

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

23-Jul-21

Loans/ Additional Loans

Outstanding Balance of [Loans] [Additional Loans] at Closing Date
Outstanding Balance of [Loans] [Additional Loans] @ start of Quarter
Accrued Interest @ start of Quarter

Loans	Additional Loans
6804,730,763	83
6516,832,961	619,581,833
6375,754,329	610,504,195

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
Substituted with cash
Move to Lower Value Property

In this quarter	Loans	Additional Loans
	4,119,372	380,868
Death	2,957,577	236,968
Borrower enters Long Term Care	653,383	97,258
Voluntary Repayment	440,170	31,081
Substituted with cash		
Move to Lower Value Property	68,255	14,885

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
Substituted

	Loans	Additional Loans
	90	23
Death	66	15
Borrower enters Long Term Care	14	6
Voluntary Repayment	10	2
Move to Lower Value Property	3	1
Substituted		
Redemption monies received	15,211,055	889,684

Outstanding Balance of [Loans] [Additional Loans]

Advances in Quarter
Outstanding Accrued Interest
Outstanding Gross Balance
Outstanding number of loans

Loans	Additional Loans
-	3,136
377,070,488	10,423,807
514,029,726	19,103,919
3,130	605

Equivalent Value Test this Calculation Period ->

N/A
N/A

S&P model this Calculation Period ->

Substitutions

Substituted in this Quarter (amount)

-
0.00%
0.020%

Substituted in this Quarter as a % of aggregate Outstanding Balance of the [Loans] [Additional Loans] @ Closing Date
Substituted to date as a % of aggregate Outstanding Balance of the Loans @ Closing Date

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

N/A

Voluntary Repayment Rate

Annualised value of the ratio expressed as a percentage calculated by dividing ->

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

1.61%

Deficiency Ledger

Opening Balance
Losses this Quarter
Closing Balance

-	3,949,755
-	186,095
-	4,117,849

Product Breakdown by Loan O/S

FCRP %
ILCRP %

At Calculation date for this report	Loans	Additional Loans
	46.0%	61.2%
	62.0%	38.8%

Weighted Average Age of Borrowers @ Closing Date

Weighted Average Age of borrowers - at Calculation date for this Quarterly report

70	
84	84

Age of Borrowers:-

Single Female
Single Male
Joint Borrowers by Age of Younger

85	94
84	85
84	83

Properties Sold / repayments (case by case):-

Time to Sale (days where available - time from death/assessment to repayment)
Time from Possession to Sale (days)
Initial Valuation
Indevd Valuation (Initial Valuation + Halifax 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

Case 1	ERF4	Aviva UKER
Total	Original Loan	Additional Loan
115		
75,000		
149,632		
194,950	194,950	-
155,340	155,340	-
1,390	1,390	-
101%		
N/A		
N/A		
N/A		

Time to Sale (days where available - time from death/assessment to repayment)
Time from Possession to Sale (days)
Initial Valuation
Indevd Valuation (Initial Valuation + Halifax 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

Case 2	ERF4	Aviva UKER
Total	Original Loan	Additional Loan
453		
275,000		
551,425		
334,054	334,054	-
368,669	368,669	-
34,615	34,615	-
110%		
N/A		
N/A		
N/A		

Time to Sale (days where available - time from death/assessment to repayment)
Time from Possession to Sale (days)
Initial Valuation
Indevd Valuation (Initial Valuation + Halifax 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

Case 3	ERF4	Aviva UKER
Total	Original Loan	Additional Loan
307		
221		
113,950		
221,592		
56,345	56,345	-
153,294	153,294	-
96,949	96,949	-
97%		
N/A		
N/A		
N/A		

Time to Sale (days where available - time from death/assessment to repayment)
Time from Possession to Sale (days)
Initial Valuation
Indevd Valuation (Initial Valuation + Halifax 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

Case 4	ERF4	Aviva UKER
Total	Original Loan	Additional Loan
149		
200,000		
371,084		
222,032	222,032	-
234,302	234,302	-
12,270	12,270	-
100%		
N/A		
N/A		
N/A		

Time to Sale (days where available - time from death/assessment to repayment)
Time from Possession to Sale (days)
Initial Valuation
Indevd Valuation (Initial Valuation + Halifax 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

Case 5	ERF4	Aviva UKER
Total	Original Loan	Additional Loan
272		
250		
240,000		
321,893		
251,613	251,613	-
274,483	274,483	-
22,870	22,870	-
100%		
N/A		
N/A		
N/A		

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

Weighted Average:

Sale Price as % of Indevd Valuation (Initial Valuation + Halifax HPI) (where available)
Shortfall as % of Mortgage o/s

60.0%
19.1%

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

Weighted Average:

Time to sale (Days)

295

Properties in Possession (Total to Calculation date)

Repossession this Quarter
Properties sold (Total to Calculation date)
Number Carried Forward

63
1
56
7

Average Time from Possession to Sale

Possession cases average Shortfall at Sale (%)

232
19.0%

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)		-
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 Asset Outstanding (excluding any Subordinated Portion)	£164,227	£31,576
Weighted Average LTV	92.4%	
Weighted Average Halifax Indexed LTV	49.8%	
Weighted Average Interest Rate		
ILCRP	4.89% + LPI	4.87% + LPI
FLCRP	7.30%	6.56%

Equity Release Funding (No.4) plcName of Issuer
Date of IssueEquity Release Funding (No.4) plc
30-Jul-2004Moody's Current Rating
S&P Current Rating
Fitch Current Rating**A1**
N/A
N/A**A2**
A
N/A**B**
Aa3
A
N/A**C**
A2
A
N/A**D**
A3
A
N/AInitial Note Balance
Note Principal @ start of period
Note Redemptions @ IPO
Outstanding Note Principal

125,000,000	215,000,000	61,000,000	16,500,000	1,000,000
-	215,000,000	61,000,000	16,500,000	1,000,000
-	-	-	-	-
-	215,000,000	61,000,000	16,500,000	1,000,000

Note Interest Margins
Step Up Dates
Step Up Rate

LIBOR + 0.25%	LIBOR + 0.35%	LIBOR + 0.75%	LIBOR + 1.85%	LIBOR + 1.95%
IPO July 2011	IPO July 2011	IPO July 2011	IPO July 2011	IPO July 2011
LIBOR + 0.50%	LIBOR + 0.70%	LIBOR + 1.50%	LIBOR + 3.30%	LIBOR + 3.30%

Interest Payment Cycle
Interest Payment Date
Next Interest Payment Date

Quarterly	Quarterly	Quarterly	Quarterly	Quarterly
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
N/A	29-Oct-2021	29-Oct-2021	29-Oct-2021	29-Oct-2021

Pool Factor

-	1.000000	1.000000	1.000000	1.000000
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Step Up Deferred Amount at start of quarter
Step Up Interest Amount deferred (paid) this quarter
Interest on Step Up Deferred amount this quarter
Step Up Deferred Amount at end of quarter

A1	A2	B	C	D
176,682	7,791,676	4,326,174	3,204,639	236,661
-	167,480	114,070	67,861	4,965
257	15,226	19,463	27,036	2,350
176,939	7,954,364	5,059,696	3,296,556	243,813

Credit Facility LedgerInitial Commitment
Last quarter closing outstanding principal
Net Credit Facility Payments this quarter
Last quarter closing accrued but unpaid interest
Credit Facility Payment total outstanding
Current Contractual Factor

Original Schedule	Current Schedule
£ 207,870,372	£ 207,870,372
£ 189,502,640	£ 182,839,348
£ 5,094,930	£ 5,396,201
£ 2,615,932	£ 2,523,951
£ 186,523,642	£ 179,965,098
1.000000	0.964838

Liquidity Facility LedgerInitial Commitment
Last quarter closing outstanding
Available @ next Interest Payment Date
Amount to be drawn @ next Interest Payment Date

Tranche 1	Tranche 2
£ 51,600,000	£ 4,185,000
£ 51,600,000	£ -
£ -	£ -

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

£ -

Replenishment Amount as recorded in Reserve LedgerLast quarter Replenishment Amount brought forward
Amount credited (debited) to Reserve Ledger as at Calculation Date@ next Interest Payment Date
Total Replenishment Amount carried forward

£ 53,800,000
£ 4,800,000
£ 58,600,000

Class A2 Modified Pass - Through AmountAggregate Portfolio Amount
Sum of Aggregate Principal Outstanding on the Notes, Liquidity Outstandings, and amounts outstanding on the Credit Facility

£ 482,110,789
£ 473,465,098

Subordinated Loan LedgerOpening Balance on Closing Date / at start of quarter
Payments this quarter
Interest accrued in this quarter
Closing Balance

£ -
£ -
£ -
£ -

Deferred Consideration paid to OriginatorDeferred 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

£ -
£ -
£ -

Class A Principal Liquidity ReserveOpening Balance at start of quarter
Amount reserved this quarter
Closing Balance at end of quarter

£ 12,458,333
£ 315,444
£ 12,773,778