

**Equity Release Funding Trustee (No. 4) Ltd**  
**Report for the immediately preceding interest period**

23-Oct-08

**Loans/ Additional Loans**

	Loans	Additional Loans
Outstanding Balance of [Loans][Additional Loans] at Closing Date	£404,730,763	£0
Outstanding Balance of [Loans][Additional Loans] @ start of Quarter	£462,743,291	£9,239,564
Accrued interest @ start of Quarter	£143,119,375	£964,684

**Redemptions**

	In this Quarter		Since Closing Date	
	Loans	Additional Loans	Loans	Additional Loans
Principal Balance of Loans redeemed in the immediately preceding Calculation period	3,706,772	32,344	61,590,611	445,621
Principal Balance of Loans redeemed by cause:-				
Death	1,686,371		-	-
Borrower enters Long Term Care	50,000		20,620,453	106,821
Voluntary Repayment	1,905,230	14,991	2,492,668	-
Substituted with cash	0		36,174,858	249,958
Move to Lower Value Property	65,171	17,353	1,973,855	70,889
			328,777	17,953
Number of Loans redeemed in the immediately preceding Calculation period	129	1	1,188	26
Number of Loans redeemed by cause:-				
Death	34		354	5
Borrower enters Long Term Care	1		35	-
Voluntary Repayment	94	1	794	21
Move to Lower Value Property	5	2	187	8
Substituted	-		5	-
Redemption monies received	5,223,972	20,158	79,628,000	401,857

**Outstanding Balance of [Loans][Additional Loans]**

	Loans	Additional Loans
Advances in Quarter	-	2,865,532
Outstanding Accrued Interest	150,821,595	1,264,038
Outstanding Gross Balance	466,738,739	12,372,106
Outstanding number of loans	6,658	808

Equivalent Value Test this Calculation Period :-

N/A
N/A

**Substitutions**

Substituted in this Quarter (amount)	-
Substituted in this Quarter as a % of aggregate Outstanding Balance of the [Loan [Additional Loans] @ Closing Date	0.00%
Substituted to date as a % of aggregate Outstanding Balance of the Loans @ Closing Date	0.02%

**Substitution Voluntary Repayment Rate**

Aggregate Outstanding Balance (as at the Closing Date or Loan Entry Date) of all Loans	9.83%
Aggregate Outstanding Balance (as at the Closing Date or Loan Entry Date) of all Loans	

**Voluntary Repayment Rate**

2.47%
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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 from the Closing Date up to the relevant Calculation Date by  
(y) the aggregate Outstanding Balance of all Loans on the Closing Date.

**Deficiency Ledger**

Opening Balance	-£714
Losses this Quarter	- 0.01
Closing Balance	-£714

**Product Breakdown by Loan O/S**

	At Calculation date for this report		At Closing	
	Loans	Additional Loans	Loans	Additional Loans
FCRP %	56.5%	70%	58%	0%
ILCRP %	43.5%	30%	42%	0%

Weighted Average Age of Borrowers @ Closing Date

70
74 71

**Age of Borrowers:-**

Single Female	78	76
Single Male	76	76
Joint Borrowers by Age of Younger	72	71

**Properties Sold / repayments (case by case):-**

Time to Sale (where available - time from death/assessment to repayment)	N/A
Initial Valuation	N/A
Indexed Valuation (Initial Valuation + Hpi)	N/A
Sale Price (where available)	N/A
Gross Mortgage Outstandings	N/A
Shortfall	N/A
Loan Outstandings as a % of Sale Price	N/A
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 for this Quarterly Report:-**

Weighted Average:-	
Time to Sale (where available - time from death/assessment to repayment)	254
Sale Price as % of Indexed Valuation (Initial Valuation + Hpi) (where available)	N/A
Shortfall as % of Mortgage Outstandings	N/A

Properties in Possession	-
Reposessed	-
Sold	-
Number Carried Forward	-

Average Time from Possession to Sale

N/A
N/A

**Insurance**

Local Search and Defective Title 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)

-
-
-
-
-
N/A

**Average Loan Asset Outstanding (excluding any Subordinated Portion)**

£70,102	£15,312
39.6%	
31.7%	

**Weighted Average Indexed LTV**

4.89%	4.68%
7.39%	6.69%

**Weighted Average Interest Rate**

ILCRP

FCRP



**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% +

Loans
88,319,190
88,600,886
86,655,108
72,622,625
53,987,921
30,915,132
19,956,394
12,911,733
7,342,425
4,043,259
1,384,067
-
-
-
-
-
-
-

**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% +

Loans
220,111,356
99,352,419
68,489,195
37,845,763
21,766,538
12,589,102
4,617,626
1,535,831
359,316
71,594
-
-
-
-
-
-
-
-

Depersonalised information on the pool, 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)

**Equity Release Funding (No.4) plc**

Name of Issuer	Equity Release Funding (No.4) plc				
Date of Issue	30-Jul-2004				
Moody's Current Rating	<b>A1</b>	<b>A2</b>	<b>B</b>	<b>C</b>	<b>D</b>
S&P Current Rating	AAA	AAA	AA	Baa2	Baa2
Fitch Current Rating	AAA	AAA	AA	BBB	BBB
Initial Note Balance	125,000,000.00	215,000,000.00	61,000,000.00	16,500,000.00	1,000,000.00
Note Principal @ start of period	68,900,000.00	215,000,000.00	61,000,000.00	16,500,000.00	1,000,000.00
Note Redemptions @ IPD	3,100,000.00	-	-	-	-
Outstanding Note Principal	65,800,000.00	215,000,000.00	61,000,000.00	16,500,000.00	1,000,000.00
Note Interest Margins	LIBOR + 0.25%	LIBOR + 0.35%	LIBOR + 0.75%	LIBOR + 1.65%	LIBOR + 1.95%
Step Up Dates	IPD July 2011	IPD July 2011	IPD July 2011	IPD July 2011	IPD July 2011
Step Up Rate	LIBOR + 0.50%	LIBOR + 0.70%	LIBOR + 1.50%	LIBOR + 3.3%	LIBOR + 3.90%
Interest Payment Cycle	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly
Interest Payment Date	30th Jan, Apr, Jul & Oct or Modified Next Business Day	30th Jan, Apr, Jul & Oct or Modified Next Business Day	30th Jan, Apr, Jul & Oct or Modified Next Business Day	30th Jan, Apr, Jul & Oct or Modified Next Business Day	30th Jan, Apr, Jul & Oct or Modified Next Business Day
Next Interest Payment Date	30-Jan-2009	30-Jan-2009	30-Jan-2009	30-Jan-2009	30-Jan-2009
Pool Factor	0.526400	1.000000	1.000000	1.000000	1.000000

**Credit Facility Ledger**

	Original Schedule	Current Schedule
Initial Commitment	£ 207,870,372	£ 207,870,372
Last quarter closing outstanding principal	£ 88,582,704	£ 88,582,704
Net Credit Facility Payments this quarter	£ 3,963,847	£ 3,963,847
Last quarter closing accrued but unpaid interest	£ 9,150,507	£ 9,150,507
Credit Facility Payment total outstanding	£ 93,769,364	£ 93,769,364
Current Contraction Factor	1.00	1.00

**Liquidity Facility Ledger**

	Tranche 1	Tranche 2
Initial Commitment	£ 51,600,000	£ 4,185,000
Last quarter closing outstanding	£ -	£ -
Available @ next Interest Payment Date	£ 51,600,000	£ 4,185,000
Amount to be drawn @ next Interest Payment Date	£ -	£ -

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

£ -
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**Replenishment Amount as recorded in Reserve Ledger**

Last quarter Replenishment Amount brought forward	£ -
amount credited (debited) to Reserve Ledger as at Calculation Date@ next Interest Payment Date	£ -
Total Replenishment Amount carried forward	£ -

**Class A2 Modified Pass - Through Amount**

Aggregate Portfolio Amount	£ 436,738,739
Sum of Aggregate Principal Outstanding on the Notes, Liquidity Outstandings, and amount outstanding on the Credit Facility	£ 453,069,364

**Subordinated Loan Ledger**

Opening Balance on Closing Date / at start of quarter	£ -
Payments this quarter	£ -
Interest accrued in this quarter	£ -
Closing Balance	£ -

**Deferred Consideration paid 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	£ -