Equity Release Funding (No. 3) plc Report for the immediately preceding interest period

20-Apr-04

3,462,275

879,950

118,480

34.410

104

27

3

64

10

2.99%

0.00% 0.00%

4 065 840 82

2,429,435

Note:

As used in this report, "Quarter" means the period from (and including) the Calculation Date immediately preceding the Calculation Date as at which this report is prepared to

(but excluding) the Calculation Date as at which this report is prepared, save that the first Quarter shall mean the period from and including the Closing Date to but excluding the Calculation Date as at which the first report is prepared.

Loans

Loans	£
Outstanding Balance of Loans at Closing Date	404,247,009
Outstanding Balance of Loans @ start of this Quarter	414,194,121
Accrued Interest @ start of Calculation Period	38,596,012

Redemptions

Principal Balance of Loans redeemed in the immediately preceding Calculation period Principal Balance of Loans redeemed by cause:-Death Borrower enters Long Term Care Voluntary Repayment Move to Lower Value Property

Number of Loans redeemed in the immediately preceding Calculation period Number of Loans redeemed by cause:-Death Borrower enters Long Term Care Voluntary Repayment Move to Lower Value Property

Redemption monies received

Outstanding Balance of Loans

Outstanding Accrued Interest	45,556,566
Outstanding Gross Balance	417,692,400
Outstanding number of loans	9,549
Equivalent Value Test this Calculation Period :-	N/A
S&P model this Calculation Period :-	N/A

Repayment Rate

The "Repayments Rate" is the [annualised value of the ratio expressed as a percentage] calculated by dividing:-(x) the aggregate of the initial outstanding balances of the Loans repaid up to the relevant Calculation Date by (y) the aggregate of the initial outstanding balances of all Loans in the Portfolio on the Closing Date.

Substitutions

Substituted in this Quarter (O/S amount @ Closing Date) Substituted in this Quarter as a % of aggregate Outstanding Balance of the	
Loans @ Closing Date Substituted to date as a % of aggregate Outstanding Balance of the Loans @ Closing Date	

Early Amortisation Test Aggregate Loan Amount (in respect of all Outstanding Loans, the Outstanding Balance as at the Closing Date and in respect of substitute Loans, the Outstanding Balance as at the Loan Entry date)

Weighted Averaged GIC Rate

N/A as prior to Jul 06 N/A as prior to Jul 06

Product Breakdown by Loan O/S

ILCRP % FCRP %

Since Inception
9,711,057
2,334,611
960,630
6,179,968
235,848
252

57
8
159
28

10,900,781

72.8%

26.8%
73.2%

At Calculation date for this

report

At Closing
27.2%

Weighted Average Age of Borrowers @ Closing Date Weighted Average Age of borrowers - at Calculation date for this Quarterly report

71
72

75 74

70

176

Age of Borrowers:-

Single Female Single Male Joint Borrowers by Age of Younger

Properties Sold / repayments (case by case):-

Time to Sale (where available - time from death/assessment to repayment) Initial Valuation Indexed Valuation (Initial Valuation + Hpi) Sale Price (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Paid Claim O/S N/A N/A N/A N/A N/A N/A N/A N/A N/A

For all Mortgages repaid to the Calculation Date for this Quarterly Report:-

Weighted Average:-

Time to Sale (where available - time from death/assessment to repayment) Sale Price as % of Indexed Valuation (Initial Valuation + Hpi) (where available) Shortfall as % of Mortgage Outstandings

Properties in Possession Repossessed Sold Number Carried Forward

Average Time from Possesion to Sale Average Shortfall at Sale

Insurance

No Negative Equity Claims made total Claims Paid Claims O/S Claims not settled in full by number Claims not settled in full by amount of shortfall Average Time from Claim to Payment

Local Search Claims made (number) Claims Paid Claims O/S Claims not settled in full by number Claims not settled in full by amount of shortfall Average Time from Claim to Payment

Contingent Building Insurance claims made (number) Claims Paid Claims O/S Claims not settled in full by number Claims not settled in full by amount of shortfall Average Time from Claim to Payment

Average Loan Outstanding Weighted Average LTV Weighted Average Indexed LTV

Weighted Average Interest Rate ILCRP FCRP

Annualised Rate of HPI (since closing)

Halifax (Non seasonally adjusted) Nationwide (Non seasonally adjusted)

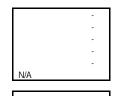
LTV Levels Breakdown (based on original valuation using P+I at date

of report)			
0 - 29.99%			
30 - 34.99%			
35 - 39.99%			
40 - 44.99%			
45 - 49.99%			

N/A	
	-
	-
	-
	-
N/A	

N/A

N/A







1	
	£43,742
	29.4%
	23.1%

7 68%	4.89%	
110010	7.68%	

7.07%	
8.79%	

239,985,863
80,742,436
49,965,068
22,815,667
13,538,398

50 - 54.99%	10,644,968
55 - 59.99%	-
60 - 64.99%	-
65 - 69.99%	=
70 - 74.99%	-
75 - 79.99%	-
80 - 84.99%	-
85 - 89.99%	-
90 - 94.99%	-
95 - 99.99%	-
100% +	-

LTV Levels Breakdown (based on HPI adjusted valuation @ Calculation date)

0 - 30%
30 - 35%
35 - 40%
40 - 45%
45 - 50%
50 - 55%
55 - 60%
60 - 65%
65 - 70%
70 - 75%
75 - 80%
80 - 85%
85 - 90%
90 - 95%
95 - 100%

100% +

356,345,785
36,845,573
15,476,121
7,139,063
1,885,857
-
-
-
-
-
-
-
-
-
-
-

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20-Apr-04

Liquidity Facility Ledger	Barclays	Citibank
Initial Balance	£0	
Last Quarter Closing Outstanding	£0	
Available @ next Interest Payment Date	£140,000,000	
Amount to be drawn at next Interest Payment Date	£0	
Anount to be drawn at next interest r ayment bate	LO	LU
Liquidity Reserve Fund Ledger		
Initial Balance on Closing Date	£35,000,000	1
Outstanding as at the date of this Quarterly Report	£29,860,500	
Accrued Interest to immediately succeeding interest payment date	£290,284	
	2270,201	
Less Mortgage Registration Reserve	£150,000	
Available Liquidity Reserve Fund	£30,000,784	
Amount to be drawn at next IPD	£1,815,284	
Closing balance	£28,335,500	
Deficiency Ledger Opening Balance Losses this Quarter Closing Balance	£0 -£33 -£33	
Optional Guarantee Ledger Opening Balance on Closing Date Claims Submitted as at the date of this Quarterly Report Claims Paid as at date of this Quarterly Report Claims Not recovered from NULAP this calculation period	03 £0 £0 £0	
Total Claims not recovered from NULAP as at date of this Quarterly Report	£0	
Surplus after payment of all payments set out paragraphs (a) to (k) of the Pre-Enforcement	f £0]
Priority of Payments (Excess Available Receipts)		

Replenishment Amount as recorded in Replenishment Ledger

Excess Available Receipts

Years 2003 to 2028 The greater of :-

N/A - A1	Notes O/S
	Notes O/S

10% of Principal Amount O/S of Class A Notes @ IPD (net of redemptions @ Interest Payment Date) and

the amount (if any) necessary to maintain the Required Ratio of (a) the sum of the Aggregate Portfolio Amount and Adjusted Cash, and (b) the Principal Amount Outstanding of the Notes (net of redemptions @ Interest Payment Date).

Years 2028 onwards

The greater of:-

-		
N/A		

1.93%

10% of Principal Amount O/S of Class A Notes @ IPD (net of redemptions @ Interest Payment Date),

aggregate of all scheduled payments of interest and principal on the Notes which are

payable on the 4 immediately succeeding IPD's, and

the amount (if any) necessary to maintain the Required Ratio of (a) the sum of the Aggregate Portfolio Amount and Adjusted Cash, and (b) the Principal Amount Outstanding of the Notes (net of redemptions @ Interest Payment Date).

Voluntary Repayment Rate (Replenishment Amount)

Annualised value of the ratio expressed as a percentage calculated by dividing :-(x) the aggregate of the Outstanding Balance as at the Closing Date of all Loans prepaid up to the relevant Calculation Date by

(y) the aggregate Outstanding Balance of all Loans on the Closing Date.

Class B Notes Payment Test

Asset / Liabilty Ratio @ next IPD Class B Notes Required Ratio @ next IPD

Pass / Fail

Substitution Voluntary Repayment Rate

Aggregate Outstanding Balance (as at the Closing Date or Loan Entry Date) of all Loans prepaid up the Substitution Date / Aggregate Outstanding Balance (as at the Closing Date or Loan Entry Date) of all Loans

Subordinated Loan Ledger

Opening Balance on Closing Date Opening Balance at start of Quarter Payments this Quarter Interest Accrued this Quarter Closing Balance

£14,000,000	
£14,448,040	
£0.00	
£210,700.00	
£14 658 740	

1 939

Prior to Year 10 IPD

Prior to Year 10 IPD

Deemed Pass

Indexation Ledger (April and October IPD's only)

Class A3 Note Interest Amount / principal due on next IPD (prior to adjustment) Limited Index Factor to be applied on next IPD Class A3 Note Interest Amount / principal post adjustment due on next IPD

Deferred Consideration released to Originator

Deferred Consideration paid to Originator prior to the date of this Quarterly Report date Deferred Consideration paid to Originator during the Quarter

Total Deferred Consideration paid to Originator.

Equity Release Funding (No.3) plc

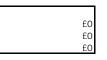
Name of Issuer

Date of Issue

Moody's Current Rating S&P Current Rating

Initial Note Balance Note Principal @ start of period Note Redemptions @ IPD Outstanding Note Principal

£612,500	
£12,500	1.02
£625,000	



Equity Release Funding (No.3) plc

27-Jun-2003

Aa Aaa AAA	A2 Aaa AAA	A3 Aaa AAA	B Aa3 AA
60,000,000.00	########	50,000,000.00	42,000,000.00
60,000,000.00	########	50,000,000.00	42,000,000.00
-	-	-	-
60,000,000.00	########	50,000,000.00	42,000,000.00

Note Interest Margins Step Up Dates Step Up Rate

Interest Payment Cycle

Interest Payment Date Next Interest Payment Date

Pool Factor

LIBOR + 0.52%	Fixed Rate (5.05%)	ixed Rate (2.45%)	LIBOR + 1.4%
IPD Apr 2013	N/A	N/A	IPD Apr 2010
LIBOR + 1.50%	N/A	N/A	LIBOR + 3.5%
Quarterly	Quarterly	Semi Annually	Quarterly
26th Jan, Apr, Jul &	26th Jan, Apr,	26th Apr & Oct	26th Jan, Apr, Jul
Oct or Next Business	Jul & Oct or Next	or Next Business	& Oct or Next
Day	Business Day	Day	Business Day
26-Jul-2004	26-Jul-2004	26-0ct-2004	26-Jul-2004

1.000000