

ISSUE SERVICES FEE LETTER

PARAGON MORTGAGES (NO.21) PLC

51 Homer Road, Solihull, West Midlands B91 3QJ
Registered in England and Wales as company number 9166258

To: **PARAGON FINANCE PLC**
51 Homer Road
Solihull
West Midlands
B91 3QJ (the "Issue Services Provider"),

CITICORP TRUSTEE COMPANY LIMITED
Citigroup Centre,
Canada Square
Canary Wharf
London E14 5LB (the "Trustee")

13 November 2014

Dear Sirs,

Issue Services Fee Letter

Pursuant to the powers contained in its Articles of Association and a resolution of its Board of Directors passed on 3 November 2014, Paragon Mortgages (No.21) PLC (the "**Company**") has duly authorised and has determined to create and issue several classes of mortgage backed floating rate notes as described in a Prospectus dated on or around 7 November 2014 (the "**Notes**").

The Issue Services Provider will pay, on behalf of the Company, or reimburse to the Company any expenses payable by the Company in connection with the issue of the Notes.

The Company has agreed to reimburse the Issue Services Provider for all fees, commissions and expenses (inclusive of any amounts in respect of VAT to the extent such VAT is not receivable from HM Revenue & Customs, by way of repayment, credit or set off) in connection with the issue of the Notes paid by the Issue Services Provider on behalf of the Company and as its agent and to pay interest thereon as described herein.

The Company has also agreed to pay the Issue Services Provider an arrangement fee in consideration of the Issue Services Provider arranging on the Company's behalf for the Notes to be issued.

Terms defined in the agreements listed in Schedule 1 hereto shall, unless otherwise defined herein, have the same meanings when used herein.

1. REIMBURSEMENT OF THE EXPENSES IN CONNECTION WITH THE ISSUE OF THE NOTES

1.1 The Issue Services Provider undertakes that it will pay on behalf of the Company or reimburse the Company for the fees, commissions and expenses specified as being

payable by the Company pursuant to and in accordance with clauses 5 (*Commission*) and 8.1.1 (*Covenants*) of the Subscription Agreement, and the fees specified as being payable by the Company on the Closing Date pursuant to and in accordance with clauses 5 (*Fees of the Substitute Administrator during a Standby Period*) and 6 (*Expenses of the Substitute Administrator during a Standby Period*) of the Substitute Administrator Agreement.

- 1.2 The Company will repay to the Issue Services Provider all such fees, commissions and expenses (inclusive of any amounts in respect of VAT to the extent such VAT is not receivable from HM Revenue & Customs by way of repayment, credit or set off) paid by the Issue Services Provider on behalf of the Company or reimbursed to the Company by the Issue Services Provider pursuant to Clause 3 and Clause 4 hereof. The Issue Services Provider will within three months after the Closing Date notify the Company of the aggregate amount of such fees, commissions and expenses (the "**Expenses Amount**").
- 1.3 The Expenses Amount will be re-payable in accordance with Clause 3 and Clause 4 hereof.

2. **PAYMENT OF ARRANGEMENT FEE TO THE ISSUE SERVICES PROVIDER**

- 2.1 The Company will pay the Issue Services Provider an arrangement fee equivalent to 0.40 per cent. of the aggregate Initial Principal Amount of the Notes to be issued by the Company (the "**Arrangement Fee**").
- 2.2 The Arrangement Fee shall be deemed to be inclusive of VAT, if any, chargeable on any supply for which the Arrangement Fee is the consideration (in whole or in part) for VAT purposes and section 89 of the Value Added Tax Act 1994 shall not apply to affect the amount of such sum (or other consideration) payable (or provided).
- 2.3 The Arrangement Fee will be payable in accordance with Clause 3 and Clause 4 hereof.

3. **INSTALMENTS OF EXPENSES REIMBURSEMENT AND ARRANGEMENT FEE**

- 3.1 Subject to Clause 4 hereof, the Company will pay to the Issue Services Provider (i) the Expenses Amount and (ii) the Arrangement Fee, in both cases in 16 equal quarterly instalments (each an "**Instalment**"). Subject to Clause 4 hereof, the first Instalment of each of the Expenses Amount and the Arrangement Fee shall be paid on or (with the prior agreement of the Issue Services Provider) after the date which is the first Business Day after the first Interest Payment Date (being the Interest Payment Date falling in March 2015) and one Instalment of each of the foregoing shall be paid on each day falling on or (with the prior agreement of the Issue Services Provider) after the date which is the first Business Day after each of the succeeding 15 Interest Payment Dates, provided that, where such a day is not a Business Day, such payment shall be made on the next succeeding Business Day and provided further that if such payment cannot be made on the relevant Interest Payment Date (for whatever reason), such payment shall be made on the next succeeding Interest Payment Date.

3.2 Subject to Clauses 3.3 and 4 hereof, the Company will pay to the Issue Services Provider interest on the Expenses Amount and interest on the Arrangement Fee in each case in the amount calculated in accordance with Schedule 2 hereto. Interest will accrue from day to day and will be calculated on the basis of the number of days elapsed and a year of 365 (or 366 in the case of a leap year) days. Interest will be payable in arrear at the same time as the Instalment to which such interest relates in respect of the Interest Period ending on the relevant Interest Payment Date (as such terms are defined in Condition 4(a) of the Notes) whether or not any Note remains outstanding.

3.3 All payments of interest pursuant to Clause 3.2 will be made without withholding or deduction for, or on account of, any present or future taxes, duties or charges of whatsoever nature ("**Taxes**") unless the Company is required by applicable law to make any such payment subject to any withholding or deduction for, or on account of, any Taxes. In that event the Company shall make such payment after such withholding or deduction has been made and shall account to the relevant authorities for the amount so required to be withheld or deducted. The Company will not be obliged to make any additional payments to the Issue Services Provider in respect of such withholding or deduction.

4. **SUBORDINATION AND LIMITED RECOURSE**

4.1 No Instalment (or, where relevant, interest in relation thereto) shall be payable by the Company to the Issue Services Provider except in accordance with the provisions of clauses 6, 7 and 8 of the Deed of Charge unless and until all sums thereby required to be paid in priority thereto have been paid or discharged in full.

4.2 Notwithstanding any other provision of this letter, the Issue Services Provider agrees that, if the security for the Notes is enforced and the proceeds of such enforcement are insufficient, after payment of all other claims ranking in priority (pursuant to clause 8.2 of the Deed of Charge) to amounts outstanding under this letter, to pay in full all amounts due under the terms of this letter, then the Issue Services Provider hereby acknowledges that it shall have no further claim against the Company in respect of any such unpaid amounts.

5. **PAYMENTS**

All payments to be made pursuant hereto shall be made in Sterling in immediately available funds.

6. **VARIATION**

No variation of this letter shall be effective without the prior written approval of the Trustee.

7. **GOVERNING LAW**

This letter and any non-contractual obligations arising out of or in connection with it are governed by, and shall be construed in accordance with, English law.

If the foregoing is in accordance with your understanding of our agreement, please sign and return to us one counterpart hereof, and upon the acceptance hereof by you, this letter and

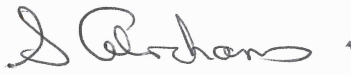
such acceptance hereof shall constitute a binding agreement between each of the Company, the Issue Services Provider and the Trustee.

Yours faithfully,

SIGNED

Signed for and on behalf of:

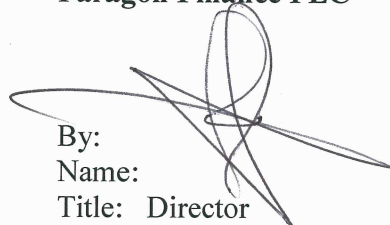
Paragon Mortgages (No.21) PLC

By: 
Name: Susan ADAMS
Title: Director
per pro SFM Directors Limited
as Director

Signed for and on behalf of:


Paragon Finance PLC

**John A. Harvey
Director**


By: 
Name:
Title: Director

Signed for and on behalf of:

Citicorp Trustee Company Limited

By: 
Name: Justin Ng
Title: Attorney Vice President

In the presence of:


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Witness Name: Kathryn Finch
Address: Clifford Chance LLP
10 Upper Bank Street
London E14 5JJ

SCHEDULE 1

1. The subscription agreement in respect of the Offered Notes (as defined therein) dated 7 November 2014 and made between, among others, the Company, Paragon Finance PLC (the "**Issue Services Provider**") and Paragon Mortgages (2010) Limited ("**PML**") (the "**Subscription Agreement**").
2. The substitute administrator agreement made between, among others, the Company, the Trustee, Homeloan Management Limited ("**HML**") and PML (the "**Substitute Administrator Agreement**") and dated on or around 13 November 2014.
3. The deed of sub-charge and assignment made between, among others, the Company, the Trustee, PML and the Issue Services Provider and dated on or around 13 November 2014 (the "**Deed of Charge**").
4. The administration agreement made between, amongst others, PML, the Company and the Trustee dated on or around 13 November 2014 (the "**Administration Agreement**").

SCHEDULE 2

The quarterly amount of interest payable on the Expenses Amount and on the Arrangement Fee, or on any part thereof, in either case on the day falling on or after the date which is the first Business Day after the relevant Interest Payment Date (pursuant to Clauses 3.1 and 3.2 hereof) (the "**Relevant Interest Period**") shall be:

$$\frac{(\text{LIB}_3 + X) \times E}{4}$$

For this purpose:-

- LIB₃ shall mean the interest rate determined by the Issue Services Provider to be the interest rate for sterling deposits for a period of three months (or, in the case of the first Relevant Interest Period, on the basis of a linear interpolation between the interest rates for sterling deposits for a period of three months and sterling deposits for a period of six months) quoted on the Reuters Service page LIBOR01 (or any other page on which Reuters Service is for the time being posting offered rates quoted by prime banks in the London interbank sterling market) at or about 11.00 a.m. (London time) on the first day of the Relevant Interest Period being, if more than one rate is quoted and the rates so quoted are not the same, the arithmetic mean (rounded to five decimal places) of the rates so quoted, provided that if, on any such day, no such rate is being quoted on the Reuters Service page LIBOR01 (or such other appropriate page) at such time and such date, LIB₃ shall mean such rate as the Issue Services Provider shall determine to be the rate at which it is offered sterling deposits of £10,000,000 in London for same day value on the first day of the Relevant Interest Period and for a period approximately equal thereto, in each case expressed as a percentage;
- X shall mean [4] per cent. per annum or such other fair commercial rate as may be agreed from time to time between the Issue Services Provider and the Issuer; and
- E shall mean the Expenses Amount or the Arrangement Fee, as the case may be (or such part thereof as is outstanding at the relevant time).

Terms used in this Schedule and not otherwise defined shall have the meanings ascribed to them in Condition 4(a) of the Notes (whether or not any Note remains outstanding).