the	Series A Notes on the l	ast Payment Calcul	lation Date (C):*				78,869,110.76
C. I's E. I. was a sent Tuloron							7.42%
Credit Enhancement Trigger:							
Compliance Test ((B-C) /A)		Taxa.					8.94%
* Assumes	application of the princ	ipal amortization c	calculated on this Pa	yment Calculation D	ate which will be ma	ade on the Paymer	nt Date
		Par	t 10: Events of Def	ault Reporting			
						Actual	Event of Default (yes / no)
Failure to make a required payment:							No
Breach of a representation or warranty:							No
Breach of a covenant:							No No
Bankruptcy of the Issuer Trust.							No
Capital Ratio of LH Holding: (trigger 59							No
Maturity Gap of LH Holding: (trigger 30					-		No
Open Credit Exposure of LH Holding: (to Percentage change in Tier 1 Capital as of	the end of any fiscal qu	narter from the Tier	1 Capital at the end	of the last fiscal ye	ar: (trigger 10%)		No
Percentage change in Tier 1 Capital as of preceding the Closing Date: (trigger 10%)	6)	narter from the Tier	r 1 Capital at the end	of the last fiscal ye	ar immediately		No
LH ceases to be a subsidiary of Grupo AS	SSA, S. A.				CEN-A CLAY		No No
Grupo ASSA, S. A. willfully ceases to pro	ovide guarantees that it	has granted in rela	tion to the financial	obligations of the A	milates of LH		NO
Holding. John D. Rauschkolb ceases to be Chief E.	xecutive Officer	17 127					No
and the second s	ta malatain a minimum	risk rating of "A-"	by A.M. Best Co.				No
ASSA Compañía de Seguros, S. A. fails t	to maintain a minimum	risk ruting or 71	by rain bone co.				No

					Part 11: Distribution	керогинд					
					Distribution Sum	mary					
	Original		ipal Balance at the end orevious Accrual Perioc		erest Rate	Interest Distribute	ed Principal Dist	ributed Total I	Distributed Princi	pal Balance at the end of Period	f this Accrus
Series	A \$86	.400,000.00	\$78,869,110.76	3	.8825%	\$255,174.44	\$396,636	83 \$65	1,811.27	\$78,472,473.93	
Series 1	20.00	600,000.00	\$9,600,000.00		.5000%	\$0.00	\$0.00		00.00	\$9,600,000.00	
					Interest Accumul	ation	_				
			B:	alance at the clo	ose of the Previous		redits to this account	Debits	from this account	Balance at the close of	of this Accru
					al Period A	(accruals)		В	(payments)	Period = A+B-	
ries B Intere	est Accrual Account			0	00		68,000.00		0.00	68,000.0	00
					Interest Distribution				T - 11		Maria
	Princip	al Balance on the last Paymer	nt Calculation Date	Regular S	Series A and Series B Inte	rest Payments	Series B Accrued Interes	t Payment	Total Interest Distri	outed on each Series of	Notes
Series	A	\$78,869,110.76			\$255,174.44		N/A		\$	255,174.44	
Series	В	\$9,600,000.00			\$0.00		0.00			\$0.00	
						1.6					
			T D		eries A Required Princips ose of the Previous		redits to this account	Debits	from this account	Balance at the close	of this Accru
			В	Accru	al Period A		(accruals)	201,000,000	(payments)	Period = A+B-	
eries A Requ	ured Principal			(0.00		438,611.45		396,636.83	41,974.	62
			-				_				
					Principal Distribution			-			0 1
	Original Principal Balance	Principal Balance at the end of the previous Accrual Period	d Series A Require Payment during the		Series A Additional Pri during the Accru		Series B Principal Payment during the Accrual Period	Realized losses during the Accrual Period	Recoveries during the Accrual Period		Cumulativ Realized Losses**
Series A	\$83,268,060.68	\$78,869,110.76	\$396,636	.83	\$0.00		N/A	\$0.00	\$0.00	\$78,472,473.93	\$0.00
newstreet ex-	\$9,600,000.00	\$9,600,000.00	N/A		N/A		\$0.00	\$0.00	\$0.00	\$9,600,000.00	\$0.00
Series B	27,000,000.00										

Page 5

Deemed Defaults - Status and Recoveries

Current Status

Loan Cancelled

Current

Over 360 Days

91-120 Days

181-360 Days

Collection Period of Default

April 1-31, 2011

August 1-31,2011

October 1-31,2011

October 1-31,2011

April 1-30,2012

Principal Recovered \$33,025.35

N/A

N/A N/A

Net Loss Capital \$0.00

N/A

N/A

Net Loss Interest \$0.00

N/A

N/A

Type of Deemed Default

Over 180 Days

Defaulted Principal Balance \$33,025.35

\$50,536.39

\$23,503.63

\$15,831.44

\$14,790.00

Loan Number

02-P-6032 02-P-8302 02-P-0381 04-C-0562

02-P-007828

						Part 11: Distribution Re	*355557								
						Distribution Summa	ry								
	Original I	Principal Balance		al Balance at the revious Accrual Pe		rest Rate	Interest Distribut	led P	rincipal Dis	tributed	Total D	ristributed P	rincipa	d Balance at the end of Period	f this Accrus
Series	A \$7	6,050,000	_	\$51,861,116.41	5.	5225%	\$230,713.54		\$244,567	.58	\$475.	,281.12		\$51,616,548.83	·
Series		3,950,000		\$13,950,000.00	5.3	2500%	\$58,996.88		\$0.00	2	\$58,	996.88		\$13,950,000.00	
						st and Issuer Trustee Fee							_		#14 T
				Bala	nce at the close of the A	Previous Accrual Period	(aceruals)	edits to this	account	В		from this accordance (C	unt	Balance at the close of Period	of this Accre = A+B
eries B Intere	est Accrual Account - In	itial Period			202,46	51.61		0.00				0.00		202,461.	61
eries B Intere	est Accrual Account -				0.0	00		0.00		-		0.00		0.00	
	est Accrual Account -				0.0	00		0.00				0.00		0.00	
efault Trigge	ar .						-				_			5	
suer Trustee	Fee Account Account -	Initial Period			1,388,0	236.57		18,526	63			0.00		1,406,563	.20
suer Trustee	Accrual Account - Defit	nılt Trigger			0.0	00		0.00				0.00		0.00	
						Interest Distribution Su	mmary								
	Principal Balance on the			ies A and Series I	3 Series B Init	tial Period Accrued Interes	t Payment		sufficiency /			s B Trigger Ev d Interest Pays		Total Interest Distri Series of N	
Series A	\$51,861,116			st Payments 30,713.54	1	N/A		inc	N/A		Accide	N/A	incin	\$230,713	
Series B	\$13,950,000			8.996.88	_	0.00			0:00			0.00		\$58,996.	.88
ouns o	\$10,1500,000								_	-			_		
									1						
						Principal Distribution S			1					In	Phonoderic
	Original Principal Balance	Principal Balanc of the previou Period	s Accrual		uired Principal the Accrual Period	Series A Additional Princ during the Accrual		Payment	Principal during the d Period	Realized during Accrual	the	Recoveries of the Accrual I		Principal Balance at the end of the Accrual Period	Cumulati Realize Losses*
Series A	\$76,050,000	\$51.861.1	6.41	\$244	567.58	\$0.00		\$0	0.00	\$0.0	00	\$0.00		\$51,616,548.83	\$0.00
Series B	\$13,950,000	\$13,950,0			₹/A	N/A			0.00	\$0.0	00	\$0.00		\$13,950,000.00	\$0.00
Del No. 17	atternation.	0.0000													

Deemed	Defaults	 Status 	and i	tecov	eries
	CHILD NO.	COLUMN			A. 10 12

Loan Number	Defaulted Principal Balance	Type of Deemed Default	Collection Period of Default	Current Status	Principal Recovered	Net Loss Capital	Net Loss Interest
2-P-3583	\$24,310.67	Over 180 Days	December 1-31, 2007	Loan Cancelled	\$24,310.67	\$0.00	\$0.00
6-P-1681/1682	\$24,016.40	Over 180 Days	January 1-31, 2008	Loan Cancelled	\$22,223.32	\$1,793.08	\$0.00
2-P-2766	\$21,923.52	Over 180 Days	March 1 -31, 2008	Loan Cancelled	\$21,923.52	\$0.00	\$0.00
constructed by the same of the	\$38,624.34	Over 180 Days	March 1 -31, 2008	Loan Cancelled	\$38,624.34	\$0.00	\$188.51
6-P-0557/0558	\$28,434.47		April 1 -30, 2008	Loan Cancelled	\$28,434.47	\$0.00	\$0.00
16-P-1363/1364		Over 180 Days	May 1-31, 2008	Loan Cancelled	\$23,308.31	\$0.00	\$0.00
)2-P-0099	\$23,308.31	Over 180 Days		Loan Cancelled	\$16,378.80	\$2,770.85	\$0.00
12-P-1466	\$19,149.65	Over 180 Days	May 1-31, 2008		\$15,842.69	\$1,645.47	\$0.00
04-C-0433/0434	\$17,488.16	Over 180 Days	June 1-30, 2008	Loan Cancelled	\$15,385.59	\$3,137.01	\$0.00
12-P-3106	\$18,522.60	Over 180 Days	July 1-31, 2008	Loan Cancelled			\$0.00
)2-P-0234	\$23,653.74	Over 180 Days	August 1-31, 2008	Loan Cancelled	\$21,928.31	\$1,725.43	\$0.00
11-C-0365	\$26,818.64	Over 180 Days	Sepember 1 - 30, 2008	Loan Cancelled	\$23,485.43	\$3,333.21	
02-P-1088	\$15,518.38	Over 180 Days	Sepember 1 - 30, 2008	Loan Cancelled	\$15,518.38	N/A	N/A
02-P-1642	\$18,102.22	Over 180 Days	November 1-30, 2008	Loan Cancelled	\$18,102.22	N/A	N/A \$0.00
04-C-729/730	\$33,346.29	Over 180 Days	December 1-31, 2008	Loan Cancelled	\$33,346.29	\$0.00	
04-C-753/754	\$57,104.10	Over 180 Days	December 1-31, 2008	Loan Cancelled	\$56,107.41	\$996.69	\$0.00
02-P-2331	\$19,904.62	Over 180 Days	January 1-31, 2009	Loan Cancelled	\$19,904.62	\$1,292.63	\$0.00
01-C-468	\$27,163.10	Over 180 Days	January 1-31, 2009	Current	N/A	N/A	N/A
02-P-2140	\$23,862.12	Over 180 Days	March 1-31, 2009	Loan Cancelled	\$22,631.28	\$1,230.84	\$0.00
04-C-689/690	\$27,733.76	Over 180 Days	April 1 -30, 2009	Loan Cancelled	\$25,521.72	\$2,212.04	\$0.00
02-P-3091	\$16,321.52	Over 180 Days	May 1-31, 2009	Loan Cancelled	\$16,321.52	N/A	N/A
06-P-859/860	\$24,291.75	Over 180 Days	May 1-31, 2009	Loan Cancelled	\$24,291.75	N/A	N/A
06-P-337/338	\$19,827.92	Over 180 Days	June 1 - 30, 2009	Loan Cancelled	\$19,827.92	\$0.00	\$0.00
06-P-1867/1868	\$33,106.57	Over 180 Days	October 1 - 31, 2009	Loan Cancelled	N/A	N/A	N/A
01-P-3392	\$26,928.31	Over 180 Days	December 1 - 31, 2009	Loan Cancelled	\$26,928.31	N/A	N/A
02-P-3774	\$20,241.15	Over 180 Days	December 1 - 31, 2009	Loan Cancelled	\$20,241.15	N/A	N/A
04-C-573/574	\$27,258.03	Over 180 Days	April 1 - 30, 2010	121-150 Days	N/A	N/A	N/A
06-P-413/414	\$26,542.95	Over 180 Days	September 1 -30, 2010	Loan Cancelled	\$26,542.95	N/A	N/A
01-C-280	\$48,132.99	Over 180 Days	November 1-30, 2010	Loan Cancelled	\$48,132.99	N/A	N/A
02-P-1408	\$28,363.44	Over 180 Days	November 1-30, 2010	1-30 Days	N/A	N/A	N/A
02-P-1631	\$14,635.99	Over 180 Days	December 1-31, 2010	Loan Cancelled	\$14,635.99	N/A	N/A
01-C-0327	\$16,106.13	Over 180 Days	February 1-28, 2011	Current	N/A	N/A	N/A
AND DESCRIPTION OF THE PERSON	\$17,520.27	Over 180 Days	March 1-31, 2011	Loan Cancelled	N/A	N/A	N/A
02-P-3687 06-P-0403/0404	\$19,528.58	Over 180 Days	March 1-31, 2011	Loan Cancelled	\$19,528.58	N/A	N/A
THE RESERVE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TW	\$29,678.26	Over 180 Days	April 1-30, 2011	61-90 Days	N/A	N/A	N/A
06-P-1017/1018 02-P-0627	\$27,826.28	Over 180 Days	May 1-31, 2011	1-30 Days	N/A	N/A	N/A
	\$20,144.16	Over 180 Days	June 1-30, 2011	Over 180 Days	N/A	N/A	N/A
02-P-0973	\$21,912.89	Over 180 Days	June 1-30, 2011	1-30 Days	N/A	N/A	N/A
02-P-4902	\$14,511.61	Over 180 Days	October 1-31, 2011	Over 180 Days	N/A	N/A	N/A
02-P-1708	\$2,937.75	Over 180 Days	October 1-31, 2012	Loan Cancelled	\$0.00	\$2,937.75	N/A
02-P-3950	\$19,992.83	Over 180 Days	November 1-30, 2011	Over 180 Days	N/A	N/A	N/A
02-P-1658	\$23,090.08	Over 180 Days	November 1-30, 2011	121-150 Days	N/A	N/A	N/A
02-P-2442	\$16,946.79		November 1-30, 2011	61-90 Days	N/A	N/A	N/A
02-P-3238	\$21,541.97	Over 180 Days	January 1-31, 2012	Loan Cancelled	\$21,541.97	\$0.00	\$0.00
02-P-0783		Over 180 Days		Over 180 Days	N/A	\$0.00	\$0.00
02-P-2789	\$13,499.56	Over 180 Days	February 1-29, 2012		N/A	\$0.00	\$0.00
02-P-003547	\$23,263.24	Over 180 Days	April 1-30, 2012	Over 180 Days	\$656,659.83	\$23,075.00	\$188.51

2010	STREET, STREET		
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	476,832.34		
Fiscal Credit calculation at the end of the above year as per DGI* (real)	467,712.99		
Cash received by collection and sale of Fiscal Credit corresponding to the above year	400 000 00	Sale Price%	Cash Received
Collection Period; February 1 - February 29, 2012	460,338.30 7,374.69	99.00% 99.00%	455,734.92 7,300.94
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	467,712.99	-	463,035.86
Remaining Fiscal Credit to be received corresponding to the above year	0.00		
2011			-
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	3,201,945.85		
Fiscal Credit calculation at the end of the above year as per DGI* (real)	3,190,158.70		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year Collection Period; February 1 - February 29, 2012 Collection Period; March 1 - March 31, 2013	1,623,777.17 766,616.54	Sale Price% 99.00% 99.00%	Cash Received 1,607,539.40 758,950.37
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	2,390,393.71	-	2,366,489.77
Remaining Fiscal Credit to be received corresponding to the above year	799,764.99		
2012	Translation of the last		
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	934,806.98		
Fiscal Credit calculation at the end of the above year as per DGI* (real)			
Cash received by collection and Sale of Fiscal Credit corresponding to the above year		Sale Price%	Cash Received 0.00
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	0.00		0.00
Remaining Fiscal Credit to be received corresponding to the above year	934,806.98		
*DGI is the the Panamanian Fiscal Authorities (Dirección General de Ingresos)			

La Hipotecaria Trust Pool Breakdown By Loan Type (Preferential vs. Non-Preferential)

As of 04/30/2012 Data Cut

	Count	Original Balance	Percent of Total Original Balance Original Balance	Current Bajance	Percent of Total Current Balance	Wtd Avg Original Term	Wtd Avg Remaining Term	Wtd Avg Borrower Rate	Wtd Avg Subsidy Expiration Period
Non-Preferential Rate Loans (nart of double entry)	763	\$8.318.115.82	8.45%	\$7,482,227.69	8.55%	352	291	7.07	
Non-Preferential Rate Loans (single entry)	413	69		\$9,813,290.52		341	287	7.26	
Non-Preferential Rate Loans		\$19,059,148.33	19.37%	\$17,295,518.21	19.77%	346	289	7.18	
Preferential Rate Loans (bart of double entry)	260	\$5,430,355,18	5.52%	\$4,787,029.05	5.47%	358	301	2.57	37
Preferential Rate Loans (single entry)	2521	69	7	\$65,404,166.06	7	359	306	2.27	86
Preferential Rate Loans		\$79,357,081.61	80.63%	\$70,191,195.11	80.23%	328	306	2.29	82
Total Pool*	3446	\$98.416.229.94		\$87,486,713.32		356	303	3.26	82

^{*}Note: the overall mortgage count does not include both parts of double entry loans as together they make up a single mortgage