

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

20-Jan-20

Loans

£

Outstanding Balance of Loans at Closing Date	404,247,009
Outstanding Balance of Loans @ start of this Quarter	493,038,363
Accrued Interest @ start of Calculation Period	355,447,972

	Last Quarter	Since Inception
Redemptions		
Principal Balance of Loans redeemed in the immediately preceding Calculation period	3,242,356	247,310,440
Principal Balance of Loans redeemed by cause:-		
Death	1,919,160	108,569,235
Borrower enters Long Term Care	824,445	32,901,697
Voluntary Repayment	345,950	99,031,630
Move to Lower Value Property	152,801	7,080,252
Substitutions	-	272,374
		-
Number of Loans redeemed in the immediately preceding Calculation period	89	5,983
Number of Loans redeemed by cause:-		
Death	55	2,670
Borrower enters Long Term Care	22	775
Voluntary Repayment	12	2,540
Move to Lower Value Property	7	372
Substitutions	-	2
		-
Redemption monies received	11,888,036	520,558,340
Outstanding Balance of Loans		
Outstanding Accrued Interest	355,510,098	
Outstanding Gross Balance	489,858,132	
Outstanding number of loans	3,790	
Equivalent Value Test this Calculation Period :-	N/A	
S&P model this Calculation Period :-	N/A	
Repayment Rate	2.76%	

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	0.00%
Substituted to date as a % of aggregate Outstanding Balance of the Loans @ Closing Date	0.91%

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)

	N/A - Post Year 10 IPD
Weighted Averaged GIC Rate	N/A - Post Year 10 IPD

Product Breakdown by Loan O/S

	At Closing	At Calculation date for this report
ILCRP %	27.5%	32.2%
FCRP %	72.5%	67.8%

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

	71
	84

Age of Borrowers:-

Single Female	86
Single Male	84
Joint Borrowers by Age of Younger	84

Properties Sold / repayments (case by case):-

	Case 1 Total	ERF3 Original Loan	Aviva UKER Additional Loan
Time to Sale (days where available - time from death/assessment to repayment)	1,075		
Time from Possession to Sale (days)	194		
Initial Valuation	50,000		
Indexed Valuation (Initial Valuation + Halifax HPI)	116,935		
Sale Price (where available)	22,284	22,284	-
Gross Mortgage Outstandings	68,464	68,464	-
Shortfall	46,180	46,180	-
Loan Outstandings as a % of Sale Price	307%		
Claim Submitted to No Negative Equity	N/A		
Claim Paid	N/A		
Claim O/S	N/A		

	Case 2 Total	ERF3 Original Loan	Aviva UKER Additional Loan
Time to Sale (days where available - time from death/assessment to repayment)	1,591		
Time from Possession to Sale (days)	223		
Initial Valuation	180,000		
Indexed Valuation (Initial Valuation + Hpi)	367,055		
Sale Price (where available)	390,404	390,404	-
Gross Mortgage Outstandings	211,422	211,422	-
Shortfall	-	-	-
Loan Outstandings as a % of Sale Price	54%		
Claim Submitted to No Negative Equity	N/A		
Claim Paid	N/A		
Claim O/S	N/A		

	Case 3 Total	ERF3 Original Loan	Aviva UKER Additional Loan
Time to Sale (days where available - time from death/assessment to repayment)	693		
Time from Possession to Sale (days)	163		
Initial Valuation	75,000		
Indexed Valuation (Initial Valuation + Hpi)	152,940		
Sale Price (where available)	108,495	108,495	-
Gross Mortgage Outstandings	81,143	81,143	-
Shortfall	-	-	-
Loan Outstandings as a % of Sale Price	75%		
Claim Submitted to No Negative Equity	N/A		
Claim Paid	N/A		
Claim O/S	N/A		

	Case 4 Total	ERF3 Original Loan	Aviva UKER Additional Loan
Time to Sale (days where available - time from death/assessment to repayment)	963		
Time from Possession to Sale (days)	138		
Initial Valuation	115,000		
Indexed Valuation (Initial Valuation + Hpi)	224,945		
Sale Price (where available)	136,172	136,172	-
Gross Mortgage Outstandings	142,915	142,915	-
Shortfall	6,743	6,743	-
Loan Outstandings as a % of Sale Price	105%		
Claim Submitted to No Negative Equity	N/A		
Claim Paid	N/A		
Claim O/S	N/A		

For all Mortgages repaid to the Calculation Date (NNEG or repossession)

Weighted Average:	
Sale Price as % of Indexed Valuation (Initial Valuation + Halifax HPI) (where available)	57.7%
Shortfall as % of Mortgage Outstandings	16.0%

For all Mortgages repaid to the Calculation Date (all redemptions other than voluntary)

Weighted Average:	
Time to sale (Days)	258

Properties in possession (Total to Calculation date)

Reposessed this Quarter	37
Properties sold (Total to Calculation date)	-
Number Carried Forward	30
	7

Average Time from Possession to Sale	211
Possession cases average Shortfall at Sale (%)	16.4%

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

-
-
-
-
-
N/A

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

-
-
-
-
-
N/A

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

-
-
-
-
-
N/A

Average Loan Outstanding

Weighted Average LTV

Weighted Average Indexed (Halifax) LTV

£129,260
86.3%
42.8%

Weighted Average Interest Rate

ILCRP

FCRP

4.89% + LPI
7.66%

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%
50 - 54.99%
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% +

1,242,632
2,009,350
5,094,012
7,083,891
9,739,606
10,944,878
22,252,745
20,158,528
41,767,298
42,264,655
41,348,181
42,896,552
44,400,614
33,513,943
33,865,842
131,275,204

LTV Levels Breakdown (based on Halifax 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% +

52,736,210
67,064,717
95,111,371
84,818,236
72,786,371
50,464,630
32,384,449
17,172,254
8,056,028
5,647,202
1,980,606
1,438,207
227,851
-
-
-

Depersonalised information on the pool, as at each Calculation Date, may be obtained electronically by Noteholders from the Administrator upon delivery of a signed confidentiality undertaking (the form of which can be obtained from the Administrator).

Age Band Breakdown (based on youngest policyholder @ Calculation date)

Under 70
70-74
75-79
80-84
85-89
90-94
95-99
100+

-
11,649,938
74,564,739
176,454,633
157,349,756
57,644,021
10,528,897
1,666,148

LTV Levels Breakdown (Halifax HPI Adjusted) vs Age Band Breakdown @ Calculation Date

	Under 70	70-74	75-79	80-84	85-89	90-94	95-99	100+
0 - 29.99%		1,832,210	16,966,817	15,913,849	11,397,369	5,942,002	578,665	105,298
30 - 34.99%		3,976,410	20,833,007	29,027,109	10,275,350	2,351,776	601,065	
35 - 39.99%		5,198,581	11,101,252	59,023,211	15,709,547	3,355,694	723,086	
40 - 44.99%		396,613	16,820,839	20,939,797	41,276,838	4,779,234	614,915	
45 - 49.99%		256,126	6,973,012	20,037,946	38,563,559	5,415,649	1,510,080	
50 - 54.99%			646,278	23,410,428	10,194,013	14,115,818	2,098,092	
55 - 59.99%			878,266	6,724,342	16,680,878	6,907,648	1,193,314	
60 - 64.99%			345,267	824,975	10,519,893	3,600,371	1,881,748	
65 - 69.99%				395,339	1,811,920	5,099,164	215,680	533,925
70 - 74.99%				157,637	100,528	4,579,508		809,529
75 - 79.99%					233,112	1,114,776	632,719	
80 - 84.99%					586,748	382,381	251,682	217,396
85 - 89.99%							227,851	
90 - 94.99%								
95 - 99.99%								
100% +								

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20-Jan-20

Liquidity Facility Ledger

Initial Balance
Last Quarter Closing Outstanding
Available @ next Interest Payment Date
Amount to be drawn at next Interest Payment Date

Barclays
£0
£0
£140,000,000
£0

Citibank
£0
£0
£45,000,000
£0

Liquidity Reserve Fund Ledger

Initial Balance on Closing Date
Outstanding as at the date of this Quarterly Report
Accrued Interest to immediately succeeding interest payment date

£35,000,000
£150,000
£226
£150,000
£226
£226
£150,000

Less Mortgage Registration Reserve

Available Liquidity Reserve Fund
Amount to be drawn at next IPD
Closing balance

Deficiency Ledger

Opening Balance
Losses this Quarter
Closing Balance

-£1,534,773
-£52,923
-£1,587,696

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
Total Claims not recovered from NULAP as at date of this Quarterly Report

£0
£0
£0
£0
£0

Surplus after payment of all payments set out paragraphs (a) to (k) of the Pre-Enforcement
Priority of Payments (Excess Available Receipts)

£25,538,697

Replenishment Amount as recorded in Replenishment Ledger

Years 2003 to 2028

The greater of :-

£25,400,000

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

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 :-

1.38%

(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 / Liability Ratio @ next IPD
Class B Notes Required Ratio @ next IPD

1.10
1.11

Pass / Fail

FAIL

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
£26,468,110
£0
£168,640
£26,656,750

Indexation Ledger (April and Oct 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

£0
0.00
£0

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.

£0
£0
£0

Equity Release Funding (No.3) plc

Name of Issuer

Equity Release Funding (No.3) plc

Date of Issue

27-Jun-2003

Moody's Current Rating
S&P Current Rating

A1
N/A
N/A

A2
Aaa
A

A3
Aaa
A

B
Aa3
BBB

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

60,000,000.00	310,000,000.00	50,000,000.00	42,000,000.00
-	310,000,000.00	22,500,000.00	42,000,000.00
-	-	-	-
-	310,000,000.00	22,500,000.00	42,000,000.00

Note Interest Margins

Step Up Dates
Step Up Rate

LIBOR + 0.52%	Fixed Rate (5.05%)	Fixed Rate (2.45%)	LIBOR + 1.4%
N/A	N/A	N/A	IPD Apr 2010
N/A	N/A	N/A	LIBOR + 3.5%

Interest Payment Cycle

Interest Payment Date
Next Interest Payment Date

N/A	Quarterly	Semi Annually	Quarterly
N/A	26th Jan, Apr, Jul & Oct or Next Business Day	26th Apr & Oct or Next Business Day	26th Jan, Apr, Jul & Oct or Next Business Day
N/A	27-Apr-2020	27-Apr-2020	27-Apr-2020

Pool Factor

-

Interest Amount paid this quarter
Deferred Amount at start of quarter
Interest Amount deferred / (paid) this quarter *
Interest on Deferred amount this quarter
Deferred Amount at end of quarter

-	3,913,192	-	-
			11,164,978
			450,660
			119,796
			11,735,434

B note swap deferred payments
Brought Forward balance
Net coupon deferred
Interest
Amount paid
Carried forward balance

1,671,535
416,375
3,349
-
2,091,259

Present value of Swap Scheduled Fixed Payments
Brought Forward balance
Paid this quarter
Carried forward balance

-
-
-