Loans	£		
Outstanding Balance of Loans at Closing Date	404,247,009		
Outstanding Balance of Loans @ start of this Quarter	449,027,840		
Accrued Interest ® start of Calculation Period	349,311,562		
	Last Quarter	s	nce Inception
Redemptions Principal Balance of Loans redeemed in the immediately preceding Calculation period	2,516,383	Г	284,521,978
Principal Balance of Loans redeemed by cause:- Death	1.344.965	_	131.163.760
Borrower enters Long Term Care	656,256		41,157,278
Voluntary Repayment Move to Lower Value Property	506,517 8,645		104,365,129 7,563,437
Substitutions			272,374
Number of Loans redeemed in the immediately preceding Calculation period	80		7,010
Number of Loans redeemed by cause:- Death	47	F	3.313
Borrower enters Long Term Care	20 13		1,015 2,684
Voluntary Repayment Move to Lower Value Property	13		2,684 386
Substitutions			2
Redemption monies received	11,471,113		676,055,747
Outstanding Balance of Loans Outstanding Accrued Interest	349,645,778		
Outstanding Gross Balance	446,845,674		
Outstanding number of loans	2,763		
Equivalent Value Test this Calculation Period :- S&P model this Calculation Period :-	N/A N/A		
Sar mode as Calculator renod.	NA		
Repayment Rate	6.45%		
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			
 (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 (Q/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 % FCRP %	27.5% 72.5%		34.2% 65.8%
FCRP %	/2.5%	L	65.8%
Weighted Average Age of Borrowers @ Closing Date	71		
Weighted Average Age of borrowers - at Calculation date for this Quarterly report	87		
Age of Borrowers:			
Single Fernale Single Male	88 86		
Joint Borrowers by Age of Younger	86		
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) Time from Possesion to Sale (days)	1,035 701		
Initial Valuation	80,000		
Indexed Valuation (Initial Valuation + Halifax HPI) Sale Price (where available)	195,786 33,010	33,010	
Gross Mortgage Outstandings	107,853	107,853	
Shortfall Loan Outstandings as a % of Sale Price	74,843 327%	74,843	
Claim Submitted to No Negative Equity Claim Paid	Yes Yes		
Claim O/S	N/A		
	Case 2 Total	ERF3 Original Loan	Aviva UKER
Time to Sale (days where available - time from death/assessment to repayment)	1 dtai - 125	Original Loan	Additional Loan
Time from Possesion to Sale (days) Initial Valuation			
Indexed Valuation (Initial Valuation + Hpi)	120,000		
Sale Price (where available)	120,000 284,307 116,816	116,816	
Sale Price (where available) Gross Mortgage Outstandings Shortfall	120,000 284,307 116,816 99,815	116,816 99,815	
Shormal Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity	120,000 284,307 116,816 99,815 	116,816 99,815 -	
snorera Loan Outstandings as a % of Sale Price Chim Submitted to No Negative Equity Chim Pald	120,000 284,307 116,816 99,815 - 85% N/A N/A	116,816 99,815	
Shormal Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity	120,000 284,307 116,816 99,815 	116,816 99,815	
Substitution as a Nu of Sale Price Claim Sharmland is No Negative Equity Claim Darf Sale Claim O'S	120,000 284,307 116,816 99,815 - 85% N/A N/A	116,816 99,815	
Submit Administing as a Nu of Sale Price Committed to No Negative Equity Chain Part Total Chain OS For all Mortgages regald to the Calculation Date (INNES or repossession) Weighted Average:	120,000 284,307 116,816 99,815 85% N/A N/A N/A	116,816 99,815	
Loan Outcandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Page Claim Page Claim Page For all Mortgages regards to the Calculation Date (NMEG or repossession) Weighted Average: Sale Price as No of Indexed Valuation (Intital Valuation + Natiface HP) (where available)	120,000 284,307 116,816 99,815 - 85% N/A N/A	116,816 99,815	·
Commission on a N of Sale Price Chim Bibermited to Ne Negative Equity Chim Pass Chim Commission of Chim Commission Chim Commission For all Mortgages repaid to the Calculation Date (NMED or repossession) Weighted Average: Sale Price as N of Indused Valuation (Withi Valuation + Halifas HPI) (where available) Schorlaf as N of Indused Valuation (Withi Valuation + Halifas HPI) (where available)	120,000 284,307 116,816 99,815 85% N/A N/A N/A	116,816 99,815	•
Claim discrimints to No Negative Equity Claim Discrimints to No Negative Equity Claim Discrimints to No Negative Equity Claim Discrimints For all Mortgages repaid to the Calculation Date (NMED or repossession) Weighted Average: Sale Picce as No of Indoord Valuation (Initial Valuation + Hallax HPI) (where available) Shortfall as No Mortgages repaid to the Calculation Date (all redemptions other than voluntary) Weighted Average:	120,000 284,307 19,315 99,315 - 50% NA NA NA 55,4% 20,9%	116,816 99,815	•
Loan Outcomerge as a % of Sale Price Limit Distincts to No Registric Equity Chain Paid Chain Distincts to No Negative Equity Chain Paid For all Mortgages regald to the Calculation Date (NNEG or repossession) Weighted Average: Sale Price as % of Induced Valuation (Intial Valuation + Halfas HPI) (where available) Shord as % of Mortgage Charactering For all Mortgages provide to the Calculation Date (all redemptions other than voluntary)	120,000 284,307 116,816 99,815 85% N/A N/A N/A	116,816 99,815	
Loan Qubandings as a % of Sub Price Chim Dubminds by No Negative Equity Chim Pac Chim Dubminds by No Negative Equity Chim Pos For all Montgages regulat to the Calculation Date (NNES) or repossession) Weighted Average: Sub Price as % for Indused Valuation (Initial Valuation + Halfate HPI) (where available) Shord as % of Mortgages Charactering For all Montgages regulate the Calculation Date (all redemptions other than voluntary) Weighted Average: Tree to sale (Days)	120,000 284,307 116,815 99,815 85% NA NA NA NA 20,9%	116,816 99,815	
Loan Outcandings as a % of Sair Price Chim Butterille to No Ingestee Equity Chim Pad Chim Dad Chim Butterille to No Ingestee Equity Chim Dad For all Mortgages repaid to the Calculation Date (MMED or repossession) Weighted Average: Sair Price as 1% tolored Valuation (Instal Valuation + Mallex HPI) (where available) Shortful as 5% of Mortgages Chemistriage For all Mortgages projet on the Calculation Date (all redemptions other than voluntary) Weighted Average: Trave to sair (Chyp) Properties in possession (Total to Calculation date)	120,000 284,307 19,315 99,315 - 50% NA NA NA 55,4% 20,9%	116,816 99,915	·
Loan Outcoming as a % of Sub Price Chain Submitted to No Negative Equity Chain Paid Chain Date For all Mortgages repaid to the Calculation Date (NNEG or repossession) Weighted Average: Sub Price as % or Induced Valuation (Initial Valuation + Halfase HPI) (where available) Shord as % of Mortgages Chainsfring For all Mortgages repaid to the Calculation Date (all redemptions other than voluntary) Weighted Average: Time to see (Days) Properties in possession (Total to Calculation Date (all redemptions other than voluntary) Properties in possession (Total to Calculation Date) Repossessed the Chain Repossessed the	120,000 284,307 116,81	116,216 99,215	
Loan Outcomfugs as a % of Sale Price Chim Submitted to Ne Negative Equity Chim Pass Chim Submitted to Negative Equity Chim Pass Chim OS For all Mortgages regards to the Calculation Date (NNES) or repossession) Weighted Averages Sale Price as No Honoset Valuation (Initial Valuation + Halfas HP) (where available) Shortal as % of Mortgages Chairantings For all Mortgages regalds to the Calculation Date (all redemptions other than voluntary) Weighted Averages: Then to sale (Days) Properties in possession (Total to Calculation date) Properties in possession (Total to Calculation date) Repossessed the Causer	120,000 284,307 8 194,307 8 199,115 201,115 20	116,816 99,815	
Claim Submitted to No Negative Equity Claim Page Submitted to No Negative Equity Claim Page Submitted to No Negative Equity Claim Page For all Mortgages regard to the Calculation Date (NNES or repossession) Negative Negative Submitted S	120,000 284,307 81 119,115 119	158,816 109,815	
Loan Abhandering as a % of the Price Chim Debretted to No Register Equity Chim Pad Chim Debretted to No Register Equity Chim Pad Chim Deb For all Mortgages repaid to the Calculation Date (NMEO or repossession) Weighted Average: Sale Price as % of Induced Valuation (Intral Valuation + Halfas HPI) (where analistic) Shordral as % of Mortgages Charactering For all Mortgages project to the Calculation Date (all redemptions other than voluntary) Weighted Average: Trace to sale (City) Proporties in possession (Total to Calculation date) Registerated the Cambrier Properties (all folia Calculation date) Number Carried Forward	120,000 204,307 116,615 99,919 855,4 NA NA NA 20,998	116,216 99,315	

Insurance	
No Negative Equity Claims made total	1
Claims Paid	1
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	30
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	£161,725
Weighted Average LTV	106.8%
Weighted Average Indexed (Halifax) LTV	47.0%
Weighted Average Interest Rate ILCRP	4.89% + LPI
FCRP	4.89% + LP1 7.66%
FORF	7.00%
LTV Levels Breakdown (based on original valuation using P+I at date of report)	
0 - 29.99%	383,752
30 - 34.99%	384,349
35 - 39.99%	1,312,228
40 - 44.99%	2,189,467
45 - 49.99%	3,529,888
50 - 54.99%	6,534,822
55 - 59.99%	6,472,977
60 - 64.99%	8,292,364
65 - 69.99%	8,769,961
70 - 74.99%	19,592,699
75 - 79.99%	15,453,945
80 - 84.99%	24,044,760
85 - 89.99%	33,194,695
90 - 94.99% 95 - 99.99%	37,755,182 30,863,242
100% +	248,071,343
100% #	240,071,343
LTV Levels Breakdown (based on Halifax HPI adjusted valuation @ Calculation date)	_
0 - 30%	21,855,141
30 - 35%	43,652,415
35 - 40%	69,858,677
40 - 45%	80,531,467
45 - 50% 50 - 55%	65,003,669 60,094,796
55 - 60% 60 - 65%	40,741,582 27.372,933
60 - 65% 65 - 70%	27,372,933 18.727.578
65 - 70% 70 - 75%	18,727,578 8,405,140
75 - 80%	8,405,140 6,702,849
75 - 80% 80 - 85%	
80 · 85% 85 · 90%	2,661,208 984,952
85 · 90% 90 · 95%	984,952 253,267
95 - 100%	203,267
100% +	

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

Age Band Breakdown (based on youngest policyholder @ Calculation date)				
Under 70				
70-74				
75-79	26,663,65			
80-84	122,705,87			
85-89	177,721,53			
90-94	96,009,85			
95-99	22,129,50			
100+	1,615,25			

	Under 70	70-74	75-79	80-84	85-89	90-94	95-99	100+
- 29.99%			720,666	8,345,118	6,757,526	5,098,928	664,086	268,816
30 - 34.99%			2,526,143	24,190,073	10,352,197	5,297,052	1,286,950	
35 - 39.99%			5,018,897	39,602,740	19,593,946	4,952,748	625,939	64,406
40 - 44.99%			11,306,205	11,228,389	49,484,161	7,669,776	842,937	
45 - 49.99%			5,774,563	11,487,353	31,586,296	15,182,860	972,597	
50 - 54.99%			841,735	16,105,710	15,239,695	25,559,744	2,347,912	
55 - 59.99%			475,447	10,284,716	17,352,122	10,302,982	2,326,315	
60 - 64.99%				762,255	15,820,404	4,895,002	5,760,856	134,41
65 - 69.99%				390,795	10,640,691	5,130,871	2,565,221	
70 - 74.99%				308,721	691,128	6,685,558	585,746	133,98
75 - 79.99%					203,372	2,816,342	2,669,509	1,013,62
80 - 84.99%						1,956,341	704,867	
85 - 89.99%						208,381	776,572	
90 - 94.99%						253,267		
95 - 99.99%								
100% +								

Equity.Belease.Funding (No.3) pls. Report for the immediately preceding interest period	19-Jan-23			
Liquidity Facility Ledger	Barclays		Citibank	
Initial Balance Last Quarter Closing Outstanding Available @ next Interest Payment Date	£0 £0 £140,000,000		£0 £0 £45,000,000	
Amount to be drawn at next Interest Payment Date	£140,000,000		£45,000,000	
Liquidity Reserve Fund Ledger Initial Balance on Closing Date	£35,000,000			
Outstanding as at the date of this Quarterly Report Accrued Interest to immediately succeeding interest payment date	£150,000 £1,119			
Less Mortgage Registration Reserve	£150,000			
Available Liquidity Reserve Fund	£1,119			
Amount to be drawn at next IPD Closing balance	£1,119 £150,000			
Deficiency Ledger				
Opening Balance Losses this Quarter	-£2,728,461 £0			
Closing Balance	-£2,728,461			
Optional Guarantee Ledger Opening Balance on Closing Date	£0			
Claims Submitted as at the date of this Quarterly Report Claims Paid as at date of this Quarterly Report	03 03			
Claims Not recovered from NULAP this calculation period Total Claims not recovered from NULAP as at date of this Quarterly Report	03 03			
Surplus after payment of all payments set out paragraphs (a) to (k) of the Pre-Enforcement Priority of Payments (Excess Available Receipts)	£39,388,668			
Replenishment Amount as recorded in Replenishment Ledger				
Years 2003 to 2028	£34,370,000			
The greater of :-	20,000			
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 Appegage Portion Amount and Applicated Cash, and (b) the Principal Amount Outstanding of the Notes (net of redemptions @ Interest Payment Date).				
Years 2028 onwards	N/A			
The greater of: 10% of Principal Amount O/S of Class A Notes @ IPD (net of redemotions @ 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 Portfolo Amount and Adjusted Cash, and (b) the Principal Amount Outstanding of the Notes (not of redemptions @ Interest Payment Date).				
 (b) the Principal Amount Outstanding of the Notes (net of redemptions ⊗ Interest Payment Date). 				
Voluntary Repayment Rate (Replenishment Amount)	1.68%			
Arnualised value of the ratio expressed as a percentage calculated by dividing: (yi the aggregate of the Outstanding Balance as at the Cissing Date of all Loans prepaid up to the relevant Calculation Dat (y) the aggregate Outstanding Balance of all Loans on the Closing Date.	n by			
Class B Notes Payment Test Asset / Liabitly Ratio @ next PD	1.48			
Class B Notes Required Ratio @ next IPD	1.12			
Pass / Fail	PASS			
Subordinated Loan Ledger Opening Balance on Closing Date	£14,000,000			
Opening Balance at start of Quarter Payments this Quarter	£21,107,030 £4,500,000			
Interest Accrued this Quarter Closing Balance	£259,470 £16,866,500			
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	0.00			
Class A3 Note Interest Amount / principal post adjustment due on next IPD	£0			
Deferred Consideration released to Originator Deferred Consideration paid to Originator prior to the date of this Quarterly Report date	£0			
Deferred Consideration paid to Originator during the Quarter Total Deferred Consideration paid to Originator.	03 03			
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	60,000,000.00	310,000,000.00	50,000,000.00	42,000,000.00
Note Principal ® start of period Note Redemptions ® IPD	:	296,599,940.00 1,340,006.00	3,500,000.00	42,000,000.00
Outstanding Note Principal		295,259,934.00	3,500,000.00	42,000,000.00
Note Interest Margins	N/A	Fixed Rate (5.05%)	Fixed Rate (2.45%)	Note SONIA + 1.5193%
Step Up Dates	N/A N/A	N/A N/A	N/A N/A	IPD Apr 2010
Step Up Rate	N/A	N/A	N/A	Note SONIA + 3.6193%
Interest Payment Cycle	N/A	Quarterly	Semi Annually	Quarterly
Interest Payment Date	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
Next Interest Payment Date	N/A	26-Apr-2023	26-Apr-2023	26-Apr-2023
Pool Factor				
Interest Amount paid this quarter Deferred Amount at start of quarter		3,782,341		701,400
Interest Amount deferred / (paid) this quarter * Interest on Deferred amount this quarter Deferred Amount at end of outsider Deferred Amount at end of outsider				
B note swap deferred payments				
Brought Forward balance Net coupon deferred				
Interest Amount paid				-
Carried forward balance Present value of Swap Scheduled Fixed Payments				
Present value of Swep Scheduled Fixed Payments Brought Forward balance Paid this quarter				:
Carried forward balance				
* Interest Amount deferr		Interest on accumulated normal inte	d in quarter rest accrued in quarter	701,400 0
		Accumulated normal interest paid Accumulated step up interest paid		-479,220 -222,180
				0