

**MORTGAGE SALE AGREEMENT**

made on

26 May 2004

between

**PARAGON MORTGAGES LIMITED**  
as a seller

**ARIANTY NO.1 PLC**  
as a seller

**PARAGON SECOND FUNDING LIMITED**  
as the RBS Warehouse

**MORTGAGE TRUST LIMITED**  
as MTL

**MORTGAGE TRUST SERVICES PLC**  
as an Administrator

**PARAGON FINANCE PLC**  
as an Administrator

**PARAGON MORTGAGES (NO.7) PLC**  
as the Issuer

and

**CITICORP TRUSTEE COMPANY LIMITED**  
as the Trustee

**SIDLEY AUSTIN BROWN & WOOD**

WOOLGATE EXCHANGE, 25 BASINGHALL STREET  
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REF: 25868-30030/NJB/JCW

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**THIS MORTGAGE SALE AGREEMENT** is made by way of deed on 26 May 2004

**BETWEEN:**

- (1) **PARAGON MORTGAGES LIMITED** (registered number 2337854) whose registered office is at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE ("**PML**");
- (2) **PARAGON SECOND FUNDING LIMITED** (registered number 2637506) whose registered office is at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE ("**PSFL**" and the "**Warehouser**");
- (3) **ARIANTY NO.1 PLC**, (registered number 3946857) whose registered office is at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE ("**Arianty**" and together with PML, the "**Sellers**");
- (4) **MORTGAGE TRUST LIMITED**, (registered number 2048895) whose registered office is at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE ("**MTL**" and together with PML, the "**Originators**");
- (5) **MORTGAGE TRUST SERVICES PLC**, (registered number 3940202) whose registered office is at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE ("**MTS**");
- (6) **PARAGON FINANCE PLC** (registered number 1917566) whose registered office is at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE ("**PFPLC**")
- (7) **PARAGON MORTGAGES (NO.7) PLC** (registered number 4513170) whose registered office is at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE (the "**Issuer**", which term where the context permits shall include its successors and permitted assigns); and
- (8) **CITICORP TRUSTEE COMPANY LIMITED** (registered number 235914) whose registered office is at Citigroup Centre, 14th Floor, Canada Square, Canary Wharf, London E14 5LB (the "**Trustee**", which term where the context permits shall include such company and all other persons or companies for the time being acting as the trustee or trustees under the Trust Deed).

**IT IS HEREBY AGREED AS FOLLOWS:-**

**1. Definitions**

- 1.1 The expressions defined in the Relevant Documents shall, unless otherwise defined in this clause 1.1, have the same meanings in this Agreement and, in this Agreement, except in so far as the context otherwise requires:-

"**Accrued Arrears**" means, in respect of any Mortgage, the amount of all sums which have accrued as due and payable by the Borrower in respect of such Mortgage in respect of the period ending before the relevant Purchase Date and which remain due and payable at the relevant Purchase Date (provided that the principal moneys payable under any such Mortgage shall not be deemed to be due for the purpose of this paragraph merely because the legal date for redemption of the relevant Mortgage has passed as at the relevant Purchase Date);

"**Administration Agreement**" means the agreement to be executed on or before the Closing Date between PFPLC, MTS, the Issuer, PML, MTL, Arianty and the Trustee relating to, amongst other things, the administration of the Mortgages;

"**Administration Manual**" has the same meaning as in the Administration Agreement;

“**Administrator**” has the same meaning as in the Administration Agreement;

“**agreed draft**” means, in relation to any document, the draft of the document which has been agreed between the parties hereto and initialled on their behalf for the purposes of identification;

“**Annexures**” means, in the case of this Agreement, the annexure to this Agreement and, in the case of any Non-Verified Mortgage Request, the schedule referred to in that Non-Verified Mortgage Request, in each case, containing brief particulars of the relevant English Mortgages and signed by or on behalf of the parties hereto for the purposes of identification, such annexure and schedules to be provided in either hard copy form or in electronic format;

“**Arrears Mortgage**” means a Mortgage in respect of which, on the Closing Date or Further Purchase Date, as applicable, the Accrued Arrears exceeds in aggregate an amount equal to one current monthly payment under that Mortgage;

“**Assured Shorthold Tenancy**” means in respect of Property located in England and Wales, a tenancy to which s.19(A) and s.20 of the Housing Act 1988, as amended, applies, and in respect of Property located in Northern Ireland, a tenancy on similar terms as such English assured shorthold tenancy;

“**Basis Hedge Agreement**” has the same meaning as in the Trust Deed;

“**Borrower**”, in relation to each Individual Mortgage, means the person defined as the “Borrower” in the Mortgage Conditions applicable to that Individual Mortgage and, in relation to each Corporate Mortgage, means the company defined as the “Company” or the “Borrower” in the Mortgage Conditions applicable to that Corporate Mortgage;

“**Business Day**” means a day (other than a Saturday or Sunday) on which banks are generally open for business in London;

“**Cap Agreement**” has the same meaning as in the Administration Agreement;

“**Cap Guarantee**” has the same meaning as in the Administration Agreement;

“**Closing Date**” means 26 May 2004;

“**Collection Period**” has the same meaning as in the Administration Agreement;

“**Converted Mortgages**” means Mortgages which have been converted from any one type of Mortgage into a different type of Mortgage (or a combination of types of Mortgage);

“**Corporate Mortgages**” means mortgages, charges and Standard Securities and the loans secured thereby where the borrower thereunder is a limited liability company;

“**Current Balance**” has the same meaning as in the Deed of Charge;

“**Deed of Charge**” means a deed of sub-charge and assignment to be entered into on the Closing Date between, among others, the Issuer, the Trustee, PFPLC, PML, MTL, MTS, Arianty, GHM Mortgage Services Limited, JPMorgan Chase Bank as Basis Hedge Provider and The Royal Bank of Scotland plc as Currency Swap Provider and includes, where the context so admits, any further or supplemental charge or security granted pursuant thereto;

“**Deferred Purchase Consideration**” means the amounts payable by the Issuer to the relevant Sellers on each Interest Payment Date subject to and as specified in the relevant priority of payments, comprising:

- (a) in relation to the MTL Mortgages purchased by the Issuer, an amount equal to 0.24 % per annum on the aggregate Interest Charging Balance of the MTL Mortgages acquired from Arianty and beneficially owned by the Issuer as determined as at the Principal Determination Date immediately preceding the relevant Interest Payment Date; and
- (b) in relation to the PML Mortgages purchased by the Issuer, the aggregate of:
  - (i) an amount equal to 0.18% per annum on the aggregate Interest Charging Balance of the PML Category A Premium Mortgages acquired from PML and beneficially owned by the Issuer as determined as at the Principal Determination Date immediately preceding the relevant Interest Payment Date; and
  - (ii) an amount equal to 0.21% per annum on the aggregate Interest Charging Balance of the PML Category B Premium Mortgages acquired from PML and beneficially owned by the Issuer as determined as at the Principal Determination Date immediately preceding the relevant Interest Payment Date;

“**Direct Debiting Scheme**” means the scheme for the manual or automated debiting of bank accounts operated in accordance with the detailed rules of certain members of the Association for Payment Clearing Services;

“**Discretionary Further Advance**” has the same meaning as in the Administration Agreement;

“**Enforcement Notice**” has the same meaning as in the Deed of Charge;

“**English Mortgage**” means a Mortgage secured or intended to be secured over residential Property in England or Wales;

“**Further Purchase Date**” means, in relation to any sale and purchase of Non-Verified Mortgages, the date on which such sale and purchase is completed subject to, and in accordance with, the terms of this Agreement;

“**Individual Mortgages**” means mortgages, charges and Standard Securities and the loans secured thereby where the borrower thereunder is an individual;

“**Insurance Contracts**” means the contracts of insurance specified in Schedule 1 to the extent therein specified;

“**Interest Payment Date**” has the same meaning as in the Administration Agreement;

“**Interest Charging Balance**” has the same meaning as in the Administration Agreement;

“**Investment Home Mortgage**” means a Mortgage which relates to a Property occupied or intended to be occupied by a tenant of a Borrower and not the Borrower itself or held as an investment by a Borrower;

“**Lending Guidelines**” means the lending guidelines set out in Schedule 9 or, in relation to any Converted Mortgages, the lending guidelines applicable thereto which (to the extent that they differ from those set out in Schedule 9) have received the written approval of the Rating Agencies (and a copy of which has been supplied to the Trustee);

“**Mandatory Further Advance**” has the same meaning as in the Administration Agreement;

“**MHA Documentation**” means an affidavit, consent or renunciation granted in terms of the Matrimonial Homes (Family Protection) (Scotland) Act 1981 in connection with a Scottish Mortgage which is an Individual Mortgage or the Property to which it relates;

“**Mortgage Conditions**” means the terms and mortgage conditions applicable to the Mortgages and which are comprised in the Mortgage Documentation;

“**Mortgage Documentation**” means, in the case of any Individual Mortgage, the documents listed in Part A of Schedule 2 and, in the case of any Corporate Mortgage, the documents listed in Part B of Schedule 2 or, in the case of any Mortgage which has been converted into a different type or types of Mortgage, those listed as aforesaid (as applicable) or such other documents as may have been used in connection with such Mortgages, the use of which the Rating Agencies shall have confirmed to the Trustee would not adversely affect the then current ratings of the Notes;

“**Mortgagee**” means each of the relevant Seller, MTL and the Warehouser as mortgagee, chargee or heritable creditor, as the context requires;

“**Mortgages**” means the Original Mortgages and the Non-Verified Mortgages and any other Individual Mortgages or Corporate Mortgages which are from time to time beneficially owned by the Issuer (whether or not purchased pursuant to this Agreement and whether or not such Individual Mortgages or Corporate Mortgages originally comprised Mortgages);

“**MTL Mortgages**” means the Mortgages to be sold by Arianty to the Issuer pursuant to this Agreement;

“**Non-Verified Loans**” means the loans comprised in and secured by the Non-Verified Mortgages;

“**Non-Verified Mortgage Request**” means a letter in substantially the same form as that set out in Schedule 10;

“**Non-Verified Mortgages**” means the Individual Mortgages and Corporate Mortgages (being, in each case, English Mortgages) to be sold by PSFL to PML and by PML to the Issuer pursuant to this Agreement and brief details of which are to be set out in the Annexures to the relevant Sale Document on the relevant Further Purchase Date and, in each case, in which PSFL is indicated as being the warehouse company in relation to such English Mortgages. For the avoidance of doubt such Non-Verified Mortgages will exclude Flexible Mortgages (as defined in the Administration Agreement);

“**Northern Irish Mortgage**” means a Mortgage secured or intended to be secured over residential Property in Northern Ireland;

“**Notes**” and “**Class A Notes**” and “**Class B Notes**” have the same meaning as in the Administration Agreement;

“**Offering Circular**” means the offering circular dated 21 May 2004 in relation to the issue by the Issuer of the Notes;

“**Original Mortgages**” means:

- (a) in relation to PSFL, the Individual Mortgages and Corporate Mortgages to be sold by PSFL to PML pursuant to this Agreement and brief details of which are, in the case of the English Mortgages, to be set out in Part 1 of the Annexures to this Agreement and, in the case of the Scottish Mortgages, are to be set out in the Scottish Mortgages Schedule to be delivered by PML on the Closing Date; and

- (b) in relation to Arianty, the Individual Mortgages and Corporate Mortgages to be sold by Arianty to the Issuer pursuant to this Agreement and brief details of which are, in the case of the English Mortgages and Northern Irish Mortgages, to be set out in Part 2 of the Annexures to this Agreement and, in the case of the Scottish Mortgages, are to be set out in that Scottish Mortgages Schedule to be delivered by Arianty on the Closing Date; and
- (c) in relation to PML, the Individual Mortgages and Corporate Mortgages to be sold by PML to the Issuer pursuant to this Agreement and brief details of which are, in the case of the English Mortgages, to be set out in Part 3 of the Annexures to this Agreement and, in the case of the Scottish Mortgages, are to be set out in the Scottish Mortgages Schedule to be delivered by PML on the Closing Date;

“**Owner Occupied Mortgage**” means a Mortgage which relates to a Property occupied or intended to be occupied by the Borrower as the primary residence of the Borrower;

“**PML Mortgages**” means the Mortgages to be sold by PML to the Issuer pursuant to this Agreement;

“**PML Category A Premium Mortgages**” means the Mortgages to be sold by PML to the Issuer pursuant to this Agreement and brief details of which are, in the case of the English Mortgages, to be set out in Part 4 (A) of the Annexures to this Agreement and, in the case of the Scottish Mortgages, are to be set out in the Scottish Mortgages Schedule to be delivered by PML on the Closing Date;

“**PML Category B Premium Mortgages**” means the Mortgages to be sold by PML to the Issuer pursuant to this Agreement and brief details of which are, in the case of the English Mortgages, to be set out in Part 4 (B) of the Annexures to this Agreement and, in the case of the Scottish Mortgages, are to be set out in the Scottish Mortgages Schedule to be delivered by PML on the Closing Date;

“**Power of Attorney**” means a power of attorney to be granted by each Originator and Arianty in favour of the Issuer, the Trustee and the Administrator in the form set out in Parts A, B and C of Schedule 5;

“**Principal Determination Date**” has the same meaning as in the Administration Agreement;

“**Property**” means, in relation to each Mortgage, the residential property upon which the relevant loan is secured;

“**Provisional Mortgage Pool**” means the provisional mortgage pool comprising mortgages, charges and Standard Securities and the loans secured thereby referred to in the Offering Circular prepared in connection with the Notes having an aggregate provisional balance of £557,171,810.06;

“**Purchase Date**” means:

- (a) in relation to the sale and purchase of the Original Mortgages, the Closing Date; and
- (b) in relation to any sale and purchase of Non-Verified Mortgages, the relevant Further Purchase Date;

“**Purchased Pre-Closing Accruals and Arrears**” means, in respect of any Arrears Mortgage, the Accrued Arrears in respect of such Arrears Mortgage and the amount of any interest (including capitalised interest (if any)) or other sum due to be paid or accrued in respect of any period up to the relevant Purchase Date under or in respect of such Arrears Mortgage;

“**Rating Agencies**” has the same meaning as in the Administration Agreement;

“**Registered Land Transfer**” means a transfer of English Mortgages in the form set out in Schedule 3 or a transfer of Northern Irish Mortgages (in respect of Property comprising registered land in Northern Ireland) in the form set out in Schedule 12;

“**Registers of Scotland**” means the Land Register of Scotland and/or the General Register of Sasines;

“**Relevant Documents**” has the same meaning as in the Deed of Charge;

“**Relevant Mortgage**” has the same meaning as in clause 8.6;

“**Relevant Second Mortgage**” has the same meaning as in clause 8.7;

“**Retained Pre-Closing Accruals and Arrears**” means, in respect of any Mortgage other than an Arrears Mortgage, the Accrued Arrears in respect of such Mortgage and the amount of any interest (including capitalised interest (if any)) or other sum due to be paid or accrued in respect of any period up to the relevant Purchase Date under or in respect of such Mortgage;

“**Revenue Ledger**” has the same meaning as in the Administration Agreement;

“**Sale Document**” means this Agreement (in the case of the purchase of the Original Mortgages) and each Non-Verified Mortgage Request (in the case of the purchase of any Non-Verified Mortgages);

“**Sasine Register Transfer**” means an assignment of Scottish Mortgages in the form set out in Part A of Schedule 7, in the case of Scottish Mortgages originated by PML, and in the form set out in Part B of Schedule 7, in the case of Scottish Mortgages originated by MTL;

“**Scottish Declarations of Trust**” means the declarations of trust made by each Originator in favour of the Issuer on the Closing Date in respect of the Scottish Mortgages comprised in the Original Mortgages and the collateral security therefor in the form set out in Part A of Schedule 8, in the case of Scottish Mortgages originated by PML, and in the form set out in Part B of Schedule 8, in the case of Scottish Mortgages originated by MTL;

“**Scottish Mortgage**” means a Mortgage secured or intended to be secured over residential Property in Scotland;

“**Scottish Mortgages Schedule**” means a schedule setting out details of the Scottish Mortgages to be delivered on the Closing Date and signed by or on behalf of the parties hereto for the purposes of identification;

“**Scottish Sub-Securities**” has the same meaning as in the Deed of Charge;

“**Scottish Transfer**” means a SLR Transfer and/or a Sasine Register Transfer;

“**Short Assured Tenancy**” means a tenancy to which section 32 of the Housing (Scotland) Act 1988 applies;

“**SLR Transfer**” means an assignment of Scottish Mortgages in the form set out in Part A of Schedule 6, in the case of Scottish Mortgages originated by PML, and in the form set out in Part B of Schedule 6, in the case of Scottish Mortgages originated by MTL;

“**Standard Security**” means a standard security as defined in Part II of the Conveyancing and Feudal Reform (Scotland) Act 1970;



“**Subordinated Loan Agreement**” has the same meaning as in the Administration Agreement;

“**Transaction Account**” has the same meaning as in the Administration Agreement;

“**Transfer**” means a Registered Land Transfer and/or an Unregistered Land Transfer and/or a Scottish Transfer;

“**Trust Deed**” has the same meaning as in the Administration Agreement;

“**Unamortised Cashbacks and Discounts**” means:-

- (a) in the case of a Mortgage under which the Borrower has been given a capital sum by way of “cashback” otherwise than in the expectation that the capital sum would be treated as an advance by the original chargee and be repaid, so much of such capital sum as remains unamortised or unprovided for in the books of the person beneficially entitled to the Mortgage immediately prior to the relevant Purchase Date; and
- (b) in the case of a Mortgage under which the Borrower has been given a “discount” on the interest payable otherwise than in the expectation that the aggregate of the discount would be added to the advance and repaid, so much of the aggregate of the discount as remains unamortised or unprovided for in the books of the person beneficially entitled to the Mortgage immediately prior to the relevant Purchase Date;

“**Unregistered Land Transfer**” means a transfer of English Mortgages in the form set out in Schedule 4 or a transfer of Northern Irish Mortgages in the form set out in Schedule 13 (in respect of Property comprising unregistered land in Northern Ireland);

“**Waived Prepayment Charge Amount**” has the same meaning as in the Administration Agreement;

“**Warehouse Deed of Charge**” means:

- (a) in relation to PSFL the deed of sub-charge and assignment (as amended) dated 26 February, 1999 between, amongst others, PSFL and The Royal Bank of Scotland plc (in its capacity as Security Agent under and as defined in that deed of sub-charge and assignment); and
- (b) in relation to Arianty the deed of sub-charge and assignment between Arianty, Mortgage Trust Limited (formerly known as Britannic Money plc) (as Administrator) and Citicorp Trustee Company Limited (as Security Trustee) dated 14 November 2001;

“**Warehouse Release**” means:

- (c) in relation to Mortgages being sold by PSFL and purchased on a Purchase Date, a release duly executed by The Royal Bank of Scotland plc (in its capacity as Security Agent under, and as such term is defined in, the Warehouse Deed of Charge relating to PSFL) of its security interests in those Mortgages (and the collateral or related security therefor); and
- (d) in relation to Mortgages being sold by Arianty and purchased on a Purchase Date, a release duly executed by Citicorp Trustee Company Limited (among others) (in its capacity as Security Trustee under, and as such term is defined in, the Warehouse Deed of Charge relating to Arianty) of its security interests in those Mortgages (and the collateral or related security therefor);

in each case in a form acceptable to the Trustee; and

**“Warehouser Deferred Purchase Consideration”** means on each Interest Payment Date the amounts received by PML from the Issuer in respect of Deferred Purchase Consideration on that Interest Payment Date under clause 7.7 of this Agreement.

- 1.2 The headings and contents pages in this Agreement shall not affect its interpretation. References in this Agreement to clauses and Schedules shall, unless the context otherwise requires, be construed as references to clauses of and schedules to, this Agreement and references to sub-clauses shall, unless the context otherwise requires, be construed as references to sub-clauses of the clause in which the references appear.
- 1.3 Words denoting the singular number only shall include the plural number also and vice versa, words denoting one gender only shall include the other genders and words denoting persons only shall include firms and corporations and vice versa.
- 1.4 References in this Agreement to any agreement or other document shall be deemed also to refer to such agreement or document as amended, modified, novated or replaced from time to time.
- 1.5 The terms of the Relevant Documents and each Non-Verified Mortgage Request are incorporated herein to the extent required for any contract for the disposition of an interest in land (as defined in Section 2(6) of the Law of Property (Miscellaneous Provisions) Act 1989) contained herein to be a valid agreement in accordance with Section 2(1) of that Act.
- 1.6 References to PML, Arianty, PFPLC, MTS, MTL, the Warehouser, the Issuer, the Trustee, the Administrator or any other person include references to their successors, transferees and assigns and persons deriving title under or through them respectively. References in this Agreement to any statute or statutory provision shall be deemed also to refer to any statutory modification or re-enactment thereof and to any statutory instruments, orders or regulations made thereunder or under any such re-enactment.

## **2. Sale by the Warehouser to PML**

- 2.1 Subject to the terms and conditions of this Agreement, the Warehouser and PML agree that:
  - (A) the Warehouser shall sell, and PML shall purchase, the Original Mortgages on the Closing Date; and
  - (B) at any time and from time to time up to (and including) the Business Day which falls six Business Days prior to the first Principal Determination Date the Warehouser may by delivering a Non-Verified Mortgage Request to PML and the Trustee require PML to purchase, and if so required PML shall, subject to the terms of this Agreement, purchase, Non-Verified Mortgages on the date specified in such request (being a Business Day falling on or prior to the first Principal Determination Date).
- 2.2 In connection with each sale and purchase referred to in Clause 2.1, subject to the terms and conditions of this Agreement, the Warehouser agrees to sell with full title guarantee (or in the case of the Scottish Mortgages with absolute warrandice and PML agrees to purchase on the relevant Purchase Date and subject to the terms and conditions of this Agreement, the Warehouser (in relation to the relevant Original Mortgages and Non-Verified Mortgages) hereby sells and PML hereby purchases on the relevant Purchase Date:-
  - (A) subject to the subsisting rights of redemption of Borrowers, those Mortgages which are or will be set out in the Annexures to the relevant Sale Document pursuant to which such Mortgages are to be purchased on that Purchase Date and (in the case of

the Scottish Mortgages to be purchased on the Closing Date) which are or will be set out in the Scottish Mortgages Schedule to be delivered on the Closing Date and, in each case, in which the Warehouser is indicated as being the warehouse company in relation to such English Mortgages and Scottish Mortgages including for the avoidance of doubt:-

- (i) all sums of principal, interest or any other sum payable under and the right to demand, sue for, recover, receive and give receipts for all principal moneys payable under such Mortgages or the unpaid part thereof and the interest due or to become due thereon and the other sums due under such Mortgages including the Accrued Arrears in respect of any such Mortgage and the amount of any interest (including capitalised interest (if any)) or other sum due to be paid or accrued in respect of any period up to such Purchase Date under or in respect of any Mortgage (provided that the principal moneys payable under any such Mortgage shall not be deemed to be due for the purpose of this paragraph merely because the legal date for redemption of the relevant Mortgage has passed); and
  - (ii) the benefit of all securities for such principal moneys and interest and the benefit of and the right to sue on all obligations and covenants with, or vested in, the Mortgagee in each such Mortgage and the right to exercise all the Mortgagee's powers in relation to such Mortgages and, in the case of Individual Mortgages only, the benefit of all consents to Mortgage signed by the occupiers of the Properties and all MHA Documentation; and
  - (iii) all the estate and interest in the Properties vested in the Mortgagee subject to redemption or cesser; and
  - (iv) all causes and rights of action against any person in connection with any report, valuation, opinion, certificate, consent or other statement of fact or opinion given in connection with any such Mortgage or affecting the decision to make the relevant advance; and
  - (v) the benefit of any guarantee or surety vested in the Mortgagee relating to any such Mortgage and any other collateral security relating to such Mortgage; and
- (B) all its right, title, interest and benefit (whether present or future) in relation to the Insurance Contracts including the right to receive the proceeds of any claim insofar only as they relate to such Mortgages.

2.3 The completion of the sale and purchase referred to in clauses 2.2(A) and (B) in relation to the Scottish Mortgages on the Closing Date in accordance with clause 7 shall *ipso facto* constitute a release of those Scottish Mortgages sold by the Warehouser to PML pursuant to this clause 2 on the Closing Date and all collateral security relative thereto from the trusts constituted by the declarations of trust between PML and PSFL dated on, or subsequent to, 26 February, 1999 and the termination of the said trusts in respect thereof, the beneficial interest in which Scottish Mortgages and other collateral security shall thereupon revert to and be vested in PML.

2.4 If, on or at any time after the relevant Purchase Date, the Warehouser holds, or there is held to its order, or it receives, or there is received to its order any property, interest, right or benefit hereby agreed to be sold to PML and/or the proceeds thereof, it undertakes with PML that it will hold such property, interest, right or benefit and/or the proceeds thereof upon trust for PML as the beneficial owner thereof or as PML may direct and in the case of proceeds shall forthwith pay such proceeds to PML to be dealt with as provided herein.

### 3. Sale by the Sellers to the Issuer

3.1 Subject to the terms and conditions of this Agreement, each Seller severally agrees with the Issuer and the Issuer agrees with that Seller that:

- (A) each Seller shall severally sell, and the Issuer shall purchase, the Original Mortgages on the Closing Date; and
- (B) at any time and from time to time up to (and including) the Business Day which falls one Business Day prior to the first Principal Determination Date a Seller may by delivering a Non-Verified Mortgage Request to the Issuer and the Trustee require the Issuer to purchase, and if so required the Issuer shall, subject to the terms of this Agreement, purchase, Non-Verified Mortgages on the date specified in such request (being a Business Day falling on or prior to the first Principal Determination Date).

3.2 Subject to the terms and conditions of this Agreement, the relevant Seller severally agrees to sell with full title guarantee (or in the case of Scottish Mortgages, with absolute warrantice, or in the case of Northern Irish Mortgages, as beneficial owners) and the Issuer agrees to purchase on each Purchase Date and subject to the terms and conditions of this Agreement, the relevant Seller hereby sells and the Issuer hereby purchases on each Purchase Date:-

- (A) subject to the subsisting rights of redemption of Borrowers, those Mortgages which are or will be set out in the Annexures to the relevant Sale Document pursuant to which Mortgages are to be purchased on that Purchase Date and (in the case of the Scottish Mortgages to be purchased on the Closing Date) are or will be set out in the schedule to the Scottish Declaration of Trust to be given by PML (where PML is the Seller) or to the Scottish Declaration of Trust to be given by MTL (where Arianty is the Seller) in each case to be delivered on the Closing Date and, in each case, in which that Seller is indicated as being the Seller in relation to such English Mortgages, Northern Irish Mortgages and Scottish Mortgages including for the avoidance of doubt:-
  - (i) all sums of principal, interest or any other sum payable under and the right to demand, sue for, recover, receive and give receipts for all principal moneys payable or to become payable under such Mortgages or the unpaid part thereof and the interest due or to become due thereon and the other sums due under such Mortgages, in each case other than Retained Pre-Closing Accruals and Arrears which the relevant Seller shall not transfer but shall retain for its own benefit; and
  - (ii) the benefit of all securities for such principal moneys and interest, and the benefit of and the right to sue on all obligations and covenants with, or vested in, the Mortgagee in each such Mortgage and the right to exercise all the Mortgagee's powers in relation to such Mortgages and, in the case of Individual Mortgages only, the benefit of all consents to mortgage signed by occupiers of the Properties and the benefit of all MHA Documentation; and
  - (iii) all the estate and interest in the Properties vested in the Mortgagee subject to redemption or cesser; and
  - (iv) all causes and rights of action against any person in connection with any report, valuation, opinion, certificate, consent or other statement of fact or opinion given in connection with any such Mortgage or affecting the decision to make any relevant advance;

- (v) the benefit of any guarantee or surety vested in the Mortgagee relating to any such Mortgage and any other collateral security relating to such Mortgage;
  - (vi) the benefit of any right to receive compensation in respect of criminal damage pursuant to the Criminal Damage (Compensation) (Northern Ireland) Order 1977 in respect of the Northern Irish Mortgages; and
- (B) all its right, title, interest and benefit (whether present or future) in relation to the Insurance Contracts including the right to receive the proceeds of any claim insofar only as they relate to such Mortgages but not insofar as they relate to any amount comprising Retained Pre-Closing Accruals and Arrears.

3.3 Each sale and purchase referred to in clauses 3.1 and 3.2 shall be completed as follows:-

- (A) in the case of Properties in England or Wales or Northern Ireland which comprise land registered at H.M. Land Registry or the Land Registry of Northern Ireland, as applicable (including any Property which is the subject of an application for first registration), by a transfer in the form of the Registered Land Transfer;
- (B) in the case of Properties in England or Wales or Northern Ireland which comprise land which is not registered at H.M. Land Registry or the Land Registry of Northern Ireland, as applicable (excluding that which is the subject of an application for first registration), by a transfer in the form of the Unregistered Land Transfer; and
- (C) in the case of Properties in Scotland:-
  - (i) in respect of those Properties registered or in the course of registration in the Land Register of Scotland, by an assignation or assignations in the form of the SLR Transfer;
  - (ii) in respect of those Properties recorded or in the course of being recorded in the General Register of Sasines, by an assignation or assignations in the form of the Sasine Register Transfer; and
  - (iii) in all cases, by a declaration of trust in the form set out in Part 1 of Schedule 8, in the case of Scottish Mortgages originated by PML, and in the form set out in Part 2 of Schedule 8, in the case of Scottish Mortgages originated by MTL.

Provided always that neither the Issuer nor the Trustee shall be entitled to require the relevant Originator to execute and deliver any of the documents referred to in clause 3.3(A), 3.3(B) or 3.3(C)(i) or (ii) until after the occurrence of any of the events referred to in clauses 4.4.2(a) to (g) of the Administration Agreement or such other time as the parties may agree, or unless it is entitled to do so in accordance with Clause 4.4.3 of the Administration Agreement.

The completion of the sale and purchase referred to in clauses 3.1 and 3.2 in accordance with clause 7 shall *ipso facto* constitute a release of those Scottish Mortgages originated by MTL and sold by Arianty to the Issuer and all collateral security relative thereto from the trusts constituted by the declarations of trust between MTL, MTS and Arianty dated on, or subsequent to, 30 September 2003 and the termination of the said trusts in respect thereof and *ipso facto* the Scottish Mortgages originated by MTL and sold by Arianty to the Issuer and all collateral security relative thereto shall be held by MTL in trust for the Issuer pursuant to the Scottish Declaration of Trust between MTL, MTS, Arianty and the Issuer.

3.4 If on or at any time after the relevant Purchase Date a Seller or Originator holds, or there is held to its order, or it receives, or there is received to its order (otherwise than following a

repurchase under clause 8 or a re-assignment under clause 9) any property, interest, right or benefit hereby agreed to be sold to the Issuer and/or the proceeds thereof, it undertakes with the Issuer that it will hold such property, interest, right or benefit and/or the proceeds thereof upon trust for the Issuer as the beneficial owner thereof or as the Issuer may direct and in the case of proceeds shall forthwith pay such proceeds to the Issuer to be dealt with as provided herein. If on or at any time after the relevant Purchase Date the Issuer holds, or there is held to its order, or it receives, or there is received to its order, any property, interest, right or benefit which is repurchased by a Seller under clause 8 or re-assigned to a Seller under clause 9 or of which a Seller retains the benefit as expressly provided herein and/or the proceeds of any thereof, the Issuer undertakes that it will hold such property, interest, right or benefit and/or the proceeds thereof upon trust for the relevant Seller as beneficial owner thereof.

#### 4. Conditions to Further Sales

The parties to this Agreement agree that neither the Warehouse nor any Seller will be entitled to, and that they will not, sell, and the Issuer will not be entitled to, and that it will not, purchase, any Non-Verified Mortgages unless each of the following conditions is satisfied on the relevant Purchase Date:

- (A) each of the Rating Agencies has confirmed that the proposed purchase of Non-Verified Mortgages on such Purchase Date will not adversely affect any of the then current ratings of the Notes;
- (B) each party which is selling a Mortgage on a Purchase Date and the Issuer shall have delivered to the Trustee on the relevant Purchase Date:-
  - (i) a solvency certificate dated the relevant Purchase Date and signed by a director of the relevant company in or substantially in the form set out in Schedule 11;
  - (ii) a certificate confirming that each of the Non-Verified Mortgages to be purchased on such Purchase Date was originated on the same Lending Guidelines as those which applied to similar Mortgages purchased on the Closing Date; and
  - (iii) a satisfactory audit of the Non Verified Mortgages being purchased, in accordance with the relevant terms agreed at that time with the Rating Agencies;
- (C) no Enforcement Notice has been served;
- (D) if such purchase were completed, the maximum aggregate principal amount of all Arrears Mortgages purchased by the Issuer (whether at or after the Closing Date) (when aggregated with any other Arrears Mortgages previously purchased) is £8,000,000 at the time of purchase;
- (E) there not having occurred any Event of Default under (and as defined in) Condition 9 of the Notes or any Termination Event under (and as defined in) the Administration Agreement which, in any such case, is continuing;
- (F) the relevant Seller and the Administrator has delivered to the Trustee, on the relevant Purchase Date, a certificate dated the relevant Purchase Date confirming that the conditions set out in this clause 4 have been satisfied; and

- (G) the aggregate amount of Mandatory Further Advances which the lender is committed to make under the Non-Verified Mortgages which are to be purchased by the Issuer on the relevant Purchase Date shall not, when aggregated with:
- (i) the aggregate amount of all Discretionary Further Advances (other than by way of capitalisation of arrears) which have been made since the Closing Date or which are proposed to be made on or before the relevant Purchase Date;
  - (ii) the aggregate amount of all Mandatory Further Advances which have been made since the Closing Date or which are to be made on or before the relevant Purchase Date,
- which, in the case of each of sub-paragraphs (i) and (ii) above, have been or are to be funded by the Issuer out of principal received or recovered or deemed to have been received or recovered in respect of the Mortgages and not out of the proceeds of any advance under the Subordinated Loan Agreement made or to be made for such purpose; and
- (iii) the aggregate amount of all other Mandatory Further Advances, in respect of Mortgages which the Issuer has purchased or will have purchased before the relevant Purchase Date, which are to be made after the relevant Purchase Date,
- exceed a combined aggregate cumulative limit of £144,000,000.

## 5. Consideration

- 5.1 The total consideration payable by PML to the Warehouser for any sale by the Warehouser referred to in clauses 2.1 and 2.2 (both present and future) shall be the Warehouser Initial Consideration and the Warehouser Deferred Purchase Consideration each payable as specified in this Agreement. In this Agreement “**Warehouser Initial Consideration**” shall be a sum equal to:
- (i) the principal balances in respect of the Mortgages sold by the Warehouser as at such Purchase Date shown in the Annexures to the relevant Sale Document pursuant to which such Mortgages are to be purchased on that Purchase Date or, as the case may be, shown in the Scottish Mortgages Schedule to be delivered by the Sellers on the Closing Date, where such amount in the case of each such Mortgage is described as the “**Current Principal Balance**”; plus
  - (ii) the amount of Accrued Arrears in respect of such Mortgages; plus
  - (iii) the amount of interest and other sums accrued in respect of any period ending before the relevant Purchase Date under or in respect of such Mortgages which in each case have not fallen due for payment; plus
  - (iv) the amount (if any) in respect of such Mortgages shown in such Annexures or, as the case may be, in the relevant Scottish Mortgages Schedule and described as “**Unamortised Cashbacks and Discounts**”; but less
  - (v) in respect of each Arrears Mortgage, the amount of any provision which has been made against the recovery of amounts due under that Arrears Mortgage as at the Purchase Date,

and, for the avoidance of doubt, no consideration will be payable under this clause 5.1 in respect of the sale of the items referred to in clauses 2.2(A)(iv), 2.2(A)(v) and 2.2(B).

- 5.2 The total consideration payable by the Issuer to a Seller for any sale by that Seller of the Mortgages referred to in clauses 3.1 and 3.2 (both present and future) shall be the Issuer Initial Consideration and the Deferred Purchase Consideration each payable as specified in this Agreement. In this Agreement “**Issuer Initial Consideration**” shall be a sum equal to:
- (i) the principal balances in respect of the Mortgages sold by that Seller as at the relevant Purchase Date as shown in the Annexures to the relevant Sale Document on such Purchase Date (or, as the case may be, in the Scottish Mortgages Schedule) where such amount in the case of each such Mortgage is described as the “**Current Principal Balance**”; plus
  - (ii) the amounts (if any) in respect of such Mortgages shown in such Annexures or, as the case may be, in the relevant Scottish Mortgages Schedule and described as “**Unamortised Cashbacks and Discounts**”; plus
  - (iii) the aggregate of all Purchased Pre-Closing Accruals and Arrears in respect of such Mortgages which are Arrears Mortgages; but less
  - (iv) in respect of each Arrears Mortgage, the amount of any provision which has been made against the recovery of amounts due under that Arrears Mortgage,

and, for the avoidance of doubt, no consideration will be payable under this clause 5.2 in respect of the sale of the items referred to in clauses 3.2(A)(iv), 3.2(A)(v) and 3.2(B).

## 6. Obligations

- 6.1 Each Mortgagee severally undertakes with the Issuer and the Trustee that it will provide all reasonable co-operation to the Issuer and the Trustee during the term of this Agreement and without prejudice to the generality of the foregoing shall:-
- (A) upon reasonable notice and during normal office hours permit the Issuer and the Trustee and their authorised employees and agents and other persons nominated by either of them to review its files in relation to the Mortgages and any related books of account and records; and
  - (B) give promptly all such information, facilities and explanations relating to its business and any of the Mortgages and all other property, interest, right, benefit or obligation hereby agreed to be sold as any such person may reasonably request.
- 6.2 Prior to the relevant Purchase Date, no Mortgagee shall make any announcement in relation to any of the Mortgages, other than an adjustment of the rate or rates of interest on the Mortgages, without the prior approval of the Issuer and the Trustee (such approval not to be unreasonably withheld or delayed) of the terms of such announcement.
- 6.3 Without prejudice to the other provisions of this clause, prior to the relevant Purchase Date, the Issuer shall procure that the Administrator shall continue to administer the Mortgages on the same basis as for all other mortgages and charges of a similar type administered by it.
- 6.4 On the Closing Date each Seller and the Warehouse shall each sell pursuant to clauses 2 and 3 (as the case may be) all the Mortgages comprised in the Provisional Mortgage Pool (other than those which have been redeemed in full prior to the Closing Date or which do not otherwise comply with the terms of this Agreement as at the Closing Date) together with other Mortgages complying with the terms of this Agreement as at the Closing Date.



## 7. Completion

7.1 The sales and purchases referred to in clauses 2 and 3 shall be conditional on:-

- (A) the issue by the Issuer of the Notes and the drawing by the Issuer under the Subordinated Loan Agreement of the amounts referred to in clause 2.1 of the Subordinated Loan Agreement on the Closing Date;
- (B) the Relevant Documents (other than the Transfers, the Scottish Declarations of Trust and the Scottish Sub-Securities) having been executed and delivered by the parties thereto on or before the Closing Date;
- (C) the delivery by the Issuer, each Seller and the Warehouse of a solvency certificate dated the date of such purchase in or substantially in the form set out in Schedule 11, signed by an authorised officer of the relevant company;
- (D) in the case of the sale and purchase of the Original Mortgages and the Non-Verified Mortgages the delivery of the relevant Warehouse Releases.

Completion of the purchase of the Original Mortgages shall take place on the Closing Date immediately upon satisfaction of conditions (A), (B), (C) and (D) referred to in this clause 7.1, when the steps listed in clause 7.2 shall take place, each of which shall be deemed to take place simultaneously and simultaneously with the satisfaction of conditions (A), (B), (C) and (D) referred to in this clause 7.1, immediately following which the steps listed in clauses 7.4, 7.5 and 7.6 shall take place each of which shall be deemed to take place simultaneously and payment shall be made in accordance with clause 7.7.

7.2 On the Closing Date, the Warehouse shall deliver to PML:-

- (A) the title deeds to the Properties in respect of the Original Mortgages;
- (B) the Original Mortgages;
- (C) its files relating to each of the Original Mortgages; and
- (D) one copy of the Scottish Mortgages Schedule, initialled by the parties hereto for the purposes of identification,

and each of the Warehouse and PML shall deliver the relevant Warehouse Release (as appropriate to effect a release of any security interest over the legal and beneficial interests therein).

The items referred to in (A), (B), (C) and (D) above shall be delivered on the Closing Date at the offices of PFPLC in Solihull or the Warehouse shall confirm to PML in an agreed form of letter that following the Closing Date such items will be held by the Warehouse to the order of PML. PML agrees that compliance with this provision shall constitute good delivery of the relevant documents for the purposes of this clause.

7.3 On each Further Purchase Date, the Warehouse shall deliver to PML:-

- (A) the title deeds to the Properties in respect of the relevant Non-Verified Mortgages;
- (B) the relevant Non-Verified Mortgages;
- (C) its files relating to each of the relevant Non-Verified Mortgages; and

- (D) one copy of each of the Non-Verified Mortgage Requests delivered pursuant to clauses 2.1 and 3.1,

and each of the Warehouse and PML shall deliver the relevant Warehouse Release (as appropriate to effect a release of any security interest over the legal and beneficial interests therein).

The items referred to in (A), (B) and (C) above shall be delivered on each Purchase Date at the offices of PFPLC in Solihull or the Warehouse shall confirm to PML in an agreed form of letter that following such Purchase Date such items will be held by the Warehouse to the order of PML. PML agrees that compliance with this provision shall constitute good delivery of the relevant documents for the purposes of this clause.

- 7.4 On each Purchase Date, subject to the Warehouse having performed its obligations under clause 7.2, in the case of the Original Mortgages and clause 7.3, in the case of the Non-Verified Mortgages, as the case may be, PML shall procure the payment of the Warehouse Initial Consideration payable to the Warehouse in accordance with clause 5.1 for value on the relevant Purchase Date. In addition, on each Interest Payment Date after the relevant Purchase Date, PML shall procure the payment of the Warehouse Deferred Purchase Consideration calculated as at that Interest Payment Date payable to the Warehouse in accordance with clause 5.1 for value on that Interest Payment Date.

- 7.5 On each Purchase Date, each Seller shall deliver or procure that there are delivered to the Issuer:-

- (A) a duly executed power (in duplicate) in the form of the Power of Attorney;
- (B) in the case of the Closing Date, a certified copy of each of the relevant Insurance Contracts set out in Schedule 1 and, in the case of any other Purchase Date, a certificate stating that there has been no material change to the relevant Insurance Contracts set out in Schedule 1 (or if there has been a material change, a certified copy of the relevant Insurance Contract);
- (C) where the Seller is PML, the documents referred to in clause 7.2 or 7.3 as the case may be;
- (D) in the case of the Closing Date, duly executed declarations of trust in favour of the Issuer in the form set out in Part 1 of Schedule 8, in the case of Scottish Mortgages originated by PML, and in the form set out in Part 2 of Schedule 8, in the case of Scottish Mortgages originated by MTL with the annexures thereto duly completed detailing all of the Scottish Mortgages sold to the Issuer and the collateral security relative thereto;
- (E) the title deeds to the Properties in respect of the relevant Mortgages;
- (F) the relevant Mortgages; and
- (G) the files relating to each of the relevant Mortgages,

and, in the case of each Further Purchase Date, a copy of the Non-Verified Mortgage Request delivered pursuant to clause 3.1,

and each Seller shall deliver the relevant Warehouse Release (as appropriate to effect a release of any security interest over the legal and beneficial interests therein).

The items referred to in (E), (F) and (G) above shall be delivered on the relevant Purchase Date at the offices of PFPLC in Solihull, or the relevant Seller shall confirm to the Issuer and

the Trustee in an agreed form of letter that as of the relevant Purchase Date such items will be held by that Seller to the order of the Trustee. The Issuer agrees that compliance with this provision shall constitute good delivery of the relevant documents to the Issuer for the purposes of this clause.

- 7.6 On the Closing Date, the Issuer shall deliver, or procure that there are delivered, to the Administrator powers of attorney duly executed by the Issuer and the Trustee in accordance with clause 12 of the Administration Agreement.
- 7.7 On the relevant Purchase Date, subject to each of the Warehouse and relevant Seller having satisfied and performed their respective obligations herein, the Issuer shall satisfy and discharge the relevant Issuer Initial Consideration payable under clause 5.2. On each Interest Payment Date after the relevant Purchase Date the Issuer shall satisfy and discharge the Deferred Purchase Consideration payable to the relevant Seller under clause 5.2 in accordance with the applicable priority of payments.
- 7.8 Within ten days after the Closing Date, each Seller will lodge appropriate forms at Companies House (or the Companies Registry in Northern Ireland, if applicable) to register the satisfaction of the security effected by the Warehouse Releases insofar as the same affects any Mortgage sold on the Closing Date.
- 7.9 Each Seller undertakes that it will use all reasonable efforts to obtain, as soon as practicable and in any event within six months after the relevant Purchase Date, details of the title numbers applicable to Properties in England or Wales comprising registered land or land which is the subject of an application for first registration, the English Mortgages relating to which have been sold by it. Six months from the relevant Purchase Date each Seller shall report in writing to the Trustee such title numbers relating to the English Mortgages as are then known to it together with such other information relating thereto as the Trustee may reasonably request. If all such title numbers are not then known to that Seller and the Trustee, that Seller shall, within such period of time thereafter (not being less than two weeks) as the Trustee may specify to the relevant Seller, obtain details of the missing title numbers and report the same in writing to the Trustee. Where any of the Annexures contain details of Mortgages over registered land in England or Wales, the relevant Seller will identify (if so requested to do so by the Chief Land Registrar) the District Registry responsible for the area in which each of the Properties is situated.

## **8. Warranties, Representations and Undertakings**

- 8.1 Each Seller acknowledges that the warranties and representations given or made by it and set out in this clause 8 are made with a view to inducing the Issuer and the Trustee to enter into this Agreement and to inducing the Issuer to purchase Mortgages pursuant to this Agreement and that the Issuer and the Trustee have entered into this Agreement in reliance thereon and have relied and will rely upon such warranties and representations notwithstanding any information in fact possessed or discoverable by the Issuer or the Trustee or otherwise disclosed to either of them.
- 8.2 Each Seller severally warrants and represents to each of the Issuer and the Trustee in the following terms as at the Purchase Date with respect to the Mortgages to be purchased from it by the Issuer on such Purchase Date by reference to the facts and circumstances existing immediately prior to the completion of the purchase of the relevant Mortgages by the Issuer in accordance with clause 7:-
- (A) the particulars of each Mortgage set out in the Annexures to the relevant Sale Document pursuant to which Mortgages are to be purchased on that Purchase Date or,

as the case may be, the Scottish Mortgages Schedule are complete, true and accurate in all material respects;

- (B) the relevant Originator was the original mortgagee, chargee or heritable creditor under each Mortgage;
- (C) subject to the completion of any registration or recording of the Mortgage which may be pending at H.M. Land Registry or the Land Registry of Northern Ireland or the Registry of Deeds of Northern Ireland or Registers of Scotland, each Mortgage is legally owned by the relevant Originator and (i) in the case of an English Mortgage registered at H.M. Land Registry, since the date of registration of such Mortgage the relevant Originator has always been the registered proprietor and (ii) in the case of any Northern Irish Mortgage registered at the Land Registry of Northern Ireland, since the date of registration of such Mortgage the relevant Originator has always been the registered owner and in the case of any Northern Irish Mortgage registered at the Registry of Deeds of Northern Ireland, since the date of registration of such Mortgage the relevant Originator has always been the registered owner, and (iii) in the case of any Scottish Mortgage, the relevant Originator has always been the registered or recorded heritable creditor under the relevant Standard Security at Registers of Scotland since the date of registration or recording of such Standard Security;
- (D) the relevant Seller is the beneficial owner of each Mortgage;
- (E) subject to the completion of any registration or recording of the Mortgage which may be pending at H.M. Land Registry or Registers of Scotland or the Land Registry of Northern Ireland or the Registry of Deeds of Northern Ireland, each Mortgage constitutes the valid and binding obligation of the Borrower;
- (F) subject to the completion of any registration or recording of the Mortgage which may be pending at H.M. Land Registry or Registers of Scotland or the Land Registry of Northern Ireland or the Registry of Deeds of Northern Ireland, each Mortgage constitutes a valid and subsisting legal mortgage or (in relation to the Scottish Mortgages) Standard Security or (in relation to the Northern Irish Mortgages) fixed charge or mortgage over the relevant Property which is either:
  - (i) a first legal mortgage or Standard Security or fixed charge or mortgage; or
  - (ii) a second or subsequent legal mortgage or Standard Security or fixed charge or mortgage over which no mortgage or Standard Security or fixed charge or mortgage which is not a Mortgage has priority;
- (G) the Mortgages and the other estates and interests sold by the relevant Seller under this Agreement are free and clear of all mortgages, securities, charges, liens, encumbrances, diligences, claims and equities but subject:-
  - (i) to the terms of this Agreement; and
  - (ii) in the case of the Mortgages registration or recording of which is pending at H.M. Land Registry or Registers of Scotland or the Land Registry of Northern Ireland or the Registry of Deeds of Northern Ireland, to the completion of such registration or recording;
- (H) each Mortgage is secured on a freehold, heritable or leasehold residential property which is situated in England or Wales or, in the case of Mortgages purchased on the Closing Date only, in Scotland or Northern Ireland;

- (I) where any Property is used in part for commercial purposes, no structural alterations will be required in order to convert the relevant Property to wholly residential use;
- (J) each of the Properties is ready for occupation by the Borrower, in the case of an Owner Occupied Mortgage, or a tenant, in the case of an Investment Home Mortgage;
- (K) all steps necessary with a view to perfecting the relevant Originator's title to each Mortgage were duly taken at the appropriate time or are in the process of being taken without undue delay on its part or on the part of those within its control;
- (L) no lien or right of set-off or counterclaim or compensation has been created or arisen or now exists between a Mortgagee and any Borrower which would entitle such Borrower to reduce the amount of any payment otherwise due under a Mortgage;
- (M) prior to making the initial advance to a Borrower:-
  - (i) the relevant Originator received from solicitors or licensed or qualified conveyancers acting for it a report on title or certificate of title to the relevant Property (the benefit of which is available to the owner for the time being of the relevant Mortgage) which either initially or after further investigation disclosed nothing which would cause a reasonably prudent lender to decline to proceed with the initial advance on the proposed terms; or
  - (ii) where the mortgage loan made in relation to a Property is secured by a Mortgage which was made without there being a contemporaneous purchase of such Property by the Borrower, the relevant Originator carried out such written searches and investigations of title to the Property which a reasonably prudent mortgage lender would carry out in relation to the remortgaging of a property, which searches and investigations either initially or on further investigation disclosed nothing which would cause a reasonably prudent mortgage lender to decline to proceed with the initial advance on the proposed terms;
- (N) no Discretionary Further Advance or Mandatory Further Advance was made by any Mortgagee in circumstances where the Mortgagee had notice of a prior ranking second mortgage, charge or Standard Security or other charge existing over the relevant Property at the time of making such advance and which is still subsisting, except in circumstances where priority for the Discretionary Further Advance or the Mandatory Further Advance was obtained or has subsequently been obtained;
- (O) prior to taking a Mortgage, a valuation of the relevant Property was undertaken on behalf of the relevant Originator by a valuer approved by that Originator (being a fellow or associate of the Royal Institution of Chartered Surveyors or the Incorporated Society of Valuers and Auctioneers) which either initially or after further investigation disclosed nothing which would cause a reasonably prudent mortgage lender to decline to proceed with taking the mortgage or charge on the proposed terms;
- (P) at the date of its advance the principal amount advanced under:
  - (i) each Investment Home Mortgage (including the amount of any further advance requested by a Borrower and actually advanced under that Mortgage) together with any Mandatory Further Advances due to be made under that Mortgage excluding any insurance premium and fees or other amounts added to the advance) was not more than 85 per cent. of the lower of (a) the valuation of the relevant Property for security purposes in the opinion of a

- valuer approved by the relevant Originator and (b) the purchase price of the relevant Property; and
- (ii) each Owner Occupied Mortgage (including the amount of any further advance requested by a borrower and actually advanced) together with any Mandatory Further Advances due to be made (including any fees or other amounts added to the advance) was not more than 105 per cent. of the lower of (a) the valuation of the relevant Property for security purposes in the opinion of a valuer approved by the relevant Originator and (b) the purchase price of the relevant Property;
  - (Q) the Originators require solicitors to clarify where any contraventions of current planning and/or housing legislation affects the security and the relevant Originator will take appropriate action in such cases;
  - (R) it being accepted for the avoidance of doubt that the procedures set out in the Administration Manual comprise such investigations, searches and other actions as would be carried out by a reasonably prudent lender at the time of the advance, prior to making the initial advance on a Mortgage the relevant Originator carried out all investigations, searches and other actions and made such enquiries as to the Borrower's status and obtained such consents (if any) as would a reasonably prudent lender and nothing which would cause such a lender to decline to proceed with the initial advance or to agree at that time to make any Discretionary Further Advances or Mandatory Further Advance on the proposed terms was disclosed;
  - (S) subject to registration or recording at H.M. Land Registry or Registers of Scotland or the Land Registry of Northern Ireland or the Registry of Deeds of Northern Ireland where required, at the date of the Mortgage each Property was held by the Borrower free from any encumbrance which would materially adversely affect either the title to the Property or the value of the Property for security purposes set out in any valuation report carried out for the relevant Originator;
  - (T) in the case of English Mortgages, if the Property is not registered at H.M. Land Registry and is not required to be registered, the relevant Borrower has a good and marketable title to the fee simple absolute in possession or a term of years absolute in the relevant Property or, if the Property is registered or is unregistered but is subject to first registration at H.M. Land Registry, it has been registered or is in the course of registration with title absolute, in the case of freehold property, or absolute or good leasehold title, in the case of leasehold property and, in the case of Scottish Mortgages, subject to completion of any pending registration or recording, the relevant Borrower has a valid and marketable feudal or long leasehold title to the relevant Property and without exclusion of indemnity in the case of titles registered in the Land Register of Scotland, and, in the case of Northern Irish Mortgages, the Borrower has in the Property a good and marketable title, and if the Property is not registered and is not required to be registered, it is comprised in either a fee simple absolute (if freehold) or a term of years (if leasehold) of not less than 30 years beyond the term of the Mortgage relating to such Property and is free from any encumbrance which would affect such title, and if the Property is registered (or is unregistered but is subject to first registration at the Land Registry of Northern Ireland), it has been registered with title absolute (if freehold) or good leasehold estate title of the requisite term (if leasehold) or is in the process of being so registered;
  - (U) in relation to each English Mortgage title to the Property (not being a Property comprised in a newly granted lease) that was, at the time the initial advance was made, registered, an application for registration was (or will be) delivered to H.M. Land Registry within the priority period conferred by an official search protecting the

relevant Originator's relevant title and that official search at H.M. Land Registry disclosed nothing adverse to that Originator's security;

- (V) in relation to each English Mortgage title to the Property (not being a Property comprised in a newly granted lease) that was, at the time the initial advance was made, unregistered, such Mortgage was completed within the priority period conferred by an official search at the Land Charges Department against all relevant estate owners and that official search disclosed nothing adverse to the relevant Originator's security and where the Mortgage was completed after 31 March, 1998 an application was (or will be) made for first registration of the title within two months of completion of such Mortgage;
- (W) in relation to each English Mortgage title to the Property that was comprised in a newly granted lease:-
  - (i) where the lessor's title is registered, an application for registration was (or will be) delivered to H.M. Land Registry within the priority period conferred by an official search protecting the relevant Originator's security and that official search disclosed nothing adverse to that Originator's security; or
  - (ii) where the lessor's title is unregistered, such Mortgage was completed within the priority period conferred by an official search at the Land Charges Department against all relevant estate owners and that official search disclosed nothing adverse to that Originator's security and application was (or will be) made for first registration within two months of completion of the relevant acquisition by the Borrower;
- (X) in relation to each Mortgage where registration or recording is pending at H.M. Land Registry or Registers of Scotland or the Land Registry of Northern Ireland or the Registry of Deeds of Northern Ireland, the relevant Originator has an absolute right subject to this Agreement to be registered or recorded as proprietor, owner or heritable creditor of the Mortgage of the relevant Property and there is no caution, notice or other entry adverse to such registration or recording of which it is aware;
- (Y) prior to making each initial advance or Discretionary Further Advance, the Lending Guidelines were satisfied so far as applicable (having regard to any further advance which could fall to be made) subject to such waivers as might be within the discretion of a reasonably prudent lender;
- (Z) each advance has been made in all material respects on the terms of the Mortgage Documentation current at the date of the advance and such documents have not been subsequently varied in any material respect (and, for the avoidance of doubt, any such variation which had the effect of restricting the ability of the relevant Originator to set the interest rate applicable to any Standard Mortgage to an extent to which it was not restricted as a result of the relevant Mortgage Documentation current at the date of the advance, other than to the extent that any such variation has resulted from the conversion of such Mortgage into a Fixed Rate Mortgage, a Capped Rate Mortgage, a LIBOR-Linked Mortgage, Base Rate Tracker Mortgage or a Mortgage under which the interest rate is set at a fixed margin below the interest rate which would be charged on the outstanding balance under that Mortgage if it was a Standard Mortgage (or any combination of the foregoing), shall be deemed to be material);
- (AA) the relevant Borrower's consent is not required for the transfer or assignation of any Mortgage;

- (BB) interest is charged on each Mortgage at such rate as may be from time to time determined in accordance with the provisions of the Mortgage Conditions and the interest rate on each such Mortgage is not in any event adjusted by reference to the principal amount due thereunder save that default interest may have been charged on amounts in arrears, and interest on each such Mortgage is payable monthly in arrear on the last business day of each calendar month or on such other date as may have been, or is, agreed with the relevant Borrower from time to time;
- (CC) as at the relevant Purchase Date, the maximum aggregate principal amount of all Arrears Mortgages which may be purchased by the Issuer (whether at or after the Closing Date) (when aggregated with any other Arrears Mortgages previously purchased) is £8,000,000 at the time of purchase;
- (DD) other than in the case of an Arrears Mortgage or Mortgage on a Property where the Borrower has been written to in respect of an unauthorised letting, there are no outstanding claims in respect of any material breaches of the terms of any Mortgage;
- (EE) the relevant Originator took at the date of completion of each Mortgage all reasonable steps to ensure that any Property which was not insured under the Block Buildings Policies maintained by it was insured under a policy with an insurance company against all risks usually covered by a comprehensive insurance policy to an amount not less than the full reinstatement value determined by the valuer acting for it and that it was either a named insured or its interest was noted by the insurers;
- (FF) no Mortgage is or will be repayable later than 31 May 2034, save for certain Mortgages which (together with any other Mortgages purchased by the Issuer) have an outstanding aggregate principal amount not exceeding £16,000,000 and mature after 31 May 2034 but on or before 10 February 2041;
- (GG) [intentionally left blank];
- (HH) in the case of an English Mortgage or a Northern Irish Mortgage which is an Individual Mortgage other than relative to a Property let by a Borrower, prior to making the initial advance the relevant Originator enquired of each Borrower as to the identity of persons in actual occupation of the Property and any person who at the date when the initial advance was made had attained the age of 18 and who was identified in writing to that Originator or the solicitor or licensed conveyancer acting for it by the Borrower as residing or being about to reside in the relevant Property is either named as a joint Borrower or is a tenant under an Assured Shorthold Tenancy or has signed a letter of consent in the form of the relevant part of the Mortgage Documentation or in such other form as was satisfactory to the solicitor or licensed conveyancer acting, declaring that he or she will assert no right to any overriding interest by occupation adverse to that Originator's rights under the relevant Individual Mortgage and, in the case of a Scottish Mortgage which is an Individual Mortgage sold by it prior to making the initial advance, the relevant Originator obtained all relevant MHA Documentation and other documents so as to ensure that neither the relevant Scottish Mortgage nor the relevant Property is subject to or affected by any statutory or other right of occupancy (other than that of a tenant under a Short Assured Tenancy);
- (II) since the creation of each Mortgage full and proper accounts, correspondence files, books and records showing all transactions, payments, receipts, proceedings and notices relating to that Mortgage have been kept and all such accounts, books and records are up to date and in the possession of the Mortgagees or held to their order;
- (JJ) no Mortgagee has received written notice of any claim calling into question in any material way its title to any Mortgage;



- (KK) where a Property is subject to a second or subsequent mortgage, Standard Security or charge which is not a Mortgage the Mortgage has priority for the full amount of the initial principal advance and any Discretionary Further Advance or Mandatory Further Advance made or to be made together with interest and costs owed under it;
- (LL) all the title deeds to the Properties and the Mortgages are held by or to the order of the Mortgagees or have been lodged by the Mortgagees at H.M. Land Registry or the Land Registry of Northern Ireland or the Registry of Deeds of Northern Ireland or Registers of Scotland;
- (MM) in the case of Individual Mortgages only, no Borrower is a current employee of a Mortgagee and each Borrower of an Individual Mortgage purchased pursuant to this Agreement is an individual;
- (NN) where the obligations of a Borrower in relation to a Mortgage are guaranteed, no Discretionary Further Advance (other than capitalisation of accrued interest not amounting to a further advance) has been made in relation to any such Mortgage without the prior unconditional written consent of the relevant guarantor or surety in respect of such Mortgage;
- (OO) other than in the case of any Arrears Mortgage or any Mortgage on a Property where the Borrower has been written to in respect of an unauthorised letting, no Mortgagee has knowingly waived or acquiesced in any breach of any of its rights under or in relation to a Mortgage after the date of this Agreement and before the relevant Purchase Date other than such waivers as a reasonably prudent lender might make in accordance with the guidance set out in the Administration Manual;
- (PP) no agreement for any Individual Mortgage is in whole or in part a regulated agreement or a consumer credit agreement (as defined in Section 8 of the Consumer Credit Act 1974) or, to the extent that any such Individual Mortgage is in whole or in part a regulated agreement or consumer credit agreement, the procedures and requirements set out in the Consumer Credit Act 1974 have been complied with in all material respects;
- (QQ) the relevant Originator made the initial advance and each further advance in respect of each Mortgage;
- (RR) for so long as there is a breach of the applicable Mortgage Conditions no Mortgage will require the making of any Mandatory Further Advance;
- (SS) in relation to any Mortgage where the obligations of the Borrower are guaranteed by a guarantor, each guarantee or surety obligation in respect of such Mortgage constitutes a valid and binding obligation of such guarantor and, in the case of Individual Mortgages only, such guarantee was effected by a separate deed in conformity with the Mortgage Documentation and no Mortgagee has received notice of termination of such guarantee from the guarantor and the benefit of the guarantee may be assigned to the Issuer and charged by the Issuer to the Trustee;
- (TT) otherwise than in accordance with the practice of a reasonably prudent mortgage lender, there has been no capitalisation in the last twelve months of any payment (whether of principal, interest or fees), unpaid within 14 days of its due date for payment pursuant to the terms of any of the Mortgages;
- (UU) [intentionally left blank];

- (VV) there is no obligation on the part of the Mortgagee of a Mortgage to make any further advances except in accordance with the relevant Mortgage Conditions;
- (WW) [intentionally left blank];
- (XX) the first payment due in respect of each Mortgage has fallen due and has been received in full;
- (YY) in the case of each Corporate Mortgage that is a PML Mortgage,
- (i) the Borrower has granted a floating charge over its assets in favour of the relevant Originator as security for its obligations to that Originator;
  - (ii) each director of the Borrower has executed a guarantee of the amounts due under the Mortgage in favour of the relevant Originator save where in the opinion of that Originator a guarantee from that director would not add materially to the value of the security held by that Originator for the loans comprised in the Corporate Mortgage; and
  - (iii) the prescribed particulars of the Corporate Mortgage and the floating charge referred to in paragraph (i) above together with the instrument by which they were created were or will be delivered to the Registrar of Companies for registration within 21 days after their creation in accordance with section 395 (or, as applicable, section 410) of the Companies Act 1985 and a certificate of registration has been or will be received in respect of each of them;
- and in the case of each Corporate Mortgage that is a MTL Mortgage, paragraph (ii) above applies
- (ZZ) in the case of Corporate Mortgages only, each Borrower is a private company incorporated with limited liability in England and Wales or Northern Ireland or Scotland;
- (AAA) in the case of Corporate Mortgages only, no Mortgagee has received written notice of any steps having been taken for the liquidation or winding-up of, or the making of an administration order in relation to, any Borrower or of any steps having been taken to enforce any security over the assets of any Borrower;
- (BBB) in the case of Corporate Mortgages only, prior to making the initial advance to any Borrower, a search was conducted at Companies House in relation to the Borrower, (or at the Registry of Companies in Northern Ireland where the Borrower is a Northern Ireland company) which revealed that no notices of appointment of a liquidator, administrator, administrative receiver or receiver had been filed and that no resolution had been passed to wind up the Borrower and the solicitor acting for the relevant Originator satisfied himself that:
- (a) a meeting of the board of directors of the Borrower had resolved to approve the Corporate Mortgage and authorised a designated person or persons to sign all relevant documentation;
  - (b) such meeting was duly convened and quorate in accordance with the Borrower's articles of association; and
  - (c) in entering into and permitting the transactions contemplated by the Corporate Mortgage, the Borrower would be acting *intra vires* and not in conflict with its constitutional documents;

- (CCC) in the case of Corporate Mortgages only, if the search referred to in clause 8.2(BBB) revealed any floating charge over the property and assets of the Borrower, each person in whose favour such a charge has been created and whose consent was required in respect of the creation of the Corporate Mortgage gave such consent and delivered a letter confirming that such floating charge had not crystallised as at the date of completion of the Corporate Mortgage;
- (DDD) in the case of Corporate Mortgages only, no guarantor of the obligation of any Borrower is a current employee of a Mortgagee;
- (EEE) the Insurance Contracts as set out in Schedule 1 will apply to each of the Mortgages to the extent that they apply to such Mortgages and the Issuer will have the benefit of each such Insurance Contract and, as between the assignor and the assignee, any assignment or transfer of the rights and benefits under each such Insurance Contract by the Issuer to the Trustee will be valid and binding without notification to, or request for consent from, the relevant insurer;
- (FFF) [intentionally left blank]
- (GGG) so far as each Originator is aware, no term of any Individual Mortgage to which the Unfair Terms in Consumer Contract Regulations 1994 or 1999 apply is an unfair term for the purposes of such regulations,
- (HHH) in relation to each Northern Irish Mortgage title to the Property (not being a Property comprised in a newly granted lease) that was, at the time the initial advance was made, registered, an application for registration was (or will be) delivered to to the Land Registry of Northern Ireland within the priority period conferred by an official priority search protecting the relevant Originator's relevant title and that official search at the Land Registry of Northern Ireland disclosed nothing adverse to that Originator's security;
- (III) in relation to each Northern Irish Mortgage title to the Property (not being a Property comprised in a newly granted lease) that was, at the time the initial advance was made, unregistered, such Mortgage was completed pursuant to a search at the Registry of Deeds of Northern Ireland against all relevant estate owners and that search disclosed nothing adverse to the relevant Originator's security and, where such unregistered Property is subject to first registration, an application for registration of the Borrower's title and of the Mortgage was delivered to the Land Registry of Northern Ireland within three months from the date of the dealing giving rise to first registration in accordance with Rule 11(1) of the Land Registration Rules (NI) 1994 and the Land Registry of Northern Ireland has acknowledged receipt of such application;
- (JJJ) in relation to each Northern Irish Mortgage title to the Property that was comprised in a newly granted lease:-
- (i) where the lessor's title is registered, an application for registration was (or will be) delivered to the Land Registry of Northern Ireland within the priority period conferred by an official priority search protecting the relevant Originator's security and that official search disclosed nothing adverse to that Originator's security; or
  - (ii) where the lessor's title is unregistered, such Mortgage was completed pursuant to a search at the Registry of Deeds of Northern Ireland against all relevant estate owners and that official search disclosed nothing adverse to that Originator's security and application was (or will be) made for first

registration within three months of completion of the date of such newly granted lease;

(KKK) each Borrower of a Flexible Mortgage is obliged to make a minimum monthly payment unless the relevant Originator or Administrator has agreed otherwise with the Borrower.

provided always that:-

- (a) none of the above representations or warranties is (or shall be treated or deemed to be) in respect of the future credit-worthiness of any Borrower;
- (b) without prejudice to Clause 8.2(GGG), each Seller does not, and nothing herein shall be taken to imply that each Seller does, expressly or impliedly represent or warrant that as at the relevant Purchase Date no term of any Mortgage is incapable of being found by a court of competent jurisdiction or considered by the Office of Fair Trading to be an unfair term for the purposes of the Unfair Terms in Consumer Contracts Regulations 1994 or 1999 or that any pre-payment charge relating to a redemption of a Mortgage is enforceable; and
- (c) notwithstanding anything to the contrary in any of the Relevant Documents the representations and warranties given in this clause 8.2 shall only be given, in relation to the sale and purchase of the Original Mortgages, on the Closing Date or, in relation to the sale and purchase of the Non-Verified Mortgages, on the Further Purchase Date in respect thereof, by reference to the facts and circumstances existing immediately prior to the completion of such purchase by the Issuer on such date and shall not be, or be deemed to be, given or repeated at any other time whatsoever.

- 8.3 Each Seller warrants and represents to the Issuer and the Trustee that as at the date hereof the Offering Circular contains all information with regard to it and its business, the Mortgages, the Properties, the Lending Guidelines, and the Insurance Contracts which is material in the context of the issue of the Notes and that such information is true and accurate in all material respects and is not misleading in any material respect, that the opinions and intentions expressed therein relating to it and its business, the Mortgages, the Properties, the Lending Guidelines, and the Insurance Contracts are honestly held, that there are no other facts the omission of which would make any of such information or the expression of any such opinions or intentions misleading in any material respect and that each Seller has made all reasonable enquiries to ascertain all facts material for the purposes aforesaid.
- 8.4 Each Seller confirms, for the avoidance of doubt, that if, after the relevant Purchase Date, any Mortgage in respect of which it has given warranties pursuant to clause 8.2 is converted into any other type of Mortgage in accordance with the Administration Agreement, such conversion shall not by itself affect the warranties already given as aforesaid but such warranties shall not be, or be deemed to be, given or repeated at the time of such conversion and the accuracy (or otherwise) of such warranties shall only be measured by reference to the facts and circumstances existing at the date on which such warranties were given. This confirmation is only given in respect of the Mortgages (if any) converted as aforesaid and not in respect of any other Mortgage (unless such other Mortgage is also so converted, in which case the said confirmation shall apply to such other Mortgage in the same terms as the preceding sentence, *mutatis mutandis*).
- 8.5 Each Mortgagee severally undertakes in respect of each Mortgage sold by it that it will proceed with all due diligence to do and complete all such acts and things, and to execute any necessary deeds and documents, as may be requested by the Issuer and/or the Trustee to

perfect the title of the Issuer to the relevant Mortgage and the other benefits and rights agreed to be sold hereunder, subject to clause 4.4 of the Administration Agreement.

8.6 In the event that:-

- (A) there is as at the relevant Purchase Date a material breach of any of the representations and warranties of a Seller contained in clause 8.2 (other than sub-clause (GGG) thereof to which the provisions of clause 13(D) will apply) in respect of or concerning any Mortgage which (being capable of being remedied) the relevant Seller shall fail to remedy within 28 days (or such longer period not exceeding 35 days as the Issuer and the Trustee may agree) of receipt of written notice of such breach from the Issuer or the Trustee, or which is not capable of being remedied;
- (B) had the references in the representations and warranties given by the relevant Seller as at the relevant Purchase Date in clause 8.2(MM) and clause 8.2(OO) to “Mortgagee” or “Mortgagees” been references instead to PFPLC or MTS in their capacity as Administrator (*mutatis mutandis*), there would have been as at the relevant Purchase Date a material breach (“deemed breach”) of such representations and warranties as at the relevant Purchase Date in respect of or concerning any Mortgage and either the relevant Seller shall have failed to remedy such deemed breach (if capable of being remedied) within 28 days (or such longer period not exceeding 35 days as the Issuer and the Trustee may agree) of receipt of written notice of such deemed breach from the Issuer or the Trustee or such deemed breach shall not be capable of being remedied;
- (C) a term of any Individual Mortgage is at any time on or after the Closing Date found by a competent court whether on the application of a Borrower, the Office of Fair Trading or otherwise to be an unfair term for the purposes of the Unfair Terms in Consumer Contracts Regulations 1994 or 1999; or
- (D) any pre-payment charge relating to a redemption of a Mortgage is at any time on or after the Closing Date found by a competent court whether on the application of a Borrower or otherwise to be unenforceable against the Borrower upon redemption of such Mortgage and the relevant Seller does not, by not later than 7 days after the expiry of the 28 day (or other longer) notice period referred to in clause 8.8, pay an amount equal to such pre-payment charge to the Issuer for application in accordance with clause 7.4.2 of the Administration Agreement as if such amount were a Waived Prepayment Charge Amount,

the Issuer shall sell and the relevant Seller shall repurchase or procure the repurchase of the Mortgage concerned (whether or not such Mortgage in fact exists or is valid and binding and/or enforceable) (“**the Relevant Mortgage**” which expression shall, where the context so admits, include any other Mortgage secured upon the Property) together with (if applicable) the benefit of the Insurance Contracts to the extent they relate to the Relevant Mortgage and if applicable the benefit of any Cap Agreement (and any Cap Guarantee) and any Basis Hedge Agreement to the extent that it relates thereto.

- 8.7 If at any time a Seller is obliged to repurchase, or procure the repurchase of, a Mortgage pursuant to Clause 8.6 and such Mortgage is in respect of a Property which is also subject to a second mortgage, charge or Standard Security which also constitutes a Mortgage (the “**Relevant Second Mortgage**”), then, that Seller will also at the same time be obliged to repurchase or procure the repurchase of, the Relevant Second Mortgage as though there had also been a breach of warranty in respect of the Relevant Second Mortgage (whether or not there has in fact been a breach of warranty in respect of the Relevant Second Mortgage). In such circumstances, references in this Clause 8 to the Relevant Mortgage shall be read and

construed as references to both the Relevant Mortgage (as defined above) and the Relevant Second Mortgage.

- 8.8 Completion of any repurchase pursuant to clause 8.6 shall take place not later than 10 days after the expiry of such 28 day (or other longer) notice period as is referred to in sub-clauses (A), (B) or (D) of Clause 8.6 or, if the relevant breach referred to in sub-clause (A) of clause 8.6 is not capable of remedy or if the repurchase is a result of the circumstance in sub-clause (C) of clause 8.6, after receipt by the relevant Seller of written notice of such breach or circumstance from the Issuer or the Trustee, when that Seller shall pay into the Transaction Account or as the Trustee shall direct an amount equal to the aggregate of the outstanding principal amount of the Relevant Mortgage as at the date of the repurchase of the Relevant Mortgage together with interest accrued from the relevant Purchase Date (but which has not been paid) and costs up to (but excluding) the date of completion of the repurchase of the Relevant Mortgage.
- 8.9 Against payment and/or, as the case may be, transfer on completion of any repurchase pursuant to clause 8.6, the Issuer and the Trustee shall at the expense of the relevant Seller complete such documentation as is necessary to perfect a release of their respective interests in the Relevant Mortgage and its collateral security (including the benefit of the Insurance Contracts) to the extent they relate to the Relevant Mortgage and, if applicable, such Cap Agreement (and any Cap Guarantee) or such Basis Hedge Agreement to the extent that it relates to the Relevant Mortgage. The Issuer and the Trustee hereby confirm that the powers of attorney set out in Schedules 5 and 6 of the Administration Agreement, as applicable, (once executed) shall subsist to the extent applicable in relation to Relevant Mortgages and (if applicable) the benefit of a Cap Agreement (and any Cap Guarantee) or a Basis Hedge Agreement which the relevant Seller has repurchased notwithstanding the termination of PFPLC's and/or MTS's appointment as Administrator under that agreement and the Trustee shall in addition to the said power of attorney give such further or other authority as may be reasonably requested by that Seller for the purpose of releasing its interest in the Relevant Mortgage and (if applicable) the benefit of a Cap Agreement and Cap Guarantee or a Basis Hedge Agreement which that Seller has repurchased. Any such repurchase by the relevant Seller or any person which that Seller shall nominate shall constitute a full discharge and release from any claims which the Issuer or the Trustee may have against it arising from any breach of representation or warranty in relation to the Relevant Mortgage only and shall not affect any rights arising from a breach of representation or warranty in relation to any other Mortgage.
- 8.10 Each Seller and each Originator hereby undertakes severally with the Issuer and the Trustee:-
- (A) if and for so long as it has an interest in a Mortgage (not being a Mortgage that has been repurchased pursuant to clause 8.6) by virtue of its remaining the legal or beneficial owner or heritable creditor of such Mortgage, it shall not sell, transfer, charge, dispose of or otherwise deal with such interest save in the event of redemption in full by the relevant Borrower and it shall not consent to the creation of any mortgage, Standard Security, charge or other security interest in or over the relevant Property without using its reasonable endeavours to ensure that such mortgage, Standard Security, charge or other security interest and all sums secured thereby will rank after such Mortgage in point of priority;
  - (B) that, in respect of any Mandatory Further Advance or any Discretionary Further Advance other than of the kind referred to in clause 9.2.3 of the Administration Agreement to be made after the date hereof, it shall not waive the Lending Guidelines other than in respect of any waiver which may have been made by a reasonably prudent mortgage lender;

- (C) promptly to notify them if it receives after the date hereof written notice of any litigation or claim calling into question in any material way the title to any such Mortgage or if it becomes aware of any material breach of any of its representations, warranties, undertakings and other obligations under this Agreement;
- (D) if reasonably required so to do by the Issuer or the Trustee, to participate or join in and to procure that any other Mortgagee participates and joins in any legal proceedings to the extent necessary in defending or contesting any litigation calling into question in any material way the title to any such Mortgage or in any legal proceedings against the Borrower or in relation to the enforcement of any Mortgage;
- (E) if reasonably required so to do by the Issuer or the Trustee, to pursue all claims against H.M. Land Registry under the Land Registration Act 2002 or against Registers of Scotland under the Land Registration (Scotland) Act 1979 or against the Land Registry of Northern Ireland under the Land Registration Act (Northern Ireland) 1970 with respect to any such Mortgage and to account promptly to the Issuer for any amounts recovered by it pursuant to any such claim; and
- (F) to maintain its registered office in England and Wales.

## **9. Re-assignment of rights of the Issuer**

If a Seller makes any full payment (not involving a repurchase under clause 8.6) to the Issuer pursuant to any claim made in relation to any representation, warranty or undertaking set out in clause 8, the Issuer and the Trustee shall at the expense of that Seller re-assign to it all such rights as it may reasonably request against any third party which may enable it to recover all or part of any such payment. If a Seller pays to the Issuer or the Trustee an amount in respect of any claim under this Agreement and the Issuer or the Trustee subsequently recovers from a third party any sum in respect of the liability for such claim, the Issuer and the Trustee shall forthwith repay to it so much of the amount paid by it as does not exceed the sum recovered from the third party less all reasonable costs, charges and expenses incurred by the Issuer or the Trustee in recovering that sum from the third party.

## **10. Merger**

Any term of this Agreement to which effect is not given on a Purchase Date (including in particular the liability of each Seller under the representations, warranties and undertakings contained in clause 8) shall not merge and shall remain in full force and effect notwithstanding the completion and delivery of the Transfers.

## **11. No agency or partnership**

Nothing in this Agreement shall be construed as giving rise to any relationship of agency or partnership between any of the parties and in fulfilling its obligations hereunder, each party shall be acting entirely for its own account.

## **12. Payments**

All payments to be made pursuant to this Agreement shall be made in sterling in immediately available funds and shall be deemed to be made when they are received by the payee.

## **13. Liability**

The Issuer and the Trustee severally acknowledge to each Seller and agree that:-

- (A) no breach of any of the representations and warranties in, nor any act or omission in respect of, the provisions of clause 8.2 shall give rise to any claim for damages on the part of the Issuer or the Trustee against the relevant Seller or any remedy whatsoever against any Mortgagee and the sole remedy of each of the Issuer and the Trustee in respect thereof (with the exception of the representation and warranty in clause 8.2(GGG) to which the provisions of sub-clause (D) below will apply) shall be to take such action under clause 8.6 as may be available to it and that no breach of, nor any act or omission in respect of, any warranty or representation other than those representations and warranties contained in clause 8.2 (but not sub-clause (GGG) thereof) shall entitle the Issuer or the Trustee to require that Seller to repurchase any Mortgage in accordance with clause 8.6 or otherwise provided that this sub-clause (A) shall not limit the remedies available to the Issuer and/or the Trustee (or the exercise thereof) against that Seller if it, having become bound to repurchase a Mortgage in accordance with clause 8.6, fails to do so;
- (B) subject and without prejudice to sub-clause (A), no Mortgagee shall have any liability or responsibility (whether, in either case, contractual, tortious or delictual, express or implied) for any loss or damage for or in respect of any breach of, or any act or omission in respect of, any of the obligations on the part of the Borrower under any Mortgage suffered by the Issuer or the Trustee by reason of such breach, act or omission;
- (C) if, after the Closing Date, the terms of any Mortgage are varied or waived in any way with the consent of the Issuer and the Trustee (which shall include but not be limited to any rescheduling of the amounts secured by such Mortgage or renegotiation of such terms), the Issuer and the Trustee shall be subject to, and bound by, such variation or waiver and the relevant Seller shall not have any obligation therefor or be in any way affected thereby; and
- (D) except in the case of fraud, no breach of the representation and warranty in, nor any act or omission in respect of, the provisions of clause 8.2(GGG) shall give rise to any claim for damages on the part of the Issuer or the Trustee or any other person against the relevant Seller or any right of action or remedy whatsoever against any Mortgagee and no breach of, nor any act or omission in respect of, the representation and warranty in clause 8.2(GGG) shall entitle the Issuer or the Trustee or any other person to require that Seller to repurchase any Mortgage in accordance with clause 8.6 or otherwise to any remedy against any Mortgagee or any other person but this clause 13(D) is without prejudice to any obligation each Seller may have to repurchase any Individual Mortgage under clause 8.6(C).

#### **14. Further Assurance**

The parties hereto agree that they will co-operate fully to do all such further acts and things and execute any further documents as may be necessary or desirable to give full effect to the arrangements contemplated by this Agreement.

#### **15. Waiver**

Any exercise or failure to exercise any right under this Agreement shall not (unless otherwise herein provided) constitute a waiver of that or any other right.



## 16. Notices

Any notices to be given pursuant to this Agreement shall be sufficiently served if delivered by hand or sent by prepaid first-class post or by telex or facsimile or email transmission and shall be deemed to be given upon receipt and shall be delivered or sent:-

- (A) in the case of a party to this Agreement other than the Trustee to St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE (facsimile number: 0121 712 2072, email address: Company\_Secretary@Paragon-group.co.uk) marked for the attention of: Company Secretary;
- (B) in the case of the Trustee, to the address appearing at the beginning of this Agreement (facsimile number: 020 7500 5248 marked for the attention of: Agency & Trust);

or to such other addresses or facsimile number or email address or marked for the attention of such other person or department as may from time to time be notified by any party to the other parties by written notice in accordance with the provisions of this clause.

## 17. Assignment

- 17.1 The Issuer may assign or charge to the Trustee the benefit of and full right to enforce all its rights under or granted pursuant to this Agreement by way of or pursuant to the Deed of Charge only and not to any other person or in any other manner.
- 17.2 Neither a Mortgagee nor the Trustee may assign or charge its rights and obligations under this Agreement or any that may be assigned or charged to it, except that the Trustee may assign its rights under this Agreement to a successor trustee appointed under the Trust Deed.

## 18. Trustee

- 18.1 If there is any change in the identity of the Trustee in accordance with the Trust Deed, each Mortgagee and the Issuer shall execute such documents and take such action as the new Trustee and the outgoing Trustee may require for the purpose of vesting in the new Trustee the rights, powers and obligations of the outgoing Trustee, and releasing the outgoing Trustee from its future obligations, under this Agreement.
- 18.2 It is hereby acknowledged and agreed that by its execution of this Agreement the Trustee shall not assume or have any of the obligations or liabilities of any Mortgagee or the Issuer hereunder.

## 19. Variations

This Agreement may be varied in writing signed by duly authorised signatories on behalf of the parties hereto.

## 20. Exclusion of Third Party Rights

The parties to this Agreement do not intend that any term of this Agreement should be enforced, by virtue of the Contracts (Rights of Third Parties) Act 1999, by any person who is not a party to this Agreement.

## 21. Governing law

This Agreement is governed by, and shall be construed in accordance with, the laws of England, other than any terms hereof particular to Scots law, which shall be construed in

accordance with the laws of Scotland, or any terms hereof particular to Northern Irish law, which shall be construed in accordance with the laws of Northern Ireland.


**IN WITNESS** whereof the parties hereto have executed this Agreement as a deed on the day and year first before written at London.


**Executed by:**

**as its deed as follows:**

Signed for and on its behalf by one of its duly authorised attorneys

**Paragon Mortgages Limited**

*Signature*   
*Name* JAMES BUTLER  
*Occupation* Trainee Solicitor  
*Address* c/o Sidley Austin Brown & Wood  
Woolgate Exchange  
25 Basinghall Street  
London EC2V 5HA


*By*   
*Attorney*  
*Name* Adem Mehmet


**Executed by:**

**as its deed as follows:**

Signed for and on its behalf by one of its duly authorised attorneys

**Paragon Second Funding Limited**

*Signature*   
*Name* JAMES BUTLER  
*Occupation* Trainee Solicitor  
*Address* c/o Sidley Austin Brown & Wood  
Woolgate Exchange  
25 Basinghall Street  
London EC2V 5HA

*By*   
*Attorney*  
*Name* Adem Mehmet

**Executed by:**  
**as its deed as follows:**  
Signed for and on its behalf by one of its  
duly authorised attorneys

**Paragon Mortgages (No.7) PLC**

*James Bullock*  
Signature  
Witness  
Name *JAMES BUTLER*  
Occupation Trainee Solicitor  
Address c/o Sidley Austin Brown & Wood  
Woolgate Exchange  
25 Basinghall Street  
London EC2V 5HA

By *[Signature]*  
Attorney  
Name Adem Mehmet

**Executed by:**  
**as its deed as follows:**  
Signed for and on its behalf by one of its  
duly authorised attorneys

**Arianty No.1 plc**

*James Bullock*  
Signature  
Witness  
Name *JAMES BUTLER*  
Occupation Trainee Solicitor  
Address c/o Sidley Austin Brown & Wood  
Woolgate Exchange  
25 Basinghall Street  
London EC2V 5HA

By *[Signature]*  
Attorney  
Name Adem Mehmet

**Executed by:**  
**as its deed as follows:**  
Signed for and on its behalf by one of its  
duly authorised attorneys


**Mortgage Trust Limited**

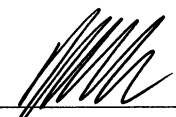
*James Bullock*  
Signature  
Witness  
Name *JAMES BUTLER*  
Occupation Trainee Solicitor  
Address c/o Sidley Austin Brown & Wood  
Woolgate Exchange  
25 Basinghall Street  
London EC2V 5HA

By *[Signature]*  
Attorney  
Name Adem Mehmet

**Executed by:**  
**as its deed as follows:**  
Signed for and on its behalf by one of its  
duly authorised attorneys

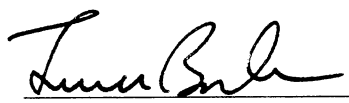
**Mortgage Trust Services plc**


*Signature*   
Witness  
*Name* JAMES BUTLER  
*Occupation* Trainee Solicitor  
*Address* c/o Sidley Austin Brown & Wood  
Woolgate Exchange  
25 Basinghall Street  
London EC2V 5HA

By   
Attorney  
*Name* Adem Mehmet

**Executed by:**  
**as its deed as follows:**  
Signed for and on its behalf by one of its  
duly authorised attorneys

**Paragon Finance PLC**


*Signature*   
Witness  
*Name* JAMES BUTLER  
*Occupation* Trainee Solicitor  
*Address* c/o Sidley Austin Brown & Wood  
Woolgate Exchange  
25 Basinghall Street  
London EC2V 5HA

By   
Attorney  
*Name* Adem Mehmet

**Executed by:**  
**as its deed as follows:**  
Signed for and on its behalf by one of its  
directors and by another of its directors/its  
secretary

**Citicorp Trustee Company Limited**

By   
Director  
*Name* David Mares

By   
Director/Secretary  
*Name* V JOZIA JAPPAUL

## SCHEDULE 1 INSURANCE CONTRACTS

1. In respect of the Individual Mortgages only:

The Disability, Redundancy and Hospitalisation Policy to the extent that such policy relates to the Individual Mortgages.
2. In respect of the Individual Mortgages and the Corporate Mortgages:
  - A. The Fidelity Insurance Policy to the extent of any loss to the Issuer arising in connection with the performance by or on behalf of the Administrator of the services to be provided pursuant to the Administration Agreement.
  - B. The Mortgage Impairment Insurance for Financial Institutions Policy to the extent it relates to the Mortgages.
  - C. The Block Buildings Policies to the extent that such policies relate to the Properties.
  - D. Those buildings insurance policies on the Properties (not being any of the Block Buildings Policies) where a Mortgagee or one or more of them as the case may be is a named insured or where a Mortgagee's interest is noted.
  - E. The Mortgage Indemnity Insurance Policy to the extent that it relates to the Properties.

**SCHEDULE 2 MORTGAGE DOCUMENTATION****Part A: Documentation relating to Individual Mortgages****Libor Linked**

<i>Mortgage Description</i>	<i>Product type</i>	<i>OA Type</i>
LIBOR Letting + 1.75% 1yr(052)	LIB	OA24450
LIBOR Prof Let + 1.5%	LIB	OA00850
Let LIBOR + 1.25% 2yrs (723)	LIB	OA25100
Letting LIBOR + 0.75% 1yr(050)	LIB	OA24400
Letting LIBOR + 1%	LIB	OA50000
Letting LIBOR + 1.35%	LIB	OA00810
Letting LIBOR + 2% 2yrs (723)	LIB	OA24500
Letting LIBOR + 2.35%	LIB	OA00820
Letting LIBOR + 3% 2yrs (719)	LIB	OA24550
Letting Libor + 1.15%	LIB	OA50100
Lettings LIBOR + 1.4%	LIB	OA25200
Lettings LIBOR + 2.4%	LIB	OA25270
Lettings LIBOR + 2.5%	LIB	OA00870
Lettings LIBOR + 1.5%	LIB	OA25400

**Variable**

<i>Mortgage Description</i>	<i>Product type</i>	<i>OA Type</i>
LVR + 2% (let)	VAR	OA25390
Letting standard variable + 1%	VAR	OA00180
Lettings Standard Variable	VAR	OA00160
Standard Variable	VAR	OA00100
Standard Variable + 1% (let)	VAR	OA00150

**Fixed Rate**

<i>Mortgage Description</i>	<i>Product type</i>	<i>OA Type</i>
Fixed 1 year letting at 5.250% (649)	FIX	OA27200
Fixed 1 year letting at 6.250% (650)	FIX	OA27850
Fixed 1 year letting at 4.990% (720)	FIX	OA27100
Fixed 10 Year Letting at 7.490% (649)	FIX	OA24600
Fixed 2 Yr Letting at 6.950% (723)	FIX	OA25500
Fixed 2 Yr Letting at 5.650% (724)	FIX	OA27500
Fixed 2 year letting at 5.750% (649)	FIX	OA27400
Fixed 2 year letting at 6.750% (719)	FIX	OA27450
Fixed 3yrs Letting at 6.950% (650)	FIX	OA25800
Fixed 5 year letting at 5.950% (649)	FIX	OA28900
Fixed 5yrs HighEq.Letting at 6.750% (698)	FIX	OA26600
Fixed 5yrs Letting at 7.950% (647)	FIX	OA27390
Fixed Letting 1 year at 5.350% (649)	FIX	OA27700
Fixed Letting 1 year at 6.350% (650)	FIX	OA27750
Fixed Letting 3 years at 6.850% (649)	FIX	OA27900
Fixed Letting 3yrs at 6.450% (649)	FIX	OA28300
1 year fixed rate at 5.35%	FIX	OA277.00

<i>Mortgage Description</i>	<i>Product type</i>	<i>OA Type</i>
3 year fixed rate at 6.25% to 31/03/07	FIX	OA298.50
5 year fixed rate at 6.39% to 31/03/09	FIX	OA299.00
3 year fixed rate at 5.95% to 30/06/07	FIX	OA301.00
5 year fixed rate at 5.99% to 30/06/09	FIX	OA303.00
Fixed Lettings 1Yr at 6.250% (340)	FIX	OA27250
Fixed Lettings 2yrs at 6.250% (649)	FIX	OA26700
Fixed Lettings 2yrs at 6.450% (650)	FIX	OA26400
Lettings 2 Year Fixed at 5.990% (649)	FIX	OA28100

### **Base Rate Tracker**

<i>Mortgage Description</i>	<i>Product type</i>	<i>OA Type</i>
Discounted Base Rate Tracker + 0.95%	BRL	OA50500
Discounted Base Rate Tracker + 0.89%	BRL	OA50600
Discounted Base Rate Tracker + 0.63%	BRL	OA50700
Discounted Base Rate Tracker + 0.64%	BRL	OA50800
Base Rate Tracker + 0.90%	BRL	OA50900
Base Rate Tracker + 0.95%	BRL	OA51000
Base Rate Tracker + 1.15%	BRL	OA51100
Base Rate Tracker + 0.95%	BRL	OA51200

Outside Insurers Undertaking	DL/500/1/03.97
Leasehold Properties Insurance Declaration	DL/427/1/03.97
Report on Title	
Security Assessment and Valuation Form	
Procedures and Guidelines for Panel Surveyors	
Offer of Loan	
Completion Statement	
Procedures and Guidelines for Panel Surveyors	DL 455/1/7.98
Offer of Loan dated 24 <sup>th</sup> February 2003	
Report on Title	
Security Assessment and Valuation Form	

### **Individual Investment Home Applicants Pack**

Application Form	PML560/10/2002
General & Special Conditions	PML404/3/2002
Mortgage Conditions	PML420/06/01
Paragon Plus Brochure	
Payment Protection Brochure (if applicable)	
General Service Tariff	PML544/04/2003

### **Instructions to Legal Advisers for Individual Lettings Applicants**

The CML Lender's Handbook for Solicitors and Licensed Conveyancers England and Wales	(2002) Second Edition
Instructions to Solicitors	FP/1101TS/12/99
General & Special Conditions	PML404/3/2002
Mortgage Conditions	PML420/06/01
Mortgage Deed	PML423/02/02

Deeds Schedule	PML097/10/01
Notice to Freeholder	PML098/111/01
HM Land Registry Acknowledgement Card	PML422
Certificate of Verification	Cert 4 (PARAGON) 27.1.98
Shared Ownership Application Form	DL/499/1/03.97
Freshstart Application Form	DL/498/1/03.97
Residential Application Form	DL/403/2/04.97
The 2nd Property Application Form	DL/501/LETS/2/06.97
Standard Mortgage Application Form	DL/403/5/11.98
Let Application Form	DL/560/2/11.98
Mortgage Deed	DL/423.1/03.97
Mortgage Conditions	DL/420/1/3.97
Offer of Loan	
General Conditions and Special Conditions	DL/404/1/12.98
Instructions to Legal Advisors	DL/428/1/03.97
Procedures & Guidelines for Panel Surveyors	
Procedures and Guidelines for Panel Surveyors	DL455/1/7.98
Report on Title	
Consent to Mortgage	DL/426/1/03.97
Letter Confirming Completion of Mortgage, enclosing Completion Statement and Buildings Insurance Certificate	NTCMRAPP
Insurance Certificate	BLDINAPP
Security Assessment and Valuation	Version 3 4/94
Security Assessment Confirmation	Version 1 3/94
Notice of Assignment of Life Policy	DL/434/1/03.97
Deed of Assignment of Policy of Assurance	DL/429/1/03.97
Certificate of confirmation of Advice	DL/425/1/03.97
Outside Insurers Undertaking	DL/500/1/03.97
Leasehold Properties Insurance Declaration	DL/427/1/03.97
Landlords Form of Approval of Mortgage	
Shared Ownership Property	
Note Supplemental to Standard Instructions to Legal Advisors	SUPNOTE 2 (PARAGON) 27.1.98
Deed of Assignment of Interest in Lease	
Deeds Schedule	DL/431/1/3.97
Instructions to Solicitors	DL/512/1/12.98

### **Individual Investment Home Applicants Pack - Scottish**

Application Form	PML560/10/2002
General & Special Conditions	PML404/3/2002
Mortgage Conditions Scotland	DL/489/1/03.97
Paragon Plus Brochure	
Payment Protection Brochure (if applicable)	PML413/09/02
General Service Tariff	PML544/04/2003

### **Instructions to Legal Advisers for Individual Investment Home Applicants - Scottish**

Standard Security	PML491/12/2002
Affidavit	PML/495/12/2002
General & Special Conditions	PML404/3/2002
Instructions to Solicitors	DL/512/1/12.98
Mortgage Conditions Scotland	DL/489/1/03.97



Standard Security	DL/491/1/03.97
Affidavit (Scotland)	DL/495/1/03.97
Certificate of Confirmation of Advice (Scotland)	DL/486/1/03.97
Mortgage Conditions Scotland	DL/489/1/03.97

### **Mortgage Trust Documentation – England and Wales**

Offer Conditions (England and Wales) (2003 Edition)	MTR 141 9/03
Occupier's Letter	MTR 327 9/03
Legal Charge	MTR 138 9/03
Certificate of Title	MTR 140 9/03
Notice of Charge to Landlords	MTR 142 9/03
Schedule of Title Deeds and Documents	MTR 145 9/03
Deed of Postponement	MTR 405 9/03
Instructions to Solicitors (England and Wales)	MTR 144 9/03
Mortgage Conditions (England and Wales) (2003 Edition)	MTR 146 9/03
Guarantee	

### **Mortgage Trust Documentation – Scotland**

Offer Conditions (Scotland) (2003 Edition)	MTR 168 9/03
Form of Affidavit	MTR 160 9/03
Standard Security	MTR 165 11/03
Certificate of Title (Scotland)	MTR 164 9/03
Notice of Standard Security to Landlords	MTR 163 9/03
Schedule of Title Deeds and Documents	MTR 161 9/03
Instructions to Solicitors (Scotland)	MTR 166 9/03
Variations of Standard Conditions (Scotland) (2003 Edition)	MTR 169 11/03
Guarantee	

### **Mortgage Trust Documentation – Northern Ireland**

Offer Conditions (Northern Ireland) (2003 Edition)	MTR 156 9/03
Occupier's Letter (Northern Ireland)	MTR 240 9/03
Mortgage	MTR 407 9/03
Certificate of Title (Northern Ireland)	MTR 151 9/03
Notice of Mortgage to Landlords	MTR 154 9/03
Schedule of Title Deeds and Documents (Northern Ireland)	MTR 150 9/03
Instructions to Solicitors (Northern Ireland)	MTR 149 9/03
Mortgage Conditions (Northern Ireland) (2003 Edition)	MTR 157 9/03
Guarantee	

## **Part B: Documents relating to Corporate Mortgages**

### **Libor Linked**

<i>Mortgage Description</i>	<i>Product type</i>	<i>OA Type</i>
Letting LIBOR + 1.5%	LIB	OA00850
LIBOR Letting +1.75% 1yr (051)	LIB	OA24450

Letting LIBOR + 0.75% 1yr(050)	LIB	OA24400
Letting LIBOR + 1.35%	LIB	OA00810
Letting LIBOR + 1.5%	LIB	OA00850
Letting LIBOR + 2% 2yrs (723)	LIB	OA24500
Lettings LIBOR + 1.4%	LIB	OA25200
Lettings LIBOR + 1.5%	LIB	OA25400

**Fixed Rate**

<i>Mortgage Description</i>	<i>Product type</i>	<i>OA Type</i>
Fixed 1 year letting at 5.250% (649)	FIX	OA27200
Fixed 10 Year Letting at 7.490% (649)	FIX	OA24600
Fixed 2 Yr Letting at 6.950% (723)	FIX	OA25500
Fixed 2 year letting at 5.750% (650)	FIX	OA27400
Fixed 5 year letting at 5.950% (650)	FIX	OA28900
Fixed Letting 1 year at 5.350% (649)	FIX	OA27700
Fixed Letting 1 year at 6.350% (719)	FIX	OA27750
Fixed Letting 3 years at 6.750% (649)	FIX	OA28000
Fixed Letting 3 years at 6.850% (649)	FIX	OA27900
Lettings 2 Year Fixed at 5.550% (724)	FIX	OA27600
1 year fixed rate at 5.35%	FIX	OA277.00
3 year fixed rate at 6.25% to 31/03/07	FIX	OA298.50
5 year fixed rate at 6.39% to 31/03/09	FIX	OA299.00
3 year fixed rate at 5.95% to 30/06/07	FIX	OA301.00
5 year fixed rate at 5.99% to 30/06/09	FIX	OA303.00

**Base Rate Tracker**

<i>Mortgage Description</i>	<i>Product type</i>	<i>OA Type</i>
Discounted Base Rate Tracker + 0.95%		OA50600
Discounted Base Rate Tracker + 0.89%		
Discounted Base Rate Tracker + 0.63%		OA50700
Discounted Base Rate Tracker + 0.64%		OA50800
Base Rate Tracker + 0.90%		OA50900
Base Rate Tracker + 0.95%		OA51000
Base Rate Tracker + 1.15%		OA51100
Base Rate Tracker + 0.95%		OA51200

**Variable**

<i>Mortgage Description</i>	<i>Product type</i>	<i>OA Type</i>
Lettings Standard Variable	VAR	OA00160
Standard Variable	VAR	OA00100

**Limited Company Investment Home Applicants Pack**

Application Form	PML560/10/2002
General & Special Conditions	PML404/3/2002
Legal Charge (Corporate Borrower)	PML430/8/01
Paragon Plus Brochure	
General Services Tariff	PML544/04/2003

**Instructions to Legal Advisers for Limited Company Investment Home Solicitors Pack**

Instructions to Solicitors (Corporate Borrower)	PML417/08/01
General & Special Conditions	PML404/3/2002
Legal Charge (Corporate Borrower)	PML430/8/01
Certificate of Confirmation of Advice to Guarantor (1 per guarantor)	PML435/2/00
Guarantee (1 per guarantor)	PML444/12/01
Supplemental Instructions for Properties Let at Completion	
Deeds Schedule	PML097/10/01
Notice to Freeholder	PML098/111/01
H M Land Registry Acknowledgement Card	PML422

**Limited Company Investment Home Applicants Pack - Scottish**

Application Form	PML560/10/2002
General & Special Conditions	PML404/3/2002
Standard Security	
Paragon Plus Brochure (if applicable)	
General Service Tariff	PML544/04/2003

**Instructions to Legal Advisers for Limited Company Investment Home Applicants - Scottish**

Standard Security	
General & Special Conditions	PML404/3/2002
Instructions to Solicitors (Corporate Borrowers)	
Certificate of Confirmation of Advice to Guarantor (1 per guarantor)	
Guarantee (1 per guarantor)	DEED11 (DEEDS)
Floating Charge	MORTCOND (PARAGON)
Supplemental Instructions for Properties Let at Completion	
Deeds Schedule	PML097/10/01

**Old PML Corporate Documentation**

Certificate of Confirmation of Advice	DL/435/CO.LET/1/2.98
Supplemental Instructions for Properties Let at Completion	
General Conditions and Special Conditions	DL/404/1/12.98
Instructions to Solicitors Corporate Borrower	DL/417/CO.LET/1/12.98
Legal Charge Corporate Borrower	DL/430/CO.LET/1/2.98
Guarantee	

**Old PML Scottish Corporate Documentation**

Guarantee	DEED11 (DEEDS)
Supplemental Instructions for Properties Let at Completion	
Certificate of Confirmation of Advice to Guarantor	INSTCORP (PARAGON) Draft 12.11.97
Instructions to Solicitors Corporate Borrower	DL/417/CO.LET/1/12.98
General Conditions and Special Conditions	DL/404/1/12.98
Notice of Assignment of Life Policy	DL/490/1/03.97

Floating Charge  
Standard Security

MORTCOND  
(PARAGON)

**SCHEDULE 3 REGISTERED LAND TITLE**

**Transfer of a portfolio of charges**

**HM Land Registry TR4**

*(if you need more room than is provided for in a panel, use continuation sheets CS and staple to this form)*

**1.** List below the title number (leave blank if not yet registered) together with a brief description of the property. If this transfer is made under section 37 of the Land Registration Act 1925 following a not-yet-registered dealing with part only of the land in a title, or is made under rule 72 of the Land Registration Rules 1925, include a reference to the last preceding document of title containing a description of the property.

Title Number	Description of Property	Date of Transferor's charge
--------------	-------------------------	-----------------------------

**2.** Date

**3.** Transferor *(give full names and Company's Registered Number if any)*

**4. Transferee for entry on the register** *(Give full names and Company's Registered Number (if any); for Scottish Co. Reg. Nos., use an SC prefix. For foreign companies give territory in which incorporated.)*

*Unless otherwise arranged with Land Registry headquarters, a certified copy of the transferee's constitution (in English or Welsh) will be required if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Acts.*

**5. Transferee's intended address(es) for service in the U.K. (including postcode) for entry on the register**

**6. The Transferor transfers the charges referred to in panel 1 to the Transferee.**

**7. Consideration** *(Place "X" in the box that applies. State clearly the currency unit if other than sterling. If none of the boxes applies, insert an appropriate memorandum in the additional provisions panel.)*

The Transferor has received from the Transferee for the charges the sum of *(in words and figures)*

*(insert other receipt as appropriate)*

The Transfer is not for money or anything which has a monetary value

**8. The Transferor transfers with** *(place "X" in the box which applies and add any modifications)*

full title guarantee

limited title guarantee

**9. Additional Provision(s)** *Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations, etc.*

**10. The Transferors and all other necessary parties should execute this transfer as a deed using the space below.** *Forms of execution are given in Schedule 3 to the Land Registration Rules 1925. If the transfer contains transferees' covenants or declarations or contains an application by them (e.g. for a restriction), it must also be executed by the Transferees.*

Signed as a deed by (name of company)  
acting by a director and its secretary

Sign here

Director

Secretary

Signed as a deed by (name of company)  
acting by a director and its secretary

**Continuation sheet  
for use with  
application and  
disposition forms**

HM Land Registry

1. Continued from Form Title number(s) 

2. *Before each continuation, state panel to be continued, e.g. "Panel 12 continued".*

For the avoidance of doubt the transfer of the charges referred to in panel 1 by the Transferor to the Transferee shall include:-

- (i) all sums of principal, interest or any other sum payable thereunder, and the right to demand, sue for, recover, receive and give receipts for all principal moneys payable under the Charges or the unpaid part thereof and the interest due or to become due thereon including any sums which have accrued due and payable interest (including capitalised interest) or other sums due to be paid or accrued in respect of the Charges (provided that the principal moneys payable under any Charge shall not be deemed to be due for the purpose of this paragraph merely because the legal date for redemption of the relevant Charge has passed); and
- (ii) the obligation to make further advances of principal and/or interest where the chargee is under an obligation to make further advances whether on a scheduled basis or on demand; and
- (iii) the benefit of all securities for such principal moneys and interest, the benefit of all consents to mortgage signed by occupiers of the charged properties and the benefit of and the right to sue on all covenants with, or vested in, the chargee in each Charge and the right to exercise all powers of the chargee in relation to each Charge; and
- (iv) all the estate and interest in the charged properties vested in the chargee subject to redemption or cesser; and
- (v) all causes of action of the chargee against any person in connection with any report, valuation, opinion, certificate, consent or mortgage or other statement of fact or opinion given in connection with any Charge or affecting the decision to make the relevant advance; and
- (vi) the benefit of any guarantee or surety vested in the Transferor relating to any of the Charges and any of the Collateral Facility relating to the charges;

but excluding (i) the charges on the life assurance policies (if any) charged as collateral security therefor and (ii) the Transferor's right, title, interest and benefit in any other insurance contracts in relation to the charged properties

**Continuation sheet**  **of**

*(Insert sheet number and total number of continuation sheets e.g. "sheet 1 of 3")*

## SCHEDULE 4 UNREGISTE RED LAND TRANSFER

**THIS DEED OF TRANSFER OF MORTGAGES** is made the [\_\_\_\_] day of [\_\_\_\_]

**BETWEEN:**

(1) **[PARAGON MORTGAGES LIMITED / MORTGAGE TRUST LIMITED]** whose registered office is at St. Catherine’s Court, Herbert Road, Solihull, West Midlands B91 3QE (hereinafter called the “**Transferor**”) of the one part

and

(2) **PARAGON MORTGAGES (NO.7) PLC** whose registered office is at St. Catherine’s Court, Herbert Road, Solihull, West Midlands B91 3QE (hereinafter called the “**Transferee**”) of the other part,

**WHEREAS:**

- (A) By the charges by way of legal mortgage (the “**Mortgages**”) brief particulars of which are set out in the Annexure hereto the properties brief particulars of which are similarly set out became security for the repayment of the moneys therein mentioned
- (B) The Transferor has agreed to sell and the Transferee has agreed to buy all right, title, interest, benefit and obligation (both present and future) of the Transferor in and under those Mortgages and all other mortgages in favour of the Transferor over such properties which do not relate to registered land for the consideration hereinafter mentioned

**NOW THIS DEED WITNESSETH** as follows:-

In consideration of the payment by the Transferee of the purchase price therefor pursuant to a Mortgage Sale Agreement dated 26 May 2004 the Transferor hereby transfers unto the Transferee with full title guarantee all right, title, interest, benefit and obligation (both present and future) of the mortgagee in and under the Mortgages which do not relate to registered land including for the avoidance of doubt:-

- (i) all sums of principal interest or any other sum payable under, and the right to demand, sue for, recover, receive and give receipts for all principal moneys payable or to become payable under, the relevant Mortgages or the unpaid part thereof and the interest due or to become due thereon including sums which have accrued due and payable and interest (including capitalised interest) or other sums due to be paid or accrued under or in respect of the Mortgages (provided that the principal moneys payable under any Mortgage shall not be deemed to be due for the purpose of this paragraph merely because the legal date for redemption of the relevant Mortgage has passed); and
- (ii) the obligation to make further advances of principal and/or interest where the mortgagee is under an obligation to make further advances whether on a scheduled basis or on demand save that, in respect of Mortgages where the relevant borrower is an individual, this shall not mean that the Transferor is, as against the mortgagor, no longer to be regarded as the creditor for the purposes of the Consumer Credit Act 1974; and
- (iii) the benefit of all securities for such principal moneys and interest, the benefit of all consents to mortgage signed by occupiers of the mortgaged properties and the benefit of and the right to sue on all covenants with, or vested in, the mortgagee in each Mortgage and the right to exercise all powers of the mortgagee in relation to each Mortgage; and



- (iv) all the estate and interest in the mortgaged properties vested in the mortgagee subject to redemption or cesser; and
- (v) all causes of action of the mortgagee against any person in connection with any report, valuation, opinion, certificate, consent to mortgage or other statement of fact or opinion given in connection with any Mortgage or affecting the decision to make the relevant advance; and
- (vi) the benefit of any guarantee or surety vested in the Transferor relating to any of the relevant Mortgages, and any other collateral security relating to the Mortgages

but excluding (i) the charges on the life assurance policies (if any) charged as collateral security therefor and (ii) the Transferor's right, title, interest and benefit in any other insurance contracts in relation to the charged properties.

**IN WITNESS** whereof the Transferor has caused this Transfer to be executed as its Deed on its behalf the day and year first before written.

**Executed by:**

**[Paragon Mortgages Limited / Mortgage Trust Limited]**

**as its deed as follows:**

Signed for and on its behalf by one of its duly authorised attorneys

By \_\_\_\_\_  
Attorney

Name

Signature \_\_\_\_\_  
Witness

Name

Occupation

Address

**ANNEXURE**

## SCHEDULE 5 POWER OF ATTORNEY

### Part A - Paragon Mortgages Limited Power of Attorney

**THIS POWER OF ATTORNEY** is made by way of Deed on 26 May 2004

**BY:**

- (1) **PARAGON MORTGAGES LIMITED** whose registered office is at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE (the "**Donor**"),

**IN FAVOUR OF:**

- (2) **PARAGON MORTGAGES (NO.7) PLC** whose registered office is at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE (the "**Issuer**", which term where the context permits shall include its successors and permitted assigns);
- (3) **CITICORP TRUSTEE COMPANY LIMITED** whose registered office is at Citigroup Centre, 14th Floor, Canada Square, Canary Wharf, London E14 5LB (the "**Trustee**", which term where the context permits shall include such company and all other persons or companies for the time being acting as the trustee or trustees under the Trust Deed (as defined in the Deed of Charge referred to below));
- (4) **PARAGON FINANCE PLC** whose registered office is at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE (in its capacity as an "**Administrator**"); and
- (5) **MORTGAGE TRUST SERVICES PLC** whose registered office is at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE (in its capacity as an "**Administrator**").

**WHEREAS:**

- (A) At the date of this deed the Issuer has agreed to purchase several mortgages, standard securities, charges and securities.
- (B) The Donor is or may become (or is entitled to be or may become entitled to be) the legal owner of the said several mortgages, standard securities, charges and securities (each such mortgage, standard security, charge or security being hereinafter called a "**Charge**").
- (C) By a deed of sub-charge and assignment dated 26 May 2004 and made between, among others, the Issuer, the Trustee, the Administrator and the Donor (the "**Deed of Charge**") the Issuer transferred or assigned in security or agreed to transfer or assign in security to the Trustee, among other things, its rights in each Charge subject to the proviso for re-transfer therein contained.
- (D) At the request of the Issuer, the Trustee and the Administrator, the Donor has agreed to enter into these presents for the purposes hereinafter appearing.

**NOW THIS DEED WITNESSETH** that the Donor **HEREBY APPOINTS** the Issuer, the Trustee and the Administrator severally to be its true and lawful attorney (with power to sub-delegate) for it and in its name to do the following acts and things or any of them for so long only as the Donor remains the legal owner of the Charges:-

- (i) to exercise the rights, powers and discretion under such Charge (including the right to fix the rate or rates of interest payable under such Charge and to calculate the Monthly Payments or Net Monthly Payments as the case may be (being of combined interest and principal) payable

by the Borrower in the case of a Repayment Mortgage) and any collateral security therefor and any related rights;

- (ii) to exercise all the powers exercisable by the Donor by reason of its remaining for the time being the legal owner of such Charge and in particular, but without prejudice to the generality of the foregoing, to make further advances to the Borrower;
- (iii) to demand, sue for and receive all moneys due or payable under such Charge or any such collateral security or related rights;
- (iv) upon payment of such moneys or of any part thereof to give good receipts and discharges for the same and to execute such receipts releases re-assignments retrocessions surrenders instruments and deeds as may be requisite or advisable;
- (v) from time to time to substitute and appoint severally one or more attorney or attorneys for all or any of the purposes aforesaid;
- (vi) to do and complete all such acts and things and to execute any deeds and documents as may be necessary to perfect the title of the Issuer to any Charge including the execution of transfers and assignments of the Charges and, where relevant, procuring the registration of the Issuer as registered proprietor of any Charge at H.M. Land Registry or registered owner of any Charge at the Land Registry of Northern Ireland or the Registry of Deeds of Northern Ireland or the registration or recording of the Issuer as heritable creditor of any Charge at Registers of Scotland;
- (vii) to deal with the funds standing to the credit of the Collection Accounts in accordance with the provisions of the Relevant Documents but subject to the terms of the Collection Account Declarations of Trust; and
- (viii) (in relation to the Trustee and the Administrator acting as Attorney under this sub-clause (viii) only) to execute under hand or seal any instrument necessary or expedient to discharge, vacate or release :-
  - (a) any and every mortgage or Standard Security assigned or transferred to the Issuer by the Donor under a mortgage sale agreement dated the same date as this Power of Attorney between the Donor, the Warehouse, the Issuer and the Trustee (the "**Mortgage Sale Agreement**"); and
  - (b) any and every Charge over real or heritable or personal or moveable property now or in the future assigned or transferred to the Issuer by the Donor,

in such form as the Trustee or the Administrator acting as Attorney in relation to this sub-clause (viii) shall consider appropriate,

**AND** the Donor hereby agrees at all times hereafter to ratify and confirm whatsoever any act matter or deed any attorney or substitute shall lawfully do or cause to be done under or concerning these presents,

**AND** the Donor hereby declares that these presents having been given for security purposes and to secure a continuing obligation the powers hereby created shall be irrevocable.

Terms defined in the Administration Agreement (as defined in the Deed of Charge) have the same meanings when used in this Deed.

**AND** this Deed is governed by, and shall be construed in accordance with, the laws of England.

**IN WITNESS** whereof the Donor has caused this Power of Attorney to be executed as a Deed on its behalf the day and year first before written.

**Executed by:**

**Paragon Mortgages Limited**

**as its deed as follows:**

Signed for and on its behalf by one of its  
duly authorised attorneys

By \_\_\_\_\_  
Attorney

Name

Signature \_\_\_\_\_  
Witness

Name

Occupation

Address

**Part B - Mortgage Trust Limited Power of Attorney**

**THIS POWER OF ATTORNEY** is made by way of Deed on 26 May 2004

**BY:**

- (1) **MORTGAGE TRUST LIMITED** whose registered office is at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE (the "**Donor**"),

**WITH THE CONSENT OF:**

- (2) **ARIANTY NO.1 PLC** whose registered office is at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE ("**Arianty**")

**IN FAVOUR OF:**

- (3) **PARAGON MORTGAGES (NO.7) PLC** whose registered office is at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE (the "**Issuer**", which term where the context permits shall include its successors and permitted assigns);
- (4) **CITICORP TRUSTEE COMPANY LIMITED** whose registered office is at Citigroup Centre, 14th Floor, Canada Square, Canary Wharf, London E14 5LB (the "**Trustee**", which term where the context permits shall include such company and all other persons or companies for the time being acting as the trustee or trustees under the Trust Deed (as defined in the Deed of Charge referred to below));
- (5) **PARAGON FINANCE PLC** whose registered office is at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE (in its capacity as an "**Administrator**"); and
- (6) **MORTGAGE TRUST SERVICES PLC** whose registered office is at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE (in its capacity as an "**Administrator**").

**WHEREAS:**

- (A) At the date of this deed the Issuer has agreed to purchase several mortgages, standard securities, charges and securities.
- (B) The Donor is or may become (or is entitled to be or may become entitled to be) the legal owner of the said several mortgages, standard securities, charges and securities (each such mortgage, standard security, charge or security being hereinafter called a "**Charge**").
- (C) By a deed of sub-charge and assignment dated 26 May 2004 and made between, among others, the Issuer, the Trustee, the Administrator, Arianty and the Donor (the "**Deed of Charge**") the Issuer transferred or assigned in security or agreed to transfer or assign in security to the Trustee, among other things, its rights in each Charge subject to the proviso for re-transfer therein contained.
- (D) At the request of the Issuer, the Trustee and the Administrator and with the consent of Arianty, the Donor has agreed to enter into these presents for the purposes hereinafter appearing.

**NOW THIS DEED WITNESSETH** that the Donor **HEREBY APPOINTS** the Issuer, the Trustee and the Administrator severally to be its true and lawful attorney (with power to sub-delegate) for it and in its name to do the following acts and things or any of them for so long only as the Donor remains the legal owner of the Charges:-

- (i) to exercise the rights, powers and discretion under such Charge (including the right to fix the rate or rates of interest payable under such Charge and to calculate the Monthly Payments or Net Monthly Payments as the case may be (being of combined interest and principal) payable by the Borrower in the case of a Repayment Mortgage) and any collateral security therefor and any related rights;
- (ii) to exercise all the powers exercisable by the Donor by reason of its remaining for the time being the legal owner of such Charge and in particular, but without prejudice to the generality of the foregoing, to make further advances to the Borrower;
- (iii) to demand, sue for and receive all moneys due or payable under such Charge or any such collateral security or related rights;
- (iv) upon payment of such moneys or of any part thereof to give good receipts and discharges for the same and to execute such receipts releases re-assignments retrocessions surrenders instruments and deeds as may be requisite or advisable;
- (v) from time to time to substitute and appoint severally one or more attorney or attorneys for all or any of the purposes aforesaid;
- (vi) to do and complete all such acts and things and to execute any deeds and documents as may be necessary to perfect the title of the Issuer to any Charge including the execution of transfers and assignments of the Charges and, where relevant, procuring the registration of the Issuer as registered proprietor of any Charge at H.M. Land Registry or registered owner of any Charge at the Land Registry of Northern Ireland or the Registry of Deeds of Northern Ireland or the registration or recording of the Issuer as heritable creditor of any Charge at Registers of Scotland;
- (vii) to deal with the funds standing to the credit of the Collection Accounts in accordance with the provisions of the Relevant Documents but subject to the terms of the Collection Account Declarations of Trust; and
- (viii) (in relation to the Trustee and the Administrator acting as Attorney under this sub-clause (viii) only) to execute under hand or seal any instrument necessary or expedient to discharge, vacate or release :-
  - (a) any and every mortgage or Standard Security assigned or transferred to the Issuer by the Donor under a mortgage sale agreement dated the same date as this Power of Attorney between the Donor, the Warehouse, the Issuer and the Trustee (the "**Mortgage Sale Agreement**"); and
  - (b) any and every Charge over real or heritable or personal or moveable property now or in the future assigned or transferred to the Issuer by the Donor,

in such form as the Trustee or the Administrator acting as Attorney in relation to this sub-clause (viii) shall consider appropriate,

**AND** the Donor hereby agrees at all times hereafter to ratify and confirm whatsoever any act matter or deed any attorney or substitute shall lawfully do or cause to be done under or concerning these presents,

**AND** the Donor hereby declares that these presents having been given for security purposes and to secure a continuing obligation the powers hereby created shall be irrevocable.

Terms defined in the Administration Agreement (as defined in the Deed of Charge) have the same meanings when used in this Deed.

**AND** this Deed is governed by, and shall be construed in accordance with, the laws of England.

**IN WITNESS** whereof the Donor has caused this Power of Attorney to be executed as a Deed on its behalf the day and year first before written.

**Executed by:**

**Mortgage Trust Limited**

**as its deed as follows:**

Signed for and on its behalf by one of its  
duly authorised attorneys

By \_\_\_\_\_  
Attorney

Name

Signature \_\_\_\_\_

Witness

Name

Occupation

Address

**Executed by:**

**Arianty No.1 plc**

**as its deed as follows:**

Signed for and on its behalf by one of its  
duly authorised attorneys

By \_\_\_\_\_  
Attorney

Name

Signature \_\_\_\_\_

Witness

Name

Occupation

Address

**Part C – Arianty No. 1 plc Power of Attorney**

**THIS POWER OF ATTORNEY** is made by way of Deed on 26 May 2004

**BY:**

- (1) **ARIANTY NO.1 PLC** whose registered office is at St. Catherine’s Court, Herbert Road, Solihull, West Midlands B91 3QE(the “**Donor**”),

**IN FAVOUR OF:**

- (2) **PARAGON MORTGAGES (NO.7) PLC** whose registered office is at St. Catherine’s Court, Herbert Road, Solihull, West Midlands B91 3QE (the “**Issuer**”, which term where the context permits shall include its successors and permitted assigns);
- (3) **CITICORP TRUSTEE COMPANY LIMITED** whose registered office is at Citigroup Centre, 14th Floor, Canada Square, Canary Wharf, London E14 5LB (the “**Trustee**”, which term where the context permits shall include such company and all other persons or companies for the time being acting as the trustee or trustees under the Trust Deed (as defined in the Deed of Charge referred to below));
- (4) **PARAGON FINANCE PLC** whose registered office is at St. Catherine’s Court, Herbert Road, Solihull, West Midlands B91 3QE (in its capacity as an “**Administrator**”); and
- (5) **MORTGAGE TRUST SERVICES PLC** whose registered office is at St. Catherine’s Court, Herbert Road, Solihull, West Midlands B91 3QE (in its capacity as an “**Administrator**”).

**WHEREAS:**

- (A) At the date of this deed the Issuer has agreed to purchase several mortgages, standard securities, charges and securities.
- (B) The Donor is or may become (or is entitled to be or may become entitled to be) the legal owner of the said several mortgages, standard securities, charges and securities (each such mortgage, standard security, charge or security being hereinafter called a “**Charge**”).
- (C) By a deed of sub-charge and assignment dated 26 May 2004 and made between, among others, the Issuer, the Trustee, the Administrator and the Donor (the “**Deed of Charge**”) the Issuer transferred or assigned in security or agreed to transfer or assign in security to the Trustee, among other things, its rights in each Charge subject to the proviso for re-transfer therein contained.
- (D) At the request of the Issuer, the Trustee and the Administrator, the Donor has agreed to enter into these presents for the purposes hereinafter appearing.

**NOW THIS DEED WITNESSETH** that the Donor **HEREBY APPOINTS** the Issuer, the Trustee and the Administrator severally to be its true and lawful attorney (with power to sub-delegate) for it and in its name to do the following acts and things or any of them for so long only as the Donor remains the legal owner of the Charges:-

- (i) to exercise the rights, powers and discretion under such Charge (including the right to fix the rate or rates of interest payable under such Charge and to calculate the Monthly Payments or Net Monthly Payments as the case may be (being of combined interest and principal) payable by the Borrower in the case of a Repayment Mortgage) and any collateral security therefor and any related rights;



- (ii) to exercise all the powers exercisable by the Donor by reason of its remaining for the time being the legal owner of such Charge and in particular, but without prejudice to the generality of the foregoing, to make further advances to the Borrower;
- (iii) to demand, sue for and receive all moneys due or payable under such Charge or any such collateral security or related rights;
- (iv) upon payment of such moneys or of any part thereof to give good receipts and discharges for the same and to execute such receipts releases re-assignments retrocessions surrenders instruments and deeds as may be requisite or advisable;
- (v) from time to time to substitute and appoint severally one or more attorney or attorneys for all or any of the purposes aforesaid;
- (vi) to do and complete all such acts and things and to execute any deeds and documents as may be necessary to perfect the title of the Issuer to any Charge including the execution of transfers and assignments of the Charges and, where relevant, procuring the registration of the Issuer as registered proprietor of any Charge at H.M. Land Registry or registered owner of any Charge at the Land Registry of Northern Ireland or the Registry of Deeds of Northern Ireland or the registration or recording of the Issuer as heritable creditor of any Charge at Registers of Scotland;
- (vii) to deal with the funds standing to the credit of the Collection Accounts in accordance with the provisions of the Relevant Documents but subject to the terms of the Collection Account Declarations of Trust; and
- (viii) (in relation to the Trustee and the Administrator acting as Attorney under this sub-clause (viii) only) to execute under hand or seal any instrument necessary or expedient to discharge, vacate or release :-
  - (a) any and every mortgage or Standard Security assigned or transferred to the Issuer by the Donor under a mortgage sale agreement dated the same date as this Power of Attorney between the Donor, the Warehouse, the Issuer and the Trustee (the "**Mortgage Sale Agreement**"); and
  - (b) any and every Charge over real or heritable or personal or moveable property now or in the future assigned or transferred to the Issuer by the Donor,

in such form as the Trustee or the Administrator acting as Attorney in relation to this sub-clause (viii) shall consider appropriate,

**AND** the Donor hereby agrees at all times hereafter to ratify and confirm whatsoever any act matter or deed any attorney or substitute shall lawfully do or cause to be done under or concerning these presents,

**AND** the Donor hereby declares that these presents having been given for security purposes and to secure a continuing obligation the powers hereby created shall be irrevocable.

Terms defined in the Administration Agreement (as defined in the Deed of Charge) have the same meanings when used in this Deed.

**AND** this Deed is governed by, and shall be construed in accordance with, the laws of England.

**IN WITNESS** whereof the Donor has caused this Power of Attorney to be executed as a Deed on its behalf the day and year first before written.

**Executed by:**

**Arianty No.1 plc**

**as its deed as follows:**

Signed for and on its behalf by one of its  
duly authorised attorneys

By \_\_\_\_\_  
Attorney

Name

Signature \_\_\_\_\_  
Witness

Name

Occupation

Address

## SCHEDULE 6 SLR TRANSFER

### Part A – Paragon Mortgages Limited SLR Transfer

We, **PARAGON MORTGAGES LIMITED**, incorporated under the Companies Acts in England (Number 2337854) and having our registered office at St. Catherine’s Court, Herbert Road, Solihull, West Midlands B91 3QE (the “**Transferor**”) CONSIDERING that in terms of a mortgage sale agreement among us, the Transferor and others dated 26 May 2004 (the “**Mortgage Sale Agreement**”) we have sold the Standard Securities and others hereinafter mentioned to **PARAGON MORTGAGES (NO.7) PLC**, incorporated under the Companies Acts in England (Number 4513170) and having its registered office at St. Catherine’s Court, Herbert Road, Solihull, West Midlands B91 3QE (the “**Transferee**”) NOW THEREFORE we the Transferor HEREBY in implement *pro tanto* of the Mortgage Sale Agreement and for the consideration therein specified ASSIGN to the Transferee:-

(ONE) the Standard Securities granted by the respective parties whose names are specified in Column 2 of the Schedule annexed and executed as relative hereto in favour of us the Transferor for all sums due and to become due, to the extent of the respective amounts specified in the relative entry in Column 5 of the said Schedule being the amounts now due under the said Standard Securities, registered said respective Standard Securities in the Land Register under the Title Number specified in the relative entry in Column 3 of the said Schedule on the date specified in the relative entry in Column 4 of the said Schedule; and

(TWO) the whole right, title and interest of us the Transferor in and under all personal bonds, credit agreements or agreements for loan (howsoever constituted) granted or entered into by the said respective parties whose names are specified in Column 2 of the said Schedule and secured by the said Standard Securities;

With interest from and also arrears and accumulations of interest due and unpaid (except as specified in the Mortgage Sale Agreement) as at 26 May 2004, notwithstanding the date hereof; And we, the Transferor, grant warrandice to MTS; MTS grants warrandice to Arianty; and Arianty grants warrandice:

**IN WITNESS WHEREOF** these presents typewritten on this page are together with the Schedule annexed hereto executed at [London] on [\_\_\_\_] as follows:-

**SUBSCRIBED for and on behalf of the said**

**PARAGON MORTGAGES LIMITED**

by

\_\_\_\_\_ Director  
and

\_\_\_\_\_ Director/Secretary

**Schedule referred to in the foregoing Assignment  
by Paragon Mortgages Limited  
in favour of Paragon Mortgages (No.7) PLC**

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Account No.</b>	<b>Borrowers</b>	<b>Title No.</b>	<b>Registration Date</b>	<b>Current Balance</b>

## Part B – Mortgage Trust Limited SLR Transfer

We, **MORTGAGE TRUST LIMITED**, incorporated under the Companies Acts in England (Number 2048895) and having our registered office at St. Catherine’s Court, Herbert Road, Solihull, West Midlands B91 3QE (the “**Transferor**”) CONSIDERING that we sold the Standard Securities and others hereinafter mentioned to **MORTGAGE TRUST SERVICES PLC** (Number 3940202) whose registered office is at St. Catherine’s Court, Herbert Road, Solihull, West Midlands B91 3QE (“**MTS**”) FURTHER CONSIDERING that, without taking legal title thereto, MTS sold the said Standard Securities and others to **ARIANTY NO.1 PLC** (Number 3946857) whose registered office is at St. Catherine’s Court, Herbert Road, Solihull, West Midlands B91 3QE (“**Arianty**”) FURTHER CONSIDERING that in terms of a mortgage sale agreement among us, the Transferor and others dated 26 May 2004 (the “**Mortgage Sale Agreement**”) Arianty has, without taking legal title thereto, sold the Standard Securities and others hereinafter mentioned to **PARAGON MORTGAGES (NO.7) PLC**, incorporated under the Companies Acts in England (Number 4513170) and having its registered office at St. Catherine’s Court, Herbert Road, Solihull, West Midlands B91 3QE (the “**Transferee**”) NOW THEREFORE we the Transferor at the request and with the concurrence of Arianty and MTS for their respective right, title and interest in and to the said Standard Securities and others IN CONSIDERATION of the sums payable in terms of and in implement pro tanto of the Mortgage Sale Agreement HEREBY ASSIGN to the Transferee:-

- (ONE) the Standard Securities granted by the respective parties whose names are specified in Column 2 of the Schedule annexed and executed as relative hereto in favour of us the Transferor for all sums due and to become due, to the extent of the respective amounts specified in the relative entry in Column 5 of the said Schedule being the amounts now due under the said Standard Securities, registered said respective Standard Securities in the Land Register under the Title Number specified in the relative entry in Column 3 of the said Schedule on the date specified in the relative entry in Column 4 of the said Schedule; and
- (TWO) the whole right, title and interest of us the Transferor in and under all personal bonds, credit agreements or agreements for loan (howsoever constituted) granted or entered into by the said respective parties whose names are specified in Column 2 of the said Schedule and secured by the said Standard Securities;

With interest from and also arrears and accumulations of interest due and unpaid (except as specified in the Mortgage Sale Agreement) as at 26 May 2004, notwithstanding the date hereof; And we, the Transferor, grant warrandice.

**IN WITNESS WHEREOF** these presents typewritten on this page are together with the Schedule annexed hereto executed at [London] on [\_\_\_\_] as follows:-

**SUBSCRIBED for and on behalf of the said  
MORTGAGE TRUST LIMITED**

by

\_\_\_\_\_

Director

and

\_\_\_\_\_

Director/Secretary

**SUBSCRIBED for and on behalf of the said  
ARIANTY NO.1 PLC**

by

\_\_\_\_\_

Director

and

\_\_\_\_\_

Director/Secretary

**SUBSCRIBED for and on behalf of the said  
MORTGAGE TRUST SERVICES PLC**

by

\_\_\_\_\_

Director

and

\_\_\_\_\_

Director/Secretary

**Schedule referred to in the foregoing Assignment  
by Mortgage Trust Limited with the consent of Arianty No. 1 plc and Mortgage Trust Services  
plc  
in favour of Paragon Mortgages (No.7) PLC**

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Account No.</b>	<b>Borrowers</b>	<b>Title No.</b>	<b>Registration Date</b>	<b>Current Balance</b>

**SCHEDULE 7 SASINE REGISTER TRANSFER****Part A – Paragon Mortgages Limited Sasine Register Transfer**

We, **PARAGON MORTGAGES LIMITED**, incorporated under the Companies Acts in England (Number 2048895) and having our registered office at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE (the "**Transferor**") CONSIDERING that in terms of a mortgage sale agreement among us, the Transferor and others dated 26 May 2004 (the "**Mortgage Sale Agreement**") we have sold the standard securities and others hereinafter mentioned to **PARAGON MORTGAGES (NO.7) PLC**, incorporated under the Companies Acts in England (Number 4513170) and having its registered office at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE (the "**Transferee**") NOW THEREFORE we the Transferor HEREBY in implement *pro tanto* of the Mortgage Sale Agreement and for the consideration therein specified ASSIGN to the Transferee:-

- (ONE) the Standard Securities granted by the respective parties whose names are specified in Column 2 of the Schedule annexed and executed as relative hereto in favour of us the Transferor for all sums due and to become due, to the extent of the respective amounts specified in the relative entry in Column 5 of the said Schedule being the amounts now due under the said respective Standard Securities, recorded said respective Standard Securities in the Division of the General Register of Sasines for the County specified in the relative entry in Column 3 of the said Schedule on the date specified in the relative entry in Column 4 of the said Schedule; and
- (TWO) the whole right, title and interest of us the Transferor in and under all personal bonds, credit agreements or agreements for loan (howsoever constituted) granted or entered into by the said respective parties whose names are specified in Column 2 of the said Schedule and secured by the said Standard Securities.



With interest from and also arrears and accumulations of interest due and unpaid (except as specified in the Mortgage Sale Agreement) as at 26 May 2004, notwithstanding the date hereof; And we, the Transferor, grant warrandice.

**IN WITNESS WHEREOF** these presents typewritten on this and the preceding page are together with the Schedule annexed hereto executed at [London] on the [\_\_\_\_] as follows:-

**SUBSCRIBED for and on behalf of the said**

**PARAGON MORTGAGES LIMITED**

by

\_\_\_\_\_ Director  
and

\_\_\_\_\_ Director/Secretary

**REGISTER** on behalf of the within named **PARAGON MORTGAGES (NO.7) PLC** in the **REGISTERS** of the **COUNTIES** of [\_\_\_\_]

WS Edinburgh  
Agents

**Schedule referred to in the foregoing Assignment  
by Paragon Mortgages Limited  
in favour of Paragon Mortgages (No.7) PLC**

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Account No.</b>	<b>Borrowers</b>	<b>County</b>	<b>Recording Date</b>	<b>Current Balance</b>

**Part B – Mortgage Trust Limited Sasine Register Transfer**

We, **MORTGAGE TRUST LIMITED**, incorporated under the Companies Acts in England (Number 2048895) and having our registered office at St. Catherine’s Court, Herbert Road, Solihull, West Midlands B91 3QE (the “**Transferor**”) CONSIDERING that we sold the Standard Securities and others hereinafter mentioned to **MORTGAGE TRUST SERVICES PLC** (Number 3940202) whose registered office is at St. Catherine’s Court, Herbert Road, Solihull, West Midlands B91 3QE (“**MTS**”) FURTHER CONSIDERING that, without taking legal title thereto, MTS sold the said Standard Securities and others to **ARIANTY NO.1 PLC** (Number 3946857) whose registered office is at St. Catherine’s Court, Herbert Road, Solihull, West Midlands B91 3QE (“**Arianty**”) FURTHER CONSIDERING that in terms of a mortgage sale agreement among us, the Transferor and others dated 26 May 2004 (the “**Mortgage Sale Agreement**”) Arianty has, without taking legal title thereto, sold the Standard Securities and others hereinafter mentioned to **PARAGON MORTGAGES (NO.7) PLC**, incorporated under the Companies Acts in England (Number 4513170) and having its registered office at St. Catherine’s Court, Herbert Road, Solihull, West Midlands B91 3QE (the “**Transferee**”) NOW THEREFORE we the Transferor at the request and with the concurrence of Arianty and MTS for their respective right, title and interest in and to the said Standard Securities and others IN CONSIDERATION of the sums payable in terms of and in implement pro tanto of the Mortgage Sale Agreement HEREBY ASSIGN to the Transferee:-

- (ONE) the Standard Securities granted by the respective parties whose names are specified in Column 2 of the Schedule annexed and executed as relative hereto in favour of us the Transferor for all sums due and to become due, to the extent of the respective amounts specified in the relative entry in Column 5 of the said Schedule being the amounts now due under the said respective Standard Securities, recorded said respective Standard Securities in the Division of the General Register of Sasines for the County specified in the relative entry in Column 3 of the said Schedule on the date specified in the relative entry in Column 4 of the said Schedule; and
- (TWO) the whole right, title and interest of us the Transferor in and under all personal bonds, credit agreements or agreements for loan (howsoever constituted) granted or entered into by the said respective parties whose names are specified in Column 2 of the said Schedule and secured by the said Standard Securities.

With interest from and also arrears and accumulations of interest due and unpaid (except as specified in the Mortgage Sale Agreement) as at 26 May 2004, notwithstanding the date hereof; And we, the Transferor, grant warrandice to MTS; MTS grants warrandice to Arianty; and Arianty grants warrandice:

**IN WITNESS WHEREOF** these presents typewritten on this and the preceding page are together with the Schedule annexed hereto executed at [London] on the [\_\_\_\_] as follows:-

**SUBSCRIBED for and on behalf of the said**

**MORTGAGE TRUST LIMITED**

by

\_\_\_\_\_ Director  
and

\_\_\_\_\_ Director/Secretary

**SUBSCRIBED for and on behalf of the said**

**ARIANTY NO.1 PLC**

by

\_\_\_\_\_ Director  
and

\_\_\_\_\_ Director/Secretary

**SUBSCRIBED for and on behalf of the said**

**MORTGAGE TRUST SERVICES PLC**

by

\_\_\_\_\_ Director  
and

\_\_\_\_\_ Director/Secretary

**REGISTER** on behalf of the within named **PARAGON MORTGAGES (NO.7) PLC** in the  
REGISTERS of the COUNTIES of [\_\_\_\_\_]

WS Edinburgh  
Agents

**Schedule referred to in the foregoing Assignment  
by Mortgage Trust Limited with the consent of Arianty No. 1 plc and Mortgage Trust Services  
plc  
in favour of Paragon Mortgages (No.7) PLC**

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Account No.</b>	<b>Borrowers</b>	<b>County</b>	<b>Recording Date</b>	<b>Current Balance</b>

## SCHEDULE 8 SCOTTISH DECLARATIONS OF TRUST

### Part A - Paragon Mortgages Limited Declaration of Trust

#### DECLARATION OF TRUST

by

**PARAGON MORTGAGES LIMITED**, incorporated under the Companies Acts in England (Number 2337854) and having its registered office at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE (the "**Originator**")

in favour of

**PARAGON MORTGAGES (NO.7) PLC**, incorporated under the Companies Acts in England (Number 4513170) and having its registered office at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE (the "**Issuer**")

#### WHEREAS

- (A) Legal title to the Scottish Trust Property aftermentioned is held by and vested in the Originator;
- (B) In terms of a mortgage sale agreement entered into among the Originator, the Issuer, Citicorp Trustee Company Limited (the "**Trustee**") and others dated 26 May 2004 (the "**Mortgage Sale Agreement**") the Sellers agreed to sell and the Issuer has agreed to purchase *inter alia* the said Scottish Trust Property; and
- (C) In implement *pro tanto* of the Mortgage Sale Agreement the Originator has undertaken to grant this deed pending the taking of full legal title by the Issuer to the said Scottish Trust Property in accordance with the provisions of an administration agreement entered into among the Originator, the Issuer and others dated 26 May 2004 (the "**Administration Agreement**"):-

**NOW THEREFORE** the parties **HEREBY AGREE AND DECLARE** as follows:-

#### Interpretation

- 1. In this deed:-
  - (a) words and expressions shall (except where expressed to the contrary herein) have the same meanings respectively ascribed to them in the Mortgage Sale Agreement and in the Administration Agreement; and
  - (b) "**Scottish Trust Property**" shall mean the Scottish Mortgages, brief particulars of which are detailed in the Schedule annexed and executed as relative hereto, and all principal, interest and expenses, including all further advances present and future, comprised therein and secured thereby, together with:-
    - (i) the whole matters pertaining thereto specified and referred to in Clause 3.2(A) of the Mortgage Sale Agreement; and
    - (ii) the collateral security present and future for such Scottish Mortgages; and
    - (iii) all monies, rights, interest, benefits and others pertaining thereto or deriving therefrom; and

- (iv) all powers and remedies for enforcing the same; and
- (v) all proceeds of sale deriving therefrom in the event of the enforcement of any of the Scottish Mortgages.

### **Declaration of Trust**

2. The Originator hereby DECLARES that from and after the date hereof it holds and, subject to Clause 6 hereof, shall henceforth hold the Scottish Trust Property and its whole right, title and interest, present and future, therein and thereto in trust absolutely for the Issuer and its assignees (whether absolutely or in security) whomsoever.

### **Intimation**

3. The Originator hereby intimates to the Issuer the coming into effect of the trust hereby declared and created and the Issuer by its execution hereof immediately subsequent to the execution of this deed by the Originator acknowledges such intimation.

### **Dealings with Scottish Trust Property and Negative Pledge**

4. The Originator warrants and undertakes that:-
  - (i) as at the date hereof, it holds legal title to the Scottish Trust Property unencumbered by any fixed or floating charge, diligence or other Security Interest;
  - (ii) it shall not create or agree to create any fixed or floating charge or other Security Interest over or which may attach to or affect the whole or any part of the Scottish Trust Property or otherwise dispose of the same at any time when such property or part thereof remains subject to the trust hereby created; and
  - (iii) it shall deal with the Scottish Trust Property (including without prejudice to said generality the setting of any interest rate applicable thereto) in accordance with the provisions of the Mortgage Sale Agreement and the Administration Agreement and the specific written instructions (if any) of the Issuer and its foresaids and shall take, subject to Clause 6 hereof, any such action as may be necessary (including for the avoidance of doubt the raising or defending of any proceedings in any court of law whether in Scotland or elsewhere) to secure or protect the title to the Scottish Trust Property, but only in accordance with the specific written instructions (if any) of the Issuer and its foresaids.

### **Power of Beneficiary**

5. The provisions of Clauses 8.5 and 14 of the Mortgage Sale Agreement shall be deemed to be incorporated herein in so far as the same pertain to the Scottish Trust Property and during the continuance of the trust hereby declared and created the Issuer as beneficiary hereunder shall have the benefit of all rights and powers thereby conferred, including without limitation the right (subject to the provisions of the Administration Agreement) to call upon the Originator to execute and deliver to the Issuer valid assignments of the Scottish Trust Property or any part thereof, and that notwithstanding the winding up of the Originator or the Originator entering administration, or the appointment of any receiver to all or any part of the Scottish Trust Property, and for further assuring the said rights and powers the Originator undertakes forthwith to execute and deliver to the Issuer a power of attorney substantially in the form set out in Part A of Schedule 5 to the Mortgage Sale Agreement.

### **Termination of Trust**

6. If:-



- (i) legal title to any part or parts of the Scottish Trust Property is taken by the Issuer or its foresaids in accordance with the provisions of Clause 4.4.2 of the Administration Agreement (which in the case of any Scottish Mortgage shall be constituted by the registration or recording of the title thereto of the Issuer or its foresaids at Registers of Scotland); or
- (ii) any part or parts of the Scottish Trust Property forms the subject of a repurchase in accordance with the terms of Clause 8 of the Mortgage Sale Agreement,

the trust hereby declared and created shall (but only when either of the events or transactions before stated has been completed irrevocably, validly and in full) *ipso facto* fall and cease to be of effect in respect of such part or parts of the Scottish Trust Property but shall continue in full force and effect in respect of the whole remainder (if any) of the Scottish Trust Property.

### **Change of Trustee**

- 7. Except with the prior written consent of the Issuer and (for so long as it retains any right or interest in the Scottish Trust Property) the Trustee, the Originator shall not be entitled to resign office as a trustee or assume a new trustee or trustees under this deed.

### **Variation**

- 8. This deed and the trust hereby declared and created shall not be varied in any respect without the consent in writing of the Issuer and (for so long as it retains any right or interest in the Scottish Trust Property) the Trustee.

### **Assignment**

- 9. The Issuer shall be entitled to assign (in security) in favour of the Trustee pursuant to the deed of sub-charge and assignment to be entered into among the Issuer, the Trustee and others on or after the date hereof its rights and interests under this deed and the trust hereby declared and created, and the Originator hereby undertakes, in the event of any such assignment being made by the Issuer, to execute and deliver all deeds and documents necessary for the purposes of receiving and acknowledging intimation of such assignment.

### **Governing Law**

- 10. This deed shall be governed by and construed in accordance with the law of Scotland and each of the parties hereby prorogates the non-exclusive jurisdiction of the Scottish Courts so far as not already subject thereto and waives any right or plea of *forum non conveniens* in respect of such jurisdiction.

**Registration**

11. The parties hereto consent to the registration of these presents for preservation.

**IN WITNESS WHEREOF** these presents typewritten on this and the preceding three pages are together with the Schedule annexed hereto executed at London on 26 May 2004 as follows:-

**SUBSCRIBED for and on behalf of the said**

**PARAGON MORTGAGES LIMITED**

by

\_\_\_\_\_ Attorney

*Signature* \_\_\_\_\_  
Witness

*Name*  
*Occupation*  
*Address*

**SUBSCRIBED for and on behalf of the said**

**PARAGON MORTGAGES (NO.7) PLC**

by

\_\_\_\_\_ Attorney

*Signature* \_\_\_\_\_  
Witness

*Name*  
*Occupation*  
*Address*

**Schedule referred to in the foregoing Declaration of Trust  
by Paragon Mortgages Limited in favour of  
PARAGON MORTGAGES (NO.7) PLC**

<b>Account No.</b>	<b>Name</b>	<b>Address of Property</b>	<b>Title No./County</b>	<b>Balance</b>
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**Part B - Mortgage Trust Limited Declaration of Trust**

**DECLARATION OF TRUST**

by

**MORTGAGE TRUST LIMITED**, incorporated under the Companies Acts in England (Number 2048895) and having its registered office at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE (the "**Originator**")

with the consent of

**ARIANTY NO.1 PLC**, incorporated under the Companies Acts in England (Number 3946857) and having its registered office at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE ("**Arianty**");

and

**MORTGAGE TRUST SERVICES PLC**, incorporated under the Companies Acts in England (Number 3940202) and having its registered office at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE ("**MTS**")

in favour of

**PARAGON MORTGAGES (NO.7) PLC**, incorporated under the Companies Acts in England (Number 4513170) and having its registered office at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE (the "**Issuer**")

**WHEREAS**

- (A) Legal title to the Scottish Trust Property aftermentioned is held by and vested in the Originator;
- (B) MTS, without completing title thereto, purchased the said Scottish Trust Property from the Originator;
- (C) Arianty, without completing title thereto, purchased the said Scottish Trust Property from MTS;
- (D) In terms of a mortgage sale agreement entered into among the Originator, the Issuer, Citicorp Trustee Company Limited (the "**Trustee**") and others dated 26 May 2004 (the "**Mortgage Sale Agreement**") the Sellers agreed to sell and the Issuer has agreed to purchase *inter alia* the said Scottish Trust Property; and
- (E) In implement *pro tanto* of the Mortgage Sale Agreement the Originator has undertaken at the request of Arianty and MTS to grant this deed pending the taking of full legal title by the Issuer to the said Scottish Trust Property in accordance with the provisions of an administration agreement entered into among the Originator, the Issuer and others dated 26 May 2004 (the "**Administration Agreement**"):-

**NOW THEREFORE** the parties **HEREBY AGREE AND DECLARE** as follows:-

**Interpretation**

1. In this deed:-

- (a) words and expressions shall (except where expressed to the contrary herein) have the same meanings respectively ascribed to them in the Mortgage Sale Agreement and in the Administration Agreement; and
- (b) “**Scottish Trust Property**” shall mean the Scottish Mortgages, brief particulars of which are detailed in the Schedule annexed and executed as relative hereto, and all principal, interest and expenses, including all further advances present and future, comprised therein and secured thereby, together with:-
  - (i) the whole matters pertaining thereto specified and referred to in Clause 3.2(A) of the Mortgage Sale Agreement; and
  - (ii) the collateral security present and future for such Scottish Mortgages; and
  - (iii) all monies, rights, interest, benefits and others pertaining thereto or deriving therefrom; and
  - (iv) all powers and remedies for enforcing the same; and
  - (v) all proceeds of sale deriving therefrom in the event of the enforcement of any of the Scottish Mortgages.

#### **Declaration of Trust**

2. The Originator hereby DECLARES with the consent and concurrence of Arianty and MTS for their respective right, title and interest in and to the Scottish Trust Property that from and after the date hereof it holds and, subject to Clause 6 below, shall henceforth hold the Scottish Trust Property and its whole right, title and interest, present and future, therein and thereto in trust absolutely for the Issuer and its assignees (whether absolutely or in security) whomsoever.

#### **Intimation**

3. The Originator hereby intimates to the Issuer the coming into effect of the trust hereby declared and created and the Issuer by its execution hereof immediately subsequent to the execution of this deed by the Originator acknowledges such intimation.

#### **Dealings with Scottish Trust Property and Negative Pledge**

4. The Originator, Arianty and MTS warrant and undertake that:-
  - (i) as at the date hereof, the Originator holds legal title to the Scottish Trust Property unencumbered by any fixed or floating charge, diligence or other Security Interest;
  - (ii) they shall not create or agree to create any fixed or floating charge or other Security Interest over or which may attach to or affect the whole or any part of the Scottish Trust Property or otherwise dispose of the same at any time when such property or part thereof remains subject to the trust hereby created; and
  - (iii) they shall deal with the Scottish Trust Property (including without prejudice to said generality the setting of any interest rate applicable thereto) in accordance with the provisions of the Mortgage Sale Agreement and the Administration Agreement and the specific written instructions (if any) of the Issuer and its foresaids and shall take, subject to Clause 6 hereof, any such action as may be necessary (including for the avoidance of doubt the raising or defending of any proceedings in any court of law whether in Scotland or elsewhere) to secure or protect the title to the Scottish Trust Property, but only in accordance with the specific written instructions (if any) of the Issuer and its foresaids.

### Power of Beneficiary

5. The provisions of Clauses 8.5 and 14 of the Mortgage Sale Agreement shall be deemed to be incorporated herein in so far as the same pertain to the Scottish Trust Property and during the continuance of the trust hereby declared and created the Issuer as beneficiary hereunder shall have the benefit of all rights and powers thereby conferred, including without limitation the right (subject to the provisions of the Administration Agreement) to call upon the Originator, Arianty and/or MTS to execute and deliver to the Issuer valid assignments of the Scottish Trust Property or any part thereof, and that notwithstanding the winding up of the Originator, Arianty or MTS or the Originator, Arianty or MTS entering administration, or the appointment of any receiver to all or any part of the Scottish Trust Property, and for further assuring the said rights and powers the Originator undertakes forthwith to execute and deliver to the Issuer a power of attorney substantially in the form set out in Part B of Schedule 5 to the Mortgage Sale Agreement.

### Termination of Trust

6. If:-
- (i) legal title to any part or parts of the Scottish Trust Property is taken by the Issuer or its foresaids in accordance with the provisions of Clause 4.4.2 of the Administration Agreement (which in the case of any Scottish Mortgage shall be constituted by the registration or recording of the title thereto of the Issuer or its foresaids at Registers of Scotland); or
  - (ii) any part or parts of the Scottish Trust Property forms the subject of a repurchase in accordance with the terms of Clause 8 of the Mortgage Sale Agreement,

the trust hereby declared and created shall (but only when either of the events or transactions before stated has been completed irrevocably, validly and in full) *ipso facto* fall and cease to be of effect in respect of such part or parts of the Scottish Trust Property but shall continue in full force and effect in respect of the whole remainder (if any) of the Scottish Trust Property.

### Repurchased Mortgages

7. The Originator hereby DECLARES that it shall hold any part or parts of the Scottish Trust Property that forms the subject of a repurchase in accordance with Clause 8 of the Mortgage Sale Agreement and its whole right, title and interest, therein and thereto in trust absolutely for Arianty and its assignees (whether absolutely or in security) whomsoever.

### Change of Trustee

8. Except with the prior written consent of the Issuer and (for so long as it retains any right or interest in the Scottish Trust Property) the Trustee, the Originator shall not be entitled to resign office as a trustee or assume a new trustee or trustees under this deed.

### Variation

9. This deed and the trust hereby declared and created shall not be varied in any respect without the consent in writing of the Issuer and (for so long as it retains any right or interest in the Scottish Trust Property) the Trustee.

### Assignment

10. The Issuer shall be entitled to assign (in security) in favour of the Trustee pursuant to the deed of sub-charge and assignment to be entered into among the Issuer, the Trustee and others on or after the date hereof its rights and interests under this deed and the trust hereby declared and

created, and the Originator hereby undertakes, in the event of any such assignation being made by the Issuer, to execute and deliver all deeds and documents necessary for the purposes of receiving and acknowledging intimation of such assignation.

### **Governing Law**

11. This deed shall be governed by and construed in accordance with the law of Scotland and each of the parties hereby prorogates the non-exclusive jurisdiction of the Scottish Courts so far as not already subject thereto and waives any right or plea of *forum non conveniens* in respect of such jurisdiction.

**Registration**

12. The parties hereto consent to the registration of these presents for preservation.

**IN WITNESS WHEREOF** these presents typewritten on this and the preceding three pages are together with the Schedule annexed hereto executed at London on 26 May 2004 as follows:-

**SUBSCRIBED for and on behalf of the said**

**MORTGAGE TRUST LIMITED**

by

\_\_\_\_\_  
Attorney

*Signature* \_\_\_\_\_  
Witness

*Name*  
*Occupation*  
*Address*

**SUBSCRIBED for and on behalf of the said**

**ARIANTY NO.1 PLC**

by

\_\_\_\_\_  
Attorney

*Signature* \_\_\_\_\_  
Witness

*Name*  
*Occupation*  
*Address*

**SUBSCRIBED for and on behalf of the said**

**MORTGAGE TRUST SERVICES PLC**

by

\_\_\_\_\_  
Attorney



*Signature* \_\_\_\_\_  
Witness  
*Name*  
*Occupation*  
*Address*

**SUBSCRIBED for and on behalf of the said**  
**PARAGON MORTGAGES (NO.7) PLC**  
by

\_\_\_\_\_ Attorney

*Signature* \_\_\_\_\_  
Witness  
*Name*  
*Occupation*  
*Address*

**Schedule referred to in the foregoing Declaration of Trust by Mortgage Trust Limited with the consent of Arianty No.1 plc and Mortgage Trust Services plc in favour of PARAGON MORTGAGES (NO.7) PLC**

<b>Account No.</b>	<b>Name</b>	<b>Address of Property</b>	<b>Title No./County</b>	<b>Balance</b>
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## SCHEDULE 9 LENDING GUIDELINES

The guidelines provided by the Originators, to help introducers of mortgage loan business to the Originators to assess the suitability of a potential borrower and of the security offered, set a standard in respect of the Mortgages which, at the time that any Mortgage was originated was not substantially different from the following (which although expressed in the present tense, should be read as applying at the time of origination). On occasions flexibility to the lending guidelines may have been applied by MTL in respect of the MTL Mortgages for applications that may be outside of the guidelines detailed below. Such occasions are exceptional and when they occur approval to the case must be made by a senior underwriter and only made where there are other mitigating circumstances which ensure the application remains of the highest quality:

### 1. Personal Details

- 1.1 The maximum number of applicants who may be party to the mortgage is four.
- 1.2 All applicants must be a minimum of 18 years of age at completion.
- 1.3 The identity of each applicant or guarantor (where applicable) must be established in compliance with the current Joint Money Laundering Steering Group Guidance Notes.
- 1.4 Each borrower must be resident in the UK for tax purposes (except expatriate let property applicants).

### 2. Mortgage Requirements

- 2.1 All applications in respect of a single property will usually be limited in accordance with the following table:

<i>Loan Size</i>	<i>Maximum LTV</i>
<i>£1,000 – £300,000</i>	<i>Investment home property: 85% Excluding fees</i>
<i>£300,001 – £500,000</i>	<i>Owner occupied property: 100% Excluding fees 105% Including fees</i>
<i>£500,001 – £2,100,000</i>	<i>80% Excluding Fees</i>
<i>£500,001 – £2,100,000</i>	<i>75% Excluding Fees</i>

- 2.2 Multiple applications for investment home properties will be considered up to a total of £30,000,000 per borrower(s).
- 2.3 The maximum term for a loan is 40 years, the minimum is 5 years.
- 2.4 Loans may be taken on either a capital repayment or an interest only basis, or a combination of the two.

### 3. Property Details

- 3.1 Loans must be secured on residential property which, following a valuation by the relevant Originator's valuer or a valuer appointed to act on the relevant Originator's behalf, or in the case of a further advance application, an assessed valuation by reference to an applicable house price index, is considered to be suitable security.
- 3.2 The following are unacceptable to the Originators:
  - Properties located other than in the UK.
  - Freehold flats and maisonettes.
  - Properties designated under the Housing Act 1985 or the Housing (Scotland) Act 1987 or the Housing (Northern Ireland) Order 1983 (as amended).
  - Properties having agricultural restrictions.
- 3.3 The following will be considered by the Originators on an individual basis:

- Properties used for part commercial purposes.
  - Properties with adjoining land used for commercial purposes or having agricultural or other planning restrictions.
  - Properties on which buildings insurance is not available on block policy terms.
  - Flats directly attached to or directly above commercial premises.
  - Properties with an element of Flying Freehold.
  - Self-build properties (pre and post completion).
  - Local Authority Flats being purchased under the Right to Buy Scheme.
- 3.4 Properties under 10 years old must have the benefit of an NHBC Certificate or any other approved guarantee from an acceptable body. Architects' Certificates must also be provided for each stage of construction together with Local Authority approval in respect of properties under 10 years old that do not have the benefit of an NHBC Certificate. Similar requirements may be imposed for converted properties.
- 3.5 Where loans are required on properties which are not to be used for owner occupation, they may be let on an assured shorthold tenancy basis (or, in Scotland, a short assured tenancy or, in Northern Ireland, an agreement which confers similar rights as an assured shorthold tenancy) or in circumstances where the occupier (which may include a body corporate, a charitable institution or public sector body) has no statutory security of tenure. Where the occupier is a body corporate, the maximum length of lease will normally be for a period no longer than 3 years. Where the occupier is a charitable institution or public sector body, the maximum length of lease will normally be for a period no longer than 5 years.
- 3.6 Where the tenure of the property is leasehold, the minimum length of the lease at the end of the mortgage term must be 30 years.
- 3.7 All properties must be insured for a minimum of the reinstatement amount shown on the valuation report, under a comprehensive insurance policy. See “Insurance Coverage” below.

#### 4. Credit History

- 4.1 A credit search will be carried out in respect of all applicants except in respect of MTL's expatriate products, which must show no evidence of adverse credit which is material to the assessment of the case. MTL cases involving two or less properties (“**Non Portfolio**”) will usually be credit scored, using a generic scorecard provided by a credit reference agency, for the assessment of an applicant's credit performance.
- 4.2 Where the applicant(s) has an existing first charge or a first ranking standard security on a property(s) occupied by them, the Originators require satisfactory evidence of proof of payment. This may take the form of either a lender's reference, mortgage or bank statements or credit bureau information. This requirement may be waived for existing MTL borrowers where the LTV is 75% or less. Where the applicant(s) has an existing first charge or a first ranking standard security on property(s) not occupied by them, the Originator will (except for low risk Non Portfolio applications as detailed below) obtain either a lender's reference, mortgage or bank statements or credit bureau information on a sufficient number of properties to enable a satisfactory payment record to be established.
- 4.3 Where credit scoring has been used a combination of the score and the LTV will determine the level of references required. For cases with an LTV of 75% or less, and a credit score deemed to indicate a low risk applicant, a valuation report only may be obtained. Notwithstanding this, at the time of application, the applicant will be advised that references will be sought and income and employer details will be required.

#### 5. Income and Employment Details

- 5.1 Where income is based solely upon the rental income generated from the property to be mortgaged, the rental income must be for a minimum of 120% of the associated mortgage payment when calculated on an interest only basis.
- 5.2 Salaried applicants must derive their income from permanent or contracted employment which, other than in exceptional circumstances, is non-probationary. The Originators will seek a reference from the applicant's current employer and any previous employers where this is considered appropriate.

In addition to the above, independent written verification of earnings is normally required. This may include, for example, the latest or most recent P60.

- 5.3 Where an applicant is defined as self-employed (see 5.4 below), the Originators will require proof of income over an extended period of time. Acceptable forms of proof of income include audited accounts, personal tax returns, bank statements, or an accountant's reference. Such proof will normally be expected to cover a two year period, but this may be reduced where the information submitted is deemed sufficient to establish a usable income figure.
- 5.4 Applicants are defined as self employed where any of the following circumstances occur unless the applicant can provide the Originator with proof that this is inappropriate:
- An applicant has a liability to tax under any schedule of the Inland Revenue criteria other than Schedule E.
  - An applicant owns 25% or more of the shares of the company providing their employment.
  - An applicant is related to the family which owns the company providing their employment.
- 5.5 Where income is based upon self employed, salaried or contracted employment the maximum loan available is calculated as follows:
- |                     |   |   |
|---------------------|---|---|
| Single applicant    | – | Up to 4.25 × income                         |
| Multiple applicants | – | Up to 4.25 × 1st income plus 1 × 2nd income |
|                     |   | Up to 3.25 × joint income                   |

In calculating principal income, up to 50% of an applicant's regular overtime, bonus or commission may be taken into account, providing that the total overtime, bonus or commission used does not exceed 25% of the total earnings. Where appropriate, the Originator will also consider rental income from tenanted residential property as part of an applicant's principal income.

## 6. Corporate Mortgages

- 6.1 The applicant must be an unlisted limited liability company incorporated and trading under the laws of England and Wales or Scotland or Northern Ireland.
- 6.2 The Originator may request references and/or any other information deemed necessary in connection with an application (such as company accounts, corporate searches at Companies Registry, the computerised index of winding up petitions, the manual index of High Court petitions for administration orders at the Central Registry of Winding Up Petitions, etc.).

**SCHEDULE 10 FORM OF NON-VERIFIED MORTGAGE REQUEST**

**Letterhead of [Paragon Second Funding Limited /  
/Paragon Mortgages Limited]**

To: [Paragon Mortgages Limited /Paragon Mortgages (No.7) PLC]  
[Address]

Paragon Finance PLC  
[Address]  
(in its capacity as Administrator)

and

Citicorp Trustee Company Limited  
[Address]  
(in its capacity as Trustee)

Dear Sirs

[Date]

**Non-Verified Mortgages**

Pursuant to clause [2.1] [3.1] of the Mortgage Sale Agreement between, among others, us dated 26 May 2004 we hereby request that the Non-Verified Mortgages, to be identified in a schedule to be produced on or before the date referred to below, be purchased by [Paragon Mortgages Limited /Paragon Mortgages (No.7) PLC] for a sum no greater than the then balance standing to the credit of the Pre-Funding Reserve Ledger (which, for the avoidance of doubt, excludes any necessary Unamortised Discounts and Cashbacks which will be funded pursuant to the Subordinated Loan Agreement) on [\_\_\_\_\_].

Yours faithfully

---

[Paragon Second Funding Limited / Paragon Mortgages Limited]

## SCHEDULE 11 FORM OF SOLVENCY CERTIFICATE

### **[Paragon Mortgages (No.7) PLC /Paragon Mortgages Limited /Paragon Second Funding Limited / Arianty No.1 plc]**

(registered in England and Wales under no. [\_\_\_\_])  
Registered Office: St. Catherine's Court, Herbert Road, Solihull,  
West Midlands, B91 3QE

26 May 2004

### SOLVENCY CERTIFICATE

The Directors of [Paragon Mortgages (No.7) PLC/ Paragon Mortgages Limited / Paragon Second Funding Limited / Arianty No.1 plc] (the "Company") are of the opinion that:

- (i) the Company is not unable to pay its debts within the meaning of Section 123 Insolvency Act 1986 and will not become unable to do so in consequence of entering into the Documents as defined in the Board Resolutions of the Company dated [\_\_\_\_] (the "Transaction Documents") or of completing the sale of Mortgages on the date hereof pursuant to the Mortgage Sale Agreement included in the Transaction Documents (the "Sale") and there is no reason for believing that this state of affairs will not continue thereafter;
- (ii) the value of the consideration to be [received/paid] by the Company for entering into the Transaction Documents and completing the Sale is not significantly less than the value in money or monies worth or of the consideration provided by the Company;
- (iii) the Company is entering into the Transaction Documents and completing the Sale in good faith and for the purpose of carrying on its business;
- (iv) that the arrangements contemplated by the Transaction Documents and the Sale benefit the Company;
- (v) the value of the assets of the Company are now and will remain immediately after the completion of the Transaction Documents and the Sale greater than its liabilities, taking into account its prospective and contingent liabilities, at such times for the purposes of Sections 123(2) and 242 of the said Act (and for all other purposes) and there is no reason for believing that this state of affairs will not continue thereafter;
- (vi) the arrangements contemplated by the Transaction Documents and the Sale constitute reciprocal obligations of the Company with the other parties thereto for the purpose of section 243 of the Insolvency Act 1986 and Scottish common law and are not collusive with the purpose of prejudicing the general body of creditors of the Company;
- (vii) in entering into the Transaction Documents the Company is not influenced by a desire to give a preference to any person as contemplated by Section 239 of the Insolvency Act 1986; and

- (viii) to the best of their knowledge and belief, oral disclosure at the Central Registry of Winding-up Petitions on the date hereof failed to disclose the presentation of a winding-up petition, or the appointment of an administrator or any other material information.

Yours faithfully,

---

Director

[Paragon Mortgages (No.7) PLC/ Paragon Mortgages Limited / Paragon Second Funding Limited / Arianty No.1 plc]



**SCHEDULE 12 REGISTERED TRANSFER - NORTHERN IRELAND****Form of Transfer of Charges****LAND REGISTRY OF NORTHERN IRELAND**

Folio Number: As listed in Column 1 of the Schedule  
 County: As listed in Column 2 of the Schedule  
 Property Description: As listed in Column 6 of the Schedule  
 Registered Owner of Charge: Mortgage Trust Limited

THIS TRANSFER OF CHARGES is made the [ ] day of [ ] 2004

BETWEEN:

1. **MORTGAGE TRUST LIMITED** (a company registered in England and Wales having Number 2048895) whose registered office is at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE (the "Transferor") of the one part; and
2. **PARAGON MORTGAGES (NO.7) PLC** (a company registered in England and Wales having Number 4513170) whose registered office is at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE (the "Transferee") of the other part,

WHEREAS:

- A. By the charges (the "Charges") brief particulars of which are set out in the Schedule to this Deed, the properties (the "Properties") brief particulars of which are set out in the Schedule to this deed became security for the repayment of the amounts therein mentioned.
- B. Pursuant to a mortgage sale agreement dated 26 May 2004 made between among others, the Transferee and Transferor, (the "**Mortgage Sale Agreement**"), the Transferor has agreed to sell and the Transferee has agreed to buy all rights, title, interest, benefit and obligation (both present and future) of the Transferor in and under the Charges for the consideration hereinafter mentioned.

**NOW THIS DEED WITNESSETH** as follows:

In consideration of the payment by the Transferee of the purchase price therefor pursuant to the Mortgage Sale Agreement, the Transferor as beneficial owner and as registered owner of the Charges (or the person entitled to be registered as owner) **HEREBY TRANSFERS** unto the Transferee all right, title, interest, benefit and obligation (both present and future) of the Transferor in and under each of the Charges, including, for the avoidance of doubt:-

- (i) all sums of principal interest or any other sum payable under, and the right to demand, sue for, recover, receive and give receipts for all principal monies payable or to become payable under each of the Charges or the unpaid part thereof and the interest due or to become due thereon including sums which have accrued due and payable and interest (including capitalised interest) or other sums due to be paid or accrued under or in respect of the Charges (provided that the principal monies payable under

any Charge shall not be deemed to be due for the purpose of this paragraph merely because the legal date for redemption of the relevant Charge has passed); and

- (ii) the obligation to make further advances of principal and/or interest where the chargee is under an obligation to make further advances whether on a scheduled basis or on demand save that, in respect of Charges where the relevant borrower is an individual, this shall not mean that the Transferor is, as against the chargor, no longer to be regarded as the creditor for the purposes of the Consumer Credit Act 1974; and
- (iii) the benefit of all securities for such principal monies and interest, the benefit of all consents to mortgage or deeds of postponement signed by occupiers of the Properties and the benefit of and the right to sue on all covenants with, or vested in, the chargee in each Charge and the right to exercise all powers of the chargee in relation to each Charge; and
- (iv) all the estate and interest in the Properties vested in the chargee (subject to any equity of redemption or cesser); and
- (v) all causes of action of the chargee against any person in connection with any report, valuation, opinion, certificate, consent to charge or other statement of fact or opinion given in connection with any Charge or affecting the decision to make the relevant advance; and
- (vi) the benefit of any right of the Transferor to apply for or receive compensation in respect of criminal damage pursuant to the Criminal Damage (Compensation) (Northern Ireland) Order 1977 in respect of the Properties; and
- (vii) the benefit of any guarantee or surety vested in the Transferor relating to any of the relevant Charges, and any other collateral security relating to the Charges;

but excluding (i) the charges on the life assurance policies (if any) charged as collateral security therefor and (ii) the Transferor's right title, interest and benefit in any other insurance contracts in relation to the Properties.

**IN WITNESS WHEREOF** whereof the Transferor has caused this Transfer to be executed as its Deed on its behalf the day and year first before written

**Executed by:**

**Mortgage Trust Limited**

**as its deed as follows:**

Signed for and on its behalf by one of its duly authorised attorneys

By \_\_\_\_\_  
Attorney

Name

Signature \_\_\_\_\_  
Witness

Name

Occupation

Address



**Schedule referred to in the foregoing Transfer of Charges**

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
<b>Folio No.</b>	<b>County</b>	<b>Date of Advance</b>	<b>Registration Date of Charge</b>	<b>Borrower</b>	<b>Property Description</b>

## SCHEDULE 13 UNREGISTERED TRANSFER - NORTHERN IRELAND

### Form of Transfer of Mortgage

THIS TRANSFER OF MORTGAGES is made the [    ] day of [    ] 2004

BETWEEN:

1. **MORTGAGE TRUST LIMITED** (a company registered in England and Wales having Number 2048895) whose registered office is at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE (the "Transferor") of the one part; and
2. **PARAGON MORTGAGES (NO.7) PLC** (a company registered in England and Wales having Number 4513170) whose registered office is at St. Catherine's Court, Herbert Road, Solihull, West Midlands B91 3QE (the "Transferee") of the other part,

WHEREAS:

- A. By the mortgages (the "**Mortgages**") brief particulars of which are set out in the Schedule to this Deed, the properties (the "Properties") brief particulars of which are set out in the Schedule to this deed became security for the repayment of the amounts therein mentioned.
- B. Pursuant to a mortgage sale agreement dated 26 May 2004 made between, among others, the Transferee and Transferor, (the "**Mortgage Sale Agreement**"), the Transferor has agreed to sell and the Transferee has agreed to buy all rights, title, interest, benefit and obligation (both present and future) of the Transferor in and under the Mortgages for the consideration hereinafter mentioned.

NOW THIS DEED WITNESSETH as follows:

In consideration of the payment by the Transferee of the purchase price therefor pursuant to the Mortgage Sale Agreement, the Transferor as beneficial owner of the Mortgages HEREBY (and in each case as applicable) GRANTS CONVEYS and ASSIGNS unto the Transferee all right, title, interest, benefit and obligation (both present and future) of the Transferor in and under each of the Mortgages and the amount payable thereunder TO HOLD the same unto the Transferee absolutely, including, for the avoidance of doubt:-

- (i) all sums of principal interest or any other sum payable under, and the right to demand, sue for, recover, receive and give receipts for all principal monies payable or to become payable under each of the Mortgages or the unpaid part thereof and the interest due or to become due thereon including sums which have accrued due and payable and interest (including capitalised interest) or other sums due to be paid or accrued under or in respect of the Mortgages (provided that the principal monies payable under any Mortgage shall not be deemed to be due for the purpose of this paragraph merely because the legal date for redemption of the relevant Mortgage has passed); and
- (ii) the obligation to make further advances of principal and/or interest where the mortgagee is under an obligation to make further advances whether on a scheduled basis or on demand save that, in respect of Mortgages where the relevant borrower is an individual, this shall not mean that the Transferor is, as against the mortgagor, no longer to be regarded as the creditor for the purposes of the Consumer Credit Act 1974; and

- (iii) the benefit of all securities for such principal monies and interest, the benefit of all consents to mortgage or deeds of postponement signed by occupiers of the Properties and the benefit of and the right to sue on all covenants with, or vested in, the mortgagee in each Mortgage and the right to exercise all powers of the mortgagee in relation to each Mortgage; and
- (iv) all the estate and interest in the Properties vested in the mortgagee (subject to any equity of redemption or cesser); and
- (v) all causes of action of the mortgagee against any person in connection with any report, valuation, opinion, certificate, consent to mortgage or other statement of fact or opinion given in connection with any Mortgage or affecting the decision to make the relevant advance; and
- (vi) the benefit of any right of the Transferor to apply for or receive compensation in respect of criminal damage pursuant to the Criminal Damage (Compensation) (Northern Ireland) Order 1977 in respect of the Properties; and
- (vii) the benefit of any guarantee or surety vested in the Transferor relating to any of the relevant Mortgages, and any other collateral security relating to the Mortgages;

but excluding (i) the charges on the life assurance policies (if any) charged as collateral security therefor and (ii) the Transferor's right title, interest and benefit in any other insurance contracts in relation to the Properties.

**IN WITNESS** whereof the Transferor has caused this Transfer to be executed as its Deed on its behalf the day and year first before written.

**Executed by:**

**Mortgage Trust Limited**

**as its deed as follows:**

Signed for and on its behalf by one of its  
duly authorised attorneys

By \_\_\_\_\_  
Attorney

Name

Signature \_\_\_\_\_  
Witness

Name

Occupation

Address



**Schedule referred to in the foregoing Transfer of Mortgages**

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
<b>Property Description</b>	<b>County</b>	<b>Date of Advance</b>	<b>Registration Date of Mortgage</b>	<b>Borrower</b>	<b>Serial Number of Mortgage at Registry of Deeds</b>



## **Annexures**

These are the Annexures referred to in the foregoing Agreement between the Sellers, the Originators, the Warehouse, the Issuer and the Trustee.

*[The remainder of this page is intentionally left blank.]*

**[Contents of this Annex Have Been Omitted from Transaction Bible]**